



# IOWA LEAGUE OF CITIES ANNUAL CONFERENCE & EXHIBIT

## Housing! One Issue to Rule Them All!

Jason Valerius, AICP, MSA Planning + Design Studio

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Shawn O'Shea, AICP, MSA Planning + Design Studio

**HANDOUTS & PRESENTATIONS ARE AVAILABLE THROUGH THE EVENT APP AND AT  
[WWW.IOWALEAGUE.ORG](http://WWW.IOWALEAGUE.ORG)**

## About the Presenters



**Jason Valerius, AICP**  
Senior Team Leader – Planning



**Jim Holz, AICP**  
Client Service Manager



**Shawn O'Shea, AICP**  
Client Service Manager

Housing touches, well,  
everything.

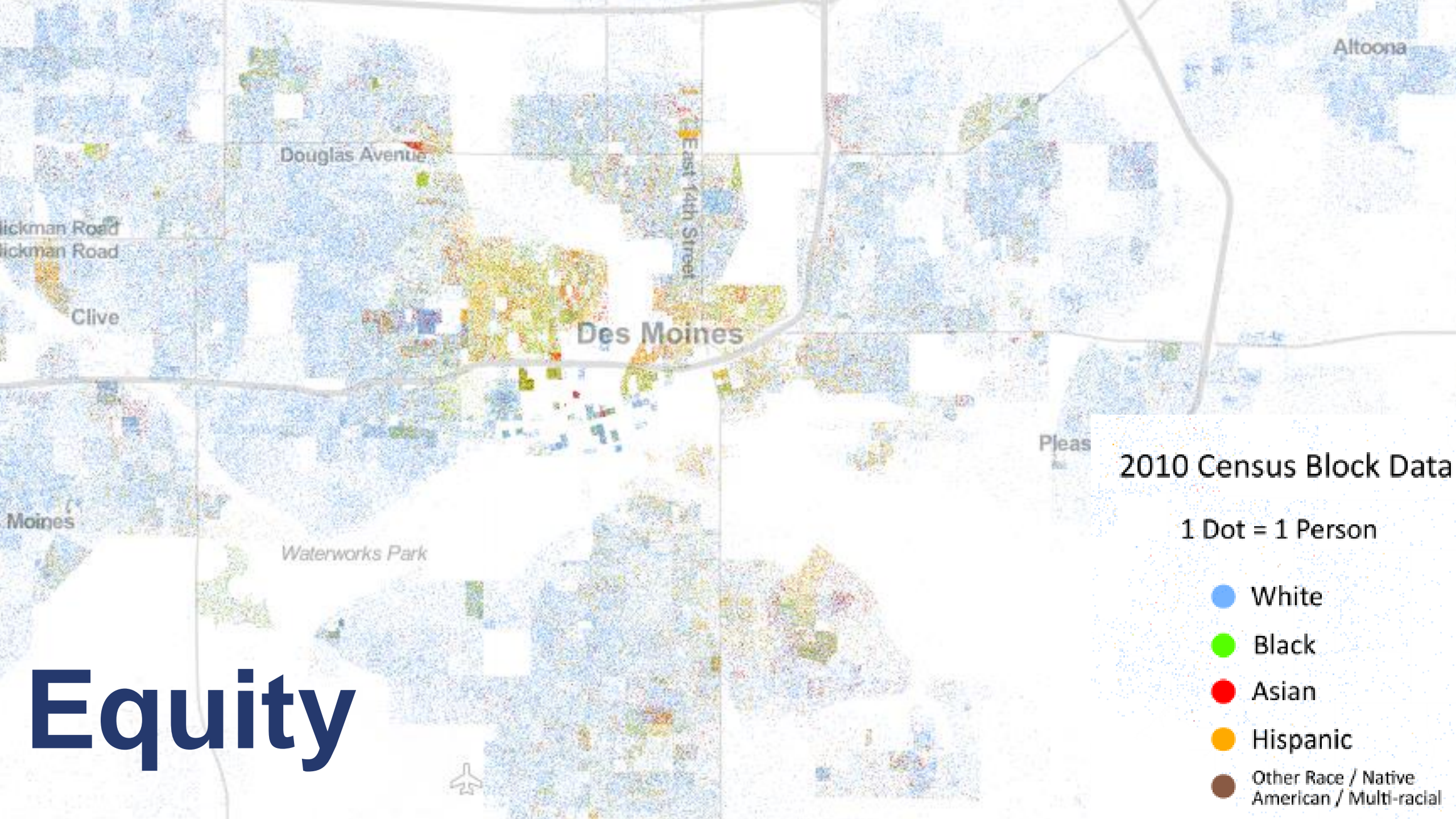


# Transportation



**Economic Development**





Douglas Avenue

East 14th Street

Altoona

Clive

Des Moines

Pleasant

Moines

Waterworks Park

2010 Census Block Data

1 Dot = 1 Person

- White
- Black
- Asian
- Hispanic
- Other Race / Native American / Multi-racial

Equity



**Placemaking**



**Resilience**





# Municipal Finance

# Time to talk, listen, and learn...

# Setup

- Each group needs 1 Recorder/Reporter...
- 4 issues, 7-8 minutes for each

# Introduce yourself when you speak up

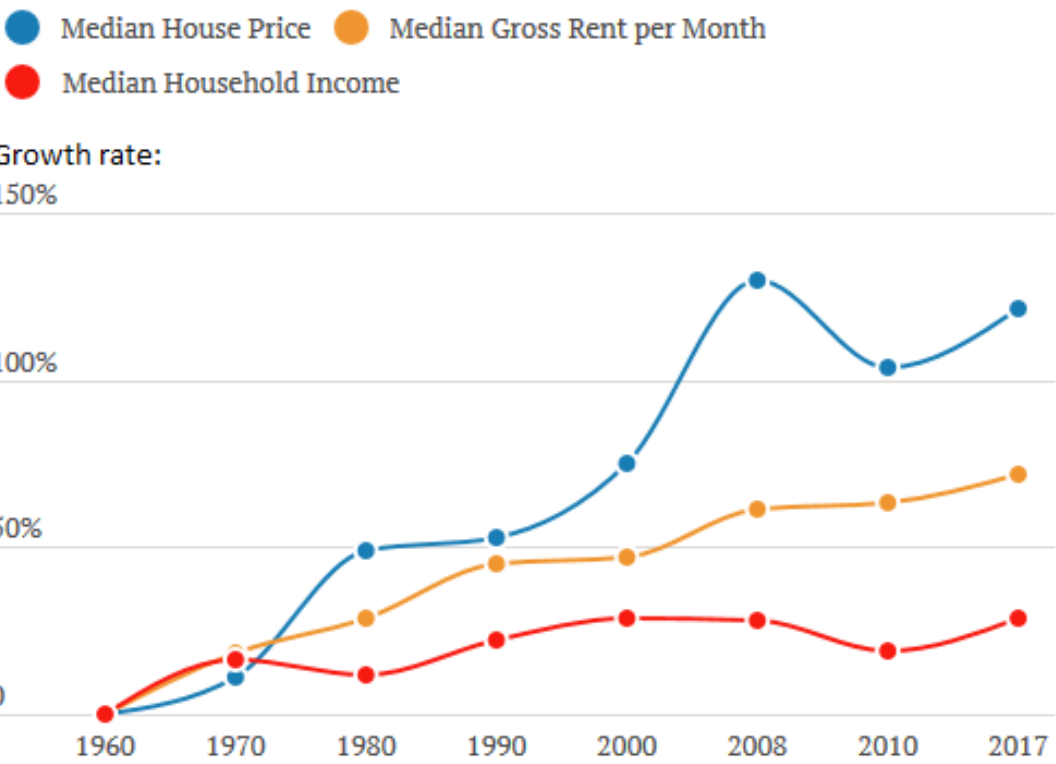
- Name
- Employer/Title/Role

# Issue 1 – Housing Affordability

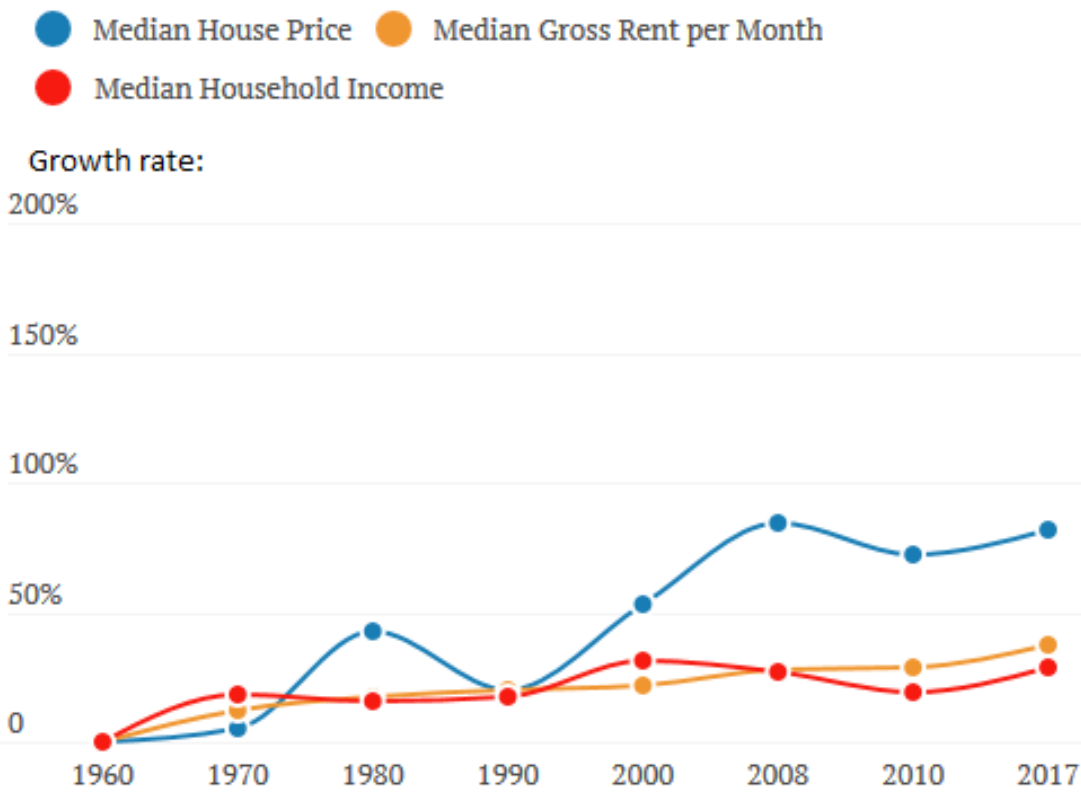
# Issue 1 – Housing Affordability

## Housing Costs

### US Nationwide:



### The Midwest:

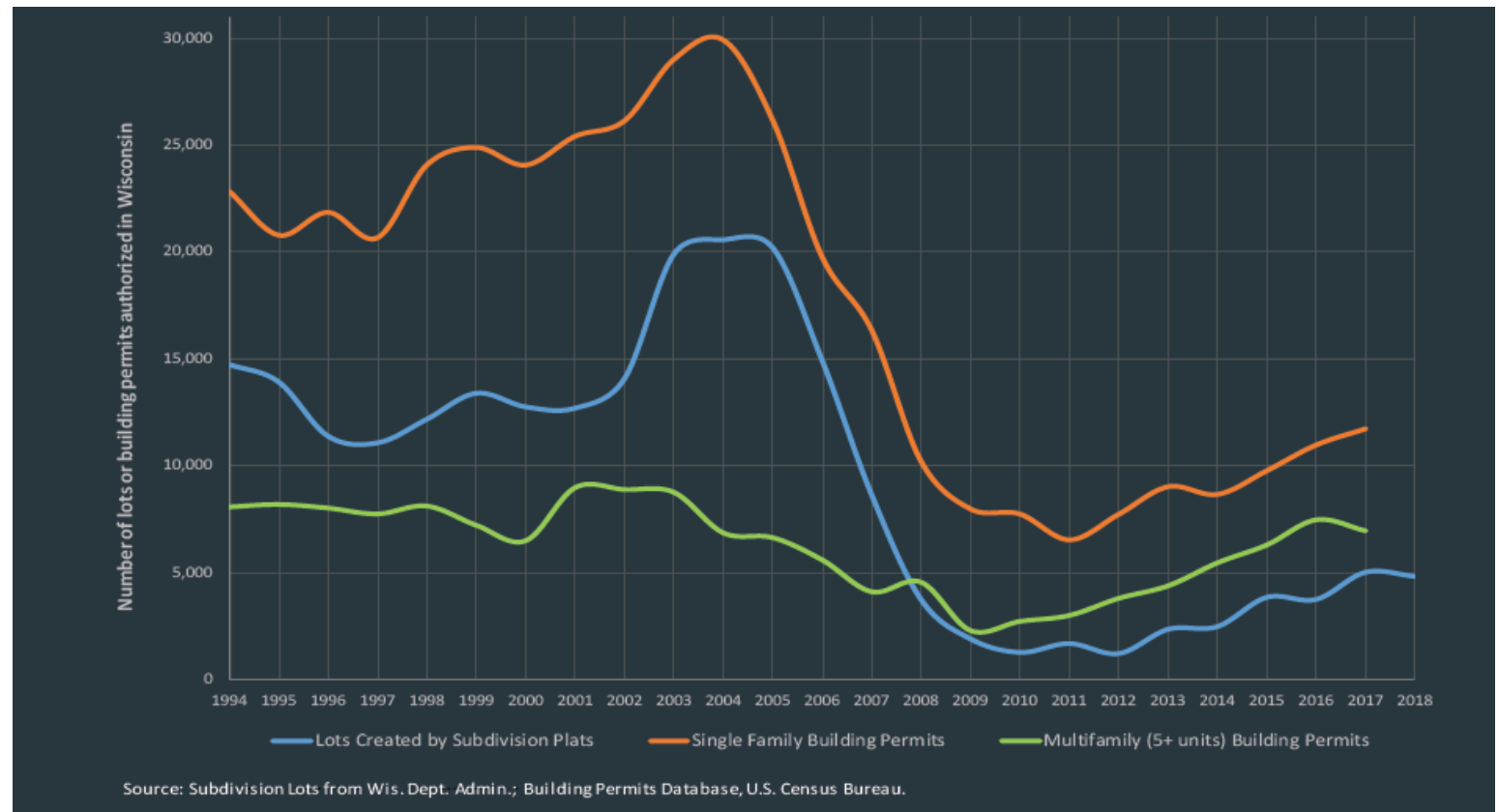


## Issue 1 – Housing Affordability

# Housing Supply

- Great Recession
  - Slow recovery of housing market
- COVID-19
  - Remote work flexibility
  - Low interest rates
  - Eviction moratorium

Example: Wisconsin



## Issue 1 – Housing Affordability

# Housing Supply

- Existing homeowners staying put
  - Aging in place
  - Nothing available to buy
- Developer Costs
  - Land
  - Lumber
  - Labor
  - Laws (zoning, review/approval process)

Typical 1-Bedroom Rental Construction & Land Cost = \$130,000			
Equity to Cost Ratio	20%	Loan to Cost Ratio	80%
Required Equity	\$26,000	Mortgage Loan	\$104,000
Annual Pre-tax Distribution Rate	10%	Mortgage Interest Rate	4%
Cash Payments for Equity	\$2,600	Debt Service	\$6,000
Net Operating Income		\$8,600	
Operating Expenses (2%)		\$2,600	
Real Estate Taxes (2019 Effective Tax Rate of .024074789)		\$3,130	
Replacement Reserve		\$300	
Effective Gross Value		\$14,630	
Vacancy (5% required assumption)		\$730	
Gross Potential Income		\$15,360	
Breakeven Annual Rent		\$15,360	
Breakeven Monthly Rent		\$1,280	

## Issue 1 – Housing Affordability

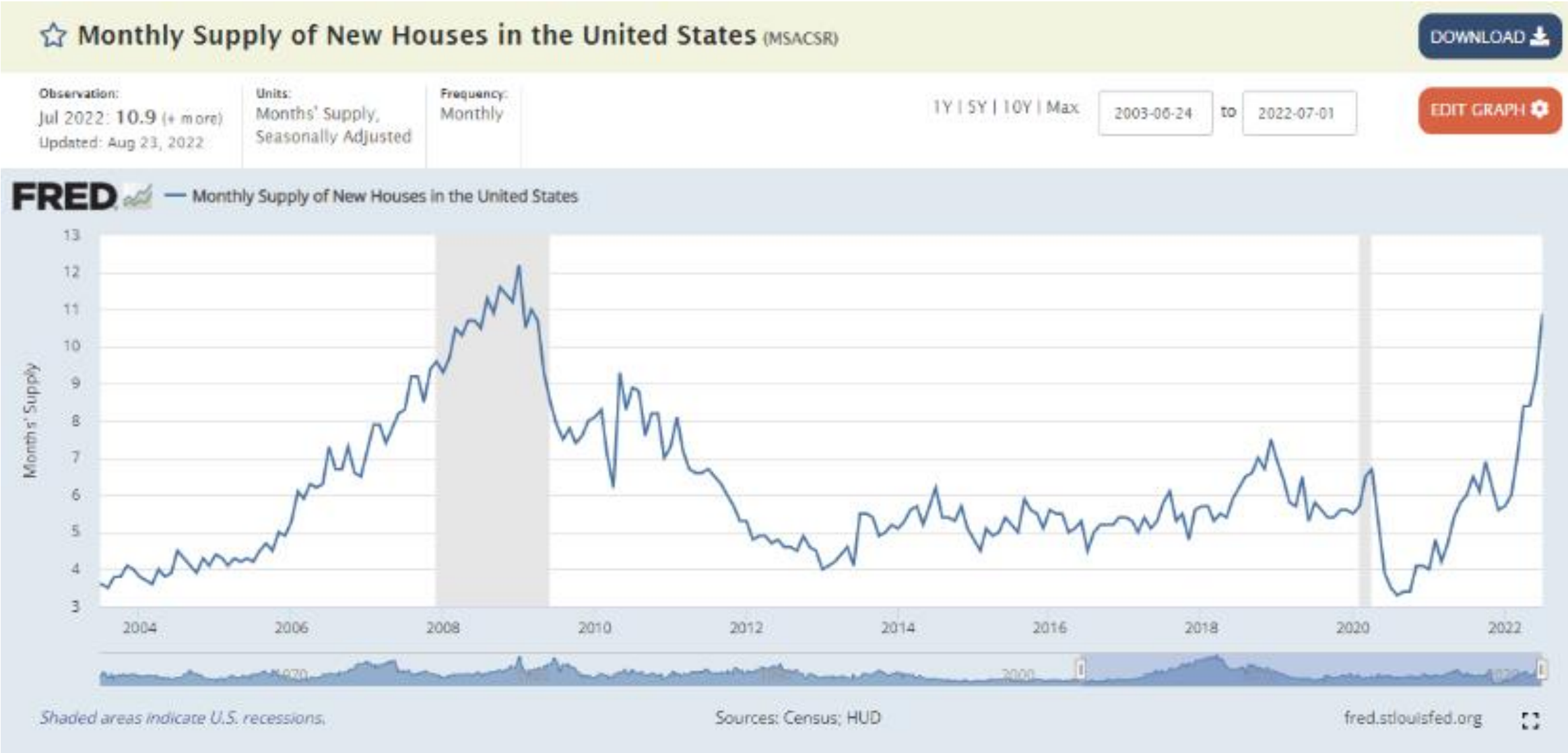
# Housing Supply

### Iowa Housing Statistics

IOWA ASSOCIATION OF REALTORS®

AUGUST 2022





# Issue 1a – AFFORDABILITY

Describe a success in your community to provide affordable *owner* housing.

**6 minutes** (then report out 1-2 examples)

# Issue 1b – AFFORDABILITY (again)

Describe a success in your community to provide affordable *rental* housing.

**6 minutes** (then report out 1-2 examples)

# Issue 2 – Aging Housing Stock

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# Housing Quality

- Existing Homes
  - Often form the hearts of our communities
    - First areas that were built out, most visible locations
  - Adequate housing and affordable options
    - Existing housing is often the most affordable option in a community as cost & value reflects age/condition (NOAH)
  - Maintaining basic standards
    - Codes, etc.
  - Rehabilitation to increase desirability
    - Interior/Exterior renovation



# Issue 2 – AGING HOUSING STOCK

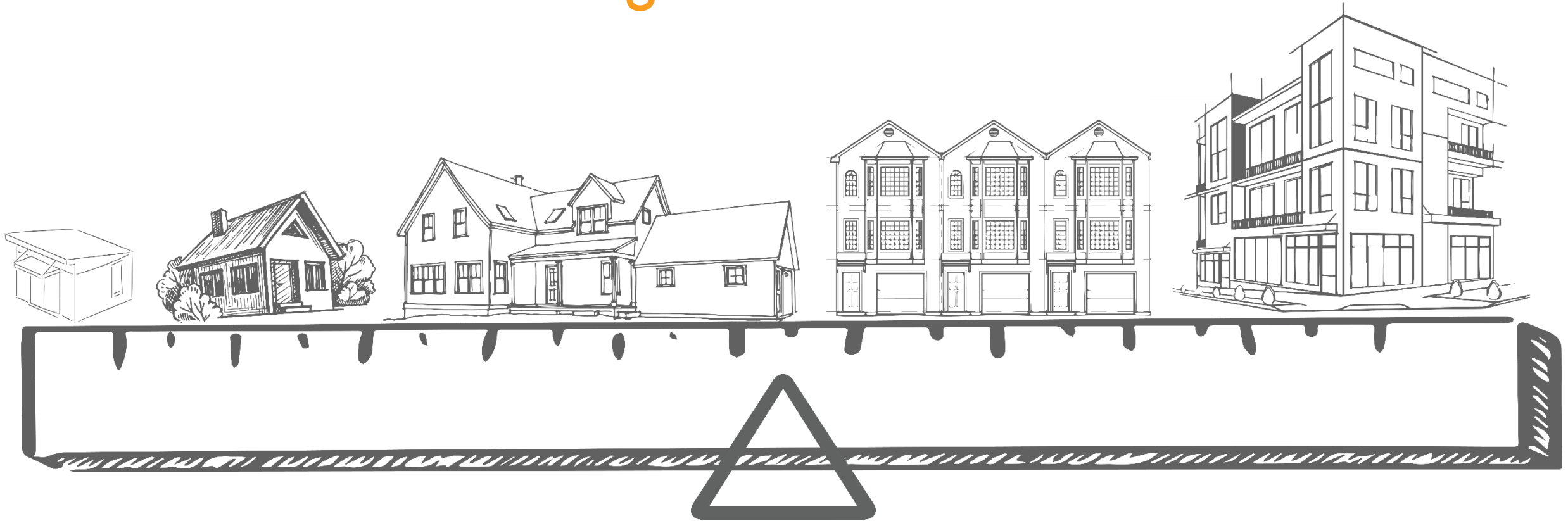
Describe a success in your community to encourage reinvestment in aging homes (either owner or rental).

**6 minutes** (then report out one example)

# Issue 3 – Resistance to Apartments

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# A Balanced Housing Market



# Issue 3 – RESISTANCE TO APARTMENTS

If new attached-unit housing has met resistance in your community, how have you worked through that to get projects approved?

**6 minutes** (then report out one example)

# Issue 4 – Partnerships

## Issue 4 - Partnerships

# You can't do it alone

- Local Authorities – CDA/RDA/Housing Authority
- Non-Profits
  - Habitat for Humanity
  - Salvation Army
  - Developers
- Employers/Chamber of Commerce
- Developers
- Community Land Trust



# Issue 4 – PARTNERSHIPS

Describe a partnership that helped address a housing problem in your community (and how it happened/who led the effort).

6 minutes (then report out one example)

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# THANK YOU FOR PARTICIPATING!



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