

JANUARY, 2023

**“EXECUTIVE SUMMARY”**  
**DES MOINES COUNTY &  
COMMUNITIES, IOWA**



**HOUSING NEEDS  
ASSESSMENT –  
2028/2033.**



# **“EXECUTIVE SUMMARY”**

## **DES MOINES COUNTY & COMMUNITIES, IOWA**

### **HOUSING NEEDS ASSESSMENT – 2028/2033.**

#### **GREATER BURLINGTON AREA HOUSING TASK FORCE.**

**Zach James – Southeast Iowa Regional Planning Commission.**  
**Mike Norris – Southeast Iowa Regional Planning Commission.**  
**Della Schmidt – Greater Burlington Partnership.**  
**Jeremy Hess – Greater Burlington Partnership.**  
**Bob Bartles – Retired.**  
**Richard McEntyre – Small Business Owner.**  
**Jon Salvador – Century 21.**  
**Eric Tysland – City of Burlington.**  
**Chad Bird – City of Burlington.**  
**Gregg Mandsager – City of West Burlington.**  
**Russ Rodriguez – Great River Health.**  
**Heather Lange – Keystone Home.**  
**Justin Myers – Myers Construction.**  
**Ryan Nagrocki – Midwest Realty Group.**  
**Matt Rinker – State Farm Insurance.**  
**Shane Zimmerman – Two Rivers Bank & Trust.**

The **Des Moines County & Communities, Iowa Housing Needs Assessment** was prepared in partnership with the **Southeast Iowa Regional Planning Commission (SEIRPC)**. Informational meetings were conducted with **SEIRPC staff** and the **Greater Burlington Partnership Housing Task Force**. The recommendations made in this **Housing Needs Assessment** were proposed by the **Consultant** and reviewed by the **Housing Task Force**.

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

COMPREHENSIVE PLANS & ZONING \* HOUSING STUDIES \*  
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING \*  
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## **INTRODUCTION.**

The **County-Wide Housing Needs Assessment** provides statistical and narrative data identifying a **housing profile** and **demand analysis** for **Des Moines County, Iowa**, including **each Community** and **Rural Des Moines County**, identified as the “**Balance of County.**” The **Study** describes the past, present and projected demographics, economic and housing conditions in the County, as well as a “**Housing Development & Preservation Action Plan,**” and the identification of local, State and Federal “**Funding Sources/Partners**” to support the recommended future housing projects.

The **Housing Needs Assessment** was conducted for the **Southeast Iowa Region Planning Commission (SEIRPC)**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm. **SEIRPC staff**, in partnership with the **Greater Burlington Partnership Housing Task Force**, **provided invaluable information throughout the development of this Housing Needs Assessment.** Funding for the **County-Wide Housing Needs Assessment** was provided by **SEIRPC** and local public, private and non-profit entities.





## **POPULATION & HOUSING PROFILE & DEMAND.**

- Currently (2023), the estimated population for the County is 38,667 and is projected to remain stable and decrease, slightly, to 38,355, by 2028 and to 37,767, by 2033. While both population and the total number of households are both projected to decline during the next five and 10 years, a “Community Growth Initiative” relating to the creation of new full-time employment opportunities and the capture of commuter employees could result in an increase in both population and households by 2033.
- Currently, an estimated 16,701 households reside in Des Moines County, consisting of an estimated 11,581 owner and 5,120 renter households. By 2028, owner households will account for an estimated 68.9 percent of all households in the County. The percentage of owner households will continue to decrease to 68.7 percent by 2033. The Communities of Danville, Mediapolis and Middletown are projected to experience stable or increasing numbers of households, through 2033, as it relates to both owner and renter households.
- The overall, estimated Adjusted Housing Vacancy Rate for Des Moines County, which includes only vacant units that are available for year-round rent or purchase, meeting current housing code and having modern amenities, is **3.2 percent**, which includes an owner housing adjusted vacancy of 3.1 percent and 3.6 percent adjusted for rental housing. This concludes that Des Moines County has both an owner and rental housing vacancy deficiency.
- The total estimated housing unit “target” demand for Des Moines County Area Communities, by 2028, is **561 housing units, including 258 owner and 303 rental units**, at an estimated development cost of \$116.7 Million. By 2033, the total estimated housing unit “target” demand for Des Moines County Area Communities is **821 housing units, including 393 owner and 428 rental units**. The smaller Communities should focus on housing rehabilitation activities, including purchasing, rehabilitating and reselling or re-renting existing housing units.
- By 2028, an estimated **412 total units**, including **164 owner** and **248 rental units** should be built in Burlington, at an estimated budget of **\$79.8 Million**. Of the 412 new housing units, up to **150 units** should be targeted for **Downtown Burlington**, consisting of **26 owner** and **124 rental** housing units. By 2033, the **City of Burlington** should build an estimated **588 units**, consisting of **246 owner** and **342 rental units**, at an estimated budget of **\$131.1 Million**. This includes a **Downtown Burlington** target of **190 units**, consisting of **30 owner** and **160 rental** housing units.
- In addition to the Housing Unit Target Demand requirement, up to **834 units could be targeted for rehabilitation in Des Moines County at an estimated cost of \$32.6 Million**. Up to **304 housing units are considered not cost effective for rehabilitation and should be demolished**. The estimated cost of demolition will range, depending on acquisition of the housing unit. Burlington has the greatest need for rehabilitation of housing with up to 665 units that could be targeted for rehabilitation at an estimated cost of \$25.9 Million as well as an additional 244 units that are considered not cost effective for rehabilitation and should be demolished.

## ORGANIZATIONAL/OPERATIONAL PROGRAMS.

### 1. Land Bank Program.

**Purpose:**

**Southeast Iowa Regional Planning Commission (SEIRPC)** should create a non-governmental, non-profit (501c) organization, or utilize an existing area Foundation to establish a **Land Bank Program** for the purpose of securing land and distressed properties for both future affordable housing development and redevelopment activities throughout Des Moines County. **Greater Burlington Partnership (GBP)** and the **Southeast Iowa Regional Housing Authority (SEIRHA)** should also be involved. A proposal in the Iowa Legislature (**SF10**), currently under review, would allow for the creation of “Land Development Trusts” throughout the State of Iowa.

**Estimated Cost (annual operational):** \$550,000.

### 2. Maintain Local Housing Investment Funding Programs.

**Purpose:**

**SEIRPC**, with assistance from **GBP**, other **housing stakeholders in the County**, should continue to organize local funding events, including the Des Moines County Community Foundation’s various funds, including the Downtown Redevelopment Fund, and contributions to create a “pool” or “bank” of funds to invest in needed gap financing for local housing developments. **SEIRPC** should continue to encourage the involvement of **major employers and local/regional housing developers** with assisting employees in obtaining affordable housing through first-time homebuyer and down payment assistance programs as well as financial support to local developers constructing workforce housing.

**Estimated Cost (annual fund drive):** \$1,300,000.

### 3. Establish a County-Wide Housing Disaster/Pandemic Recovery Program.

**Purpose:**

**SEIRPC**, with the assistance of **Local Housing Partners**, should create a locally-funded program designed to assist persons and families living in housing affected by natural disaster and/or COVID-19. In combination with State and Federal disaster grant programs, funding for this **Program** should include funding via local foundations, financial lending institutions and private donations.

**Estimated Cost (annual):** \$410,000.

## HOUSING REHABILITATION/PRESERVATION PROGRAMS.

### 4. Owner/Rental Housing Rehabilitation/Preservation Program.

**Purpose:**

SEIRPC and GBP, with the assistance of **Local Housing Partners** and housing providers, as well as personal investment among housing property owners/developers, should set a 2028 goal of **100 to 125 housing units (including 75 to 100 units in the City of Burlington)** for moderate- to substantial rehabilitation, **County-Wide**. Identify Community block areas with excessive deterioration and dilapidation of housing units. This could also include utilizing a Purchase-Rehab-Resale and/or Re-Rent Program providing housing for very low- to moderate-income family households (0% to 80% AMI).

**Estimated Moderate Rehabilitation Cost:** \$39,000 to \$50,000 per unit.

**Estimated Substantial Rehabilitation Cost:** \$54,000 to \$65,000 per unit.

**Estimated Cost Subsidy:** 40% to 80% per unit.

### 5. Owner/Rental Housing Demolition/Replacement Program.

**Purpose:**

SEIRPC and GBP, with the assistance of **Local Housing Contractors, Stakeholders** and personal investment among housing property owners/developers, should set a 2028 goal of **50 housing units County-Wide (including 25 to 35 units in Burlington)**, to be purchased/donated, demolished and replaced with new, innovative housing types, for both families and elderly populations.

**Estimated Purchase/Demolition/Construction Cost:** \$345,000-\$425,000 per unit.

**Estimated Cost Subsidy:** 45% to 60% per unit.

## HOUSING FOR ELDERLY/SENIOR POPULATIONS.

### 6. Elderly (55+ Years) Affordable Rental Housing Program.

**Purpose:**

Develop **one- or two-bedroom independent living senior duplex/triplex, townhome, “garden home” or apartment units, standard amenities and the potential for maintenance-free living options**, to meet the affordable rental housing needs of low- to moderate income elderly households (0% to 80% AMI). This **Program** would include **up to 48 units, County-Wide (including 40 units in the Burlington/West Burlington Area)** and should feature a variety of living options and on-site amenities. The Program could involve assistance from the **SEIRPC, SEIRHA, GBP, local specialized senior housing providers and housing developers**.

**Total Estimated Cost:** \$9,460,000.  
**Estimated Cost Subsidy:** 70% or \$6,622,000.

### 7. Elderly (55+ Years) Market Rate Rental Housing Program.

**Purpose:**

Develop **one+-bedroom independent living senior duplex/triplex, townhome or apartment units, standard amenities**, to meet the affordable rental housing needs of moderate- to upper income elderly households (81%+ AMI). This **Program** would include **up to 64 units in Des Moines County (including 56 units in the Burlington/West Burlington Area)**. This could be coupled with a Purchase-Rehab-Resale or Re-Rent Housing Program.

**Total Estimated Cost:** \$14,350,000.  
**Estimated Cost Subsidy:** 35% or \$5,000,000.

**8. Elderly (55+ Years) Affordable Owner Housing Program.**

**Purpose:**

Develop up to **12 two+-bedroom owner units (including 10 in the Burlington/West Burlington Area)**, scattered site or in a designated residential subdivision/retirement community, with standard amenities, to meet the housing needs of low- to moderate income elderly households (31% to 80% AMI). This could be coupled with a Purchase-Rehab-Resale or Re-Rent Housing Program and/or an Infill Housing Development Program. The **Program** could involve assistance from **SEIRPC, SEIRHA, GBP and local contractors/builders**.

**Total Estimated Cost:** \$3,300,000.  
**Estimated Cost Subsidy:** 55% or \$1,800,000.

**9. Elderly (55+ Years) Market Rate Owner Housing Program.**

**Purpose:**

Develop up to **70 two+-bedroom owner units (including 60 in the Burlington/West Burlington Area)**, scattered site or in a designated residential subdivision, with standard amenities, to meet the housing needs of moderate- to upper income elderly households (81%+ AMI). This could be coupled with a Purchase-Rehab-Resale or Re-Rent Housing Program and/or an Infill Housing Development Program.

**Total Estimated Cost:** \$21,350,000.  
**Estimated Cost Subsidy:** 15% or \$3,200,000.



## HOUSING FOR FAMILIES & SPECIAL NEEDS POPULATIONS.

### 10. General Affordable & Workforce Rental Housing Program.

**Purpose:**

Develop up to **70 one-, two- or three-bedroom affordable housing units, (including 60 in the Burlington/West Burlington Area) including single-room-occupancy rental units, duplex/triplex, townhome or general rental apartment units**, with standard amenities, to meet the rental housing needs of families and individuals of very low- to moderate income (0% to 80% AMI). **Program** should be combined with a **Workforce Employer Housing Assistance Program**. **Partnerships with local major employers, SEIRPC, SEIRHA, GBP and local housing developers/contractors are recommended.** Potential tenants could also include off-campus housing for students of Southeastern Community College. **Program could involve the creation of affordable rental housing units in the Downtown/Central Business District areas of each Community.**

**Estimated Cost:** \$13,200,000.

**Estimated Cost Subsidy:** 65% or \$8,600,000.

### 11. Market Rate Rental Housing Program.

**Purpose:**

Develop up to **96 two- or three-bedroom duplex/triplex, townhome or general rental apartment units, County-wide (including 80 in the Burlington/West Burlington Area)**, with standard amenities, to meet the rental housing needs of families and individuals of moderate to upper income (81%+ AMI), potentially including the local workforce. **Program could involve the creation of market rate rental housing units in the Downtown/Central Business District areas of each Community.**

**Estimated Cost:** \$18,000,000.

**Estimated Cost Subsidy:** 30% or \$5,400,000.

### **12. Affordable Homeownership Program.**

**Purpose:**

Develop up to **120 two+-bedroom owner units in the Burlington/West Burlington Area, including townhomes, handicap accessible housing and affordable single family housing**, County-wide, with standard amenities, to meet the housing needs of low- to moderate income family households (61%+ AMI), including the local workforce. **Program** should include up to **100 units in the Burlington/West Burlington Area. Program** could be combined with a **Workforce Employer Housing Assistance Program and/or a Purchase/Rehab/Resale and/or Re-Rent Program. Partnerships with local major employers, SEIRPC, SEIRHA, GBP and local housing developers/contractors are recommended.**

**Estimated Cost:** \$3,960,000.

**Estimated Cost Subsidy:** 75% or \$2,970,000.

### **13. Market Rate Homeownership Program.**

**Purpose:**

Develop up to **130 two+-bedroom owner units, County-wide (including 95 units in the Burlington/West Burlington Area)**, with standard amenities, to meet the housing needs of moderate- to upper income family households (81%+ AMI). **Program** could be combined with a **Workforce Employer Housing Assistance Program.**

**Estimated Cost:** \$44,000,000.

**Estimated Cost Subsidy:** 20% or \$6,800,000.

### **14. Housing Program for Special Populations.**

**Purpose:**

**SEIRPC, SEIRHA and GBP**, with the assistance of an appropriate **special needs housing providers**, maintain existing and encourage County-Wide development of up to **10 owner and 14 rental housing units**, County-Wide, for persons in need of specialized housing and services, including homelessness and near-homelessness, Veterans, minorities and persons experiencing chronic illness.

**Estimated Cost:** \$6,300,000.

**Estimated Cost Subsidy:** 55% or \$3,465,000.