

CHARITON VALLEY PLANNING & DEVELOPMENT COUNCIL

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

The Comprehensive Economic Development Strategy (CEDS) is a planning guide for the CVPD region of Appanoose, Lucas, Monroe and Wayne counties in Iowa.

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*“ Increase regional prosperity by strengthening partnerships
and exploring new opportunities that will enhance the
region’ s economy and quality of life. ”*

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CVPD PLANS USED AS RESOURCES:

Centerville Comprehensive Plan
 CVTPA – Long Range Transportation Plan
 Iowa DOT – Iowa Rail Transportation Plan
 Appanoose County Economic Development Strategic Plan
 Appanoose County Multi-Jurisdictional Hazard Mitigation Plan
 Lucas County Multi-Jurisdictional Hazard Mitigation Plan
 Monroe County Multi-Jurisdictional Hazard Mitigation Plan
 Wayne County Multi-Jurisdictional Hazard Mitigation Plan
 Appanoose, Lucas, Monroe & Wayne County Labor shed Analysis
 Centerville School’s Future Ready Blueprint
 County Disaster Recovery Plans
 Chariton Housing Needs Study
 City of Centerville Slum & Blight Draft Summary 2019
 Lucas County Development Resources

Executive Summary

A Comprehensive Economic Development Strategy (CEDS) document is a strategy-driven plan for regional economic development. It is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity that contributes to individual, facility and community success. The CEDS works to unite regional planning efforts together and connect them to available federal funds, private sector resources, and state support that can advance the region's goals and objectives.

Economic Development Administration issues regulations and guidance for developing the CEDS document. The regulations are outlined in 13 CFR 303.7 stating the following sections are required:

- **Summary Background:** A summary background of the economic conditions of the region;
- **SWOT Analysis:** An analysis of regional strengths, weaknesses, opportunities, and threats;
- **Strategic Direction:** The strategic direction and action plan builds upon the findings from the SWOT analysis. The action plan identifies the stakeholder(s) responsible for implementation, timetables, and opportunities for the integrated use of other local, state, and federal funds;
- **Evaluation Framework:** Performance measures used to evaluate the organizations' implementation of the CEDS and impact on the regional economy;
- **Economic Resilience:** In addition to the sections noted above, the CEDS must incorporate the concept of economic resilience (i.e. ability to avoid, withstand, and recover from economic shifts, natural disasters, the impacts of climate change, etc.). Components of economic resiliency are also infused throughout the document and specifically addressed in this section.

The 2019 CEDS represents the accumulation of the collective concepts, ideas, activities and dreams of the Chariton Valley COG region. One of the difficulties in preparing this document is that the region's economy is not static. It is constantly changing and evolving – affected by local, regional, state, national and global events. The CEDS is prepared at a snapshot in time, with the collective expertise and experience of the region attempting to project how best to approach the future using the information available. It is an attempt to project the future economic conditions, the available private and governmental resources, the political realities of the region and the business decisions that will be made by the existing and future businesses in the region. The goal is to develop a comprehensive strategy for the region to follow.

Vision Statement, Goals, and Strategies

“Increase regional prosperity by strengthening partnerships and exploring new opportunities that will enhance the region’s economy and quality of life.”

Goals and Objectives

- 1. Plan & invest in infrastructure improvements throughout the region including transportation systems, water/wastewater/storm water systems, broadband, and utility & communication systems.**
 - Transportation Objective: Maintain and expand all transportation networks and intermodal networks to meet the demands of residents and industries.
 - Essential Infrastructure Objective: (Water/wastewater/ storm water, utilities, renewable energy, communication systems, public safety): Provide efficient, effective and safe infrastructure systems that meet the needs of residents and businesses.

- 2. Improve and expand housing options to all income levels.**
 - Increase homeownership, housing rehab & new housing developments.
 - Improve neighborhood appearance & conditions in communities.
 - Provide more diverse housing options.

- 3. Strengthen the economic vitality of the region and provide a skilled workforce that meets the needs of current and future employers.**
 - Provide a viable, educated, trained and skilled workforce, including support services and opportunities to give residents and youth marketable skills.
 - Retain & develop a disciplined and skilled workforce that meets the needs for current & future employers.
 - Enhance communication among businesses, governments & institutions.
 - Develop business opportunities or expansions within the region.
 - Establish regional promotions that would attract people to travel the region and provide economic support.
 - Provide quality childcare options for residents that work a variety of shifts.
 - Make it a priority of counties to preserve agricultural and natural land to sustain a strong Ag economy.
 - Develop a method for jurisdictions to recapture lost revenue through tax-delinquent properties.

- 4. Improve the region’s quality of life to attract and retain residents & businesses.**
 - Increase awareness of & support recreational and cultural opportunities to residents & businesses.
 - Encourage COG to assist local counties and cities to have direction for the future through planning documents.
 - Improve and expand recreational facilities to promote healthy lifestyles.
 - Promote strong civic engagement of residents and youth in the region.

EMERGING THEMES & ISSUES

Housing/Neighborhoods

Housing revitalization was identified as an essential need in region. More than a third of homes were constructed prior to 1939 and are in need of renovations or updates. Additional concerns are for homes constructed prior to 1970 because of the use of lead-based paint. These two categories account for approximately 55% of the housing stock in the region. Participants would like to see increased home ownership, removal of dilapidated structures, better enforcement of ordinances to reduce nuisance properties, construction or rehabilitation of quality homes, and improved workforce housing options.

Infrastructure

The infrastructure in this region was originally established prior to the turn of the century. The sewer, wastewater and water lines in communities are beyond their useful life. The counties throughout this region have high poverty rates and communities struggle to afford essential repairs and replacement. Most communities are forced into repair after citations are presented by various state agencies. One successful approach has been for communities to establish a 'phased approach' to address multiple locations in a community. A strong infrastructure is crucial for economic growth. Infrastructure maintenance is an ongoing challenge for every community.

Broadband service has become an essential tool for society. This region is overwhelmingly underserved and epitomizes the "Digital Divide" that occurs with urban and rural settings. The Target Service Area (TSA) maps from the Iowa Office of the Chief Information Officer show that approximately 50-90% of Appanoose, Lucas, Monroe and Wayne Counties do not have access to efficient broadband service. CEDS discussions included how critical this service is to entice youth back to the region and how it is now an economic necessity for business to survive.

Participants agree that renewable energy is becoming a trend of the future. The first wind turbine farms are developing in eastern portions of the region with additional studies for construction occurring now. It was consensus of the members to support the use of renewable energy by communities and residents if local policy and the environment can adapt for it.

Human Capital

A reoccurring issue throughout discussions was the poor attitude of some residents in region. This can be seen in several capacities from lack of ownership pride, poor work ethic, lack of civic engagement, perpetual poverty levels, etc. Local manufacturing companies state that they have ample job opportunities but are challenged to find people that are skilled and disciplined to work each day.

A significant concern of committee members is the population decline that has occurred over the past 20 years. Members discussed how to retain or entice 'Millennials' to come back after completing their post-high school education. This is a growing challenge that many rural communities will face in the upcoming years.

Transportation

Committee members discussed collaborating with Iowa Department of Transportation for traffic safety audits of the entire region, improved road surface conditions in rural areas, bridge replacement/rehabilitation projects, and monitoring and improving traffic patterns to ensure transportation safety and services.

The short line railroad in Appanoose & Monroe Counties provides a critical resource to the businesses in Centerville's Industrial Park and is certainly an economic asset to attract additional employers. The region and the residents support expansion of the short rail to benefit additional patrons.

Transit opportunities are often scarce in rural communities due to the increased expense when traveling to services. The public transit system that provides service to all four counties in the CEDS region is 10-15 Transit, which is based out of Ottumwa. The region could see a potential increase in alternative options with the increasing popularity of Uber, Lyft, and Autonomous cars.

It was identified that developing a regional trail system could reap economic benefits for the area. There are several existing short trails located throughout the region. Members of each trail committee have identified the goal to connect to Honey Creek State Park & Resort on Lake Rathbun. The first step would be to identify funding options to conduct a feasibility study to ensure this could be a possibility.

Quality of Life

The Historic Squares in each county seat were identified some of the greatest assets and focal points of community character in the region. Committee members particularly enjoy the variety of activities that are hosted on the Square. Residents identify the small-town atmosphere as one the most positive attributes of the community.

Participants have identified poor general health status for the region. Parks and recreation improvements and expansions were among many discussions throughout the planning as an effort to address this concern. Improved park facilities could encourage more physical activity and cultural opportunities in art displays. Participants would like communities in the region to offer "walkable community" options. Efforts to accomplish this would include recreational trail development, trail connectivity, improved sidewalk conditions and potential partnerships with local recreational organizations.

The discussions regarding quality of life always lead to the topics of small town, friendly people that are surrounded by plentiful outdoor activities. The access to world-class hunting and fishing is an asset to residents and the economy with all the enthusiasts it attracts to the area.

Cost of living indicators are based on a US average of 100. An amount below 100 means a location is cheaper than the US average. A cost of living index above 100 means a location is more expensive than the US average. The Midwest traditionally has a lower cost of living when comparing living on

either coast. The State of Iowa cost of living is approximately 89.5 and the CEDS region is below with an average of 83.4. (www.city-data.com)

Economics

Considering the challenges with human capital and labor, the region's focus is to retain large employers, promote entrepreneurship, and develop small businesses. Overall, the region has a declining unemployment rate over the past eight years. The county seat communities provide local shopping hubs for the surrounding rural counties. This provides a strong economy to the Historic Squares and businesses in those communities.

Appanoose Economic Development Corporation partnered with the city to establish a "certified site" to entice businesses to locate to Centerville. This location complies with planning and zoning identified by the city and would allow for efficient development. Economic Developers would like to see additional certified sites in the region.

Each county has a flourishing hospital and adequate medical services. Access to healthcare is essential for all residents and particularly the vulnerable populations of elderly and disabled. The medical field is also one of the leading employers for the region.

The backbone of the economy in the Chariton Valley CEDS region can be found in manufacturing and agriculture related services.

Governance

Committee members believe that trust is an important factor between the public and local government. Relationships between city and county government can be improved throughout the region. Transparency, efficiency and collaboration in government was discussed as a crucial element for thriving jurisdictions.

Education

Strong educational systems and opportunities available with Indian Hills Community College was a significant asset for all participants. While it was acknowledged that quality education is available in the region, committee members believe that the region can do more to encourage people to take advantage of post-secondary education opportunities. The region can also do more to enhance life skills, civic engagement, and develop responsible workers in the area. This could occur through a variety of efforts. One example would be to strengthen partnerships with local industries and educational institutions to create a workforce that meets the skill sets required for employment. Indian Hills Community College will be a critical resource that can provide education and training that will allow residents the opportunity to establish a career path.

Aging educational facilities poses a challenge to the school districts across the region and Indian Hills Community College. The school structures across the region are aging and will need renovations or replaced in the next decade. This can become a huge financial burden to rural school districts, the college area and communities. School leaders also indicate that it is an ongoing challenge to provide a well-rounded education when the digital technology continuously evolves.

Chapter 1: Introduction

The Comprehensive Economic Development Strategy (CEDS) is an initiative sponsored by the United States Department of Commerce's Economic Development Agency (EDA) but locally produced and maintained. It contributes to the effective economic development in America's communities and regions. The document will outline strategies that diversify and strengthen the local economy, improve quality of life for area residents, and provide a forum for coordinated efforts between public and private entities in these goals. It will also provide a background of the physical region and population where economic activities take place.

This CEDS is produced as a support for the establishment of boundary areas for an Economic Development District (EDD) for the four-county Chariton Valley Region. This is important to the region to aid in planning for the unique situations that this four-county region faces which are not currently addressed sufficiently.

The CEDS is a plan that is developed by regional committee members to examine, analyze and determine the current economic and demographic conditions, strengths and weaknesses within region. This information will be used to develop a set of goals and objectives that will address the needs of the Chariton Valley Planning & Development Council of Governments region, its communities and economic development.

The CEDS strategic committee reviewed the current goals and objectives set in the current CEDS dated 2008 and determined that an update would be needed. The following goal categories were identified for the region for the next five years:

- Goal #1: Infrastructure**
- Goal #2: Housing and Neighborhoods**
- Goal #3: Economic Vitality**
- Goal #4: Workforce Development, Quality of Life & Education**

In the following document we will provide a detailed look at the economic state of the CVPD region, the process that was completed to develop the plan, goals and objectives and action steps created to obtain those goals.

Planning Agency and Committees

Chariton Valley Planning & Development Council of Governments has been a member of Iowa's Councils of Governments (COGs) since 2007. COG's provide professional planning, programming, and technical assistance to Iowa's cities, counties, businesses, community organizations of all ages. COGs are indigenous organizations formed by counties, cities and towns to serve local governments and their regional citizenry. Their governing boards are made up of local elected officials, business and education leaders, economic development professionals, and individual citizens.

COGs provide regional planning and technical assistance to local governments and the communities in their regions by providing individualized assistance to cities, counties, businesses, community organizations and community members such as a local comprehensive plan, grant-writing assistance, and housing. Also, they provide planning services across multiple jurisdictions (such as a regional comprehensive solid waste management plan or long-range transportation plan); and they provide a forum that combines the elements of transportation planning, housing development, solid waste planning, and land use planning, workforce development, and economic development into a comprehensive approach to regional growth and development.

To ensure the vitality and growth of their regions, COGs actively pursue funding opportunities from a variety of local, state, and federal resources. They provide expertise to cities and counties in securing competitive state and federal grants. As Regional Planning Affiliations, COGs plan for and program the distribution of federal transportation funds within their regions, including highways, transit, trails, and other enhancement programs. Most COGs also have established and administer regional revolving loan funds targeting housing and economic development.

CVPD Council of Governments, received its designation as a separate planning area and entity by the Iowa Legislature in July 1, 2007 by Iowa Code 28H. Since becoming a Council of Governments, CVPD has a professional staff of 2 for all administrative and technical capabilities. The Chariton Valley Planning and Development staff members are;

Nichole L. Moore
Julie Pribyl

Executive Director
Program Support Specialist



Committees:

Executive Committee

Dennis Amoss, Monroe County Supervisor
Larry Davis, Lucas County Supervisor
David Dotts, Wayne County Supervisor
John Hamilton, Lucas County, Iowa-Private Sector Representative
Neal Smith, Appanoose County Supervisor

Strategic Committee

Dan Tometich, Albia Industrial Development Corporation
Christopher Watkins, Lucas County Development Corporation
Appanoose Economic Development Corporation
Bill Buss, Appanoose Industrial Corporation
Denise Becker, Wayne County Development Corporation
Mary Wells, Centerville Mainstreet
Centerville- Rathbun Area Chamber of Commerce
Jason Fraser, City of Centerville Administrator

Advisory Committee

Tom Rubel, Centerville Public Schools Superintendent
Dr. Marlene Sprouse, President Indian Hills Community College
Noel Gorden, Dean of Indian Hills Community College – Centerville Campus
Dr. Matt Thompson, Vice President of Academics at Indian Hills Community College
Sarah Lind, Indian Hills Community College Business Liaison
Rod Glosser, Rathbun Rural Water Association

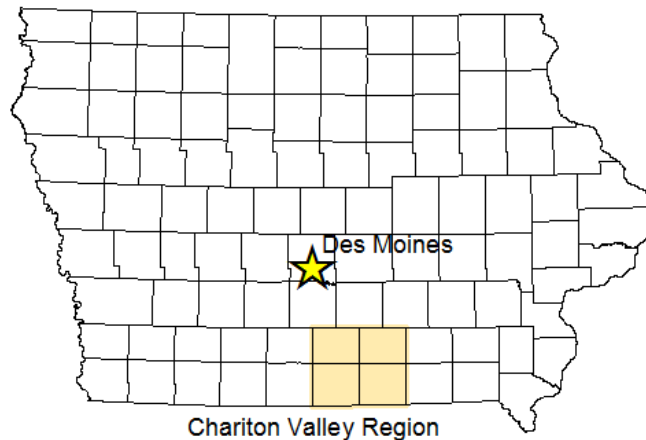
Chapter 2: Region and Geography

A. Region Location

The region this document encompasses includes Appanoose, Lucas, Monroe, and Wayne counties located in south-central Iowa. This area is south and south-east of Des Moines along the Iowa-Missouri border. The region has an area of approximately 1,911 square miles, is home to Lake Rathbun, Honey Creek Resort and contains 27 incorporated communities. See Figure 1 for location of the Chariton Valley Region in relation to the State of Iowa.

Southern Iowa was the first part of Iowa settled with communities established before Iowa achieved statehood. This was an important part of the Mormon Trail as they moved west and avoided hostile Missouri laws. The first railroads to cross Iowa were in southern Iowa as well, cutting through the Chariton Valley Region. The wealth of the state was centered in southern Iowa given its mineral and coal resources and access to railroads. Remnants of this wealth and history can be seen in the architecturally and historically significant county buildings and other community infrastructure found through-out the region.

Exhibit I: Location of Chariton Valley Region in the State of Iowa



Source: Iowa Department of Natural Resources GIS
Prepared by Chariton Valley Planning and Development
Council of Governments

Participating Local Governments Quick Facts (based on American Survey, 2017)

Appanoose County	2017 American Census Survey – 5yr estimate
Population	12,352
Median Household Income	\$ 40,377
Persons in poverty, percent	17.1%
Education level of HS graduate or higher (25yrs+)	89.6%
Education level with bachelor’s degree education or higher	18.2%
Persons w/o Health Insurance under 65 age	5.8%
Median Housing Value	\$ 78,000
Total Housing Units	6,619
Number of Companies	1,388
Veterans	937 (7.6%)
Percent of households with Broadband	65.5%

Lucas County	2017 American Census Survey – 5yr estimate
Population	8,534
Median Household Income	\$ 47,325
Persons in poverty, percent	13.6%
Education level of HS graduate or higher (25yrs+)	92.7%
Education level with bachelor’s degree education or higher	16.9%
Persons w/o Health Insurance under 65 age	5.3%
Median Housing Value	\$ 84,900
Total Housing Units	4,219
Number of Companies	690
Veterans	640 (7.5%)
Percent of households with Broadband	71.5%

Monroe County	2017 American Census Survey – 5yr estimate
Population	7,845
Median Household Income	\$50,179
Persons in poverty, percent	10.9%
Education level of HS graduate or higher (25yrs+)	90.2%
Education level with bachelor’s degree education or higher	15.8%
Persons w/o Health Insurance under 65 age	5.4%
Median Housing Value	\$ 99,100
Total Housing Units	3,956
Number of Companies	768
Veterans	474 (6%)
Percent of households with Broadband	69.6%

Wayne County	2017 American Census Survey – 5yr estimate
Population	6,476
Median Household Income	\$ 42,434
Persons in poverty, percent	16.6%
Education level of HS graduate or higher (25yrs+)	89.3%
Education level with bachelor's degree education or higher	13.8/5
Persons w/o Health Insurance under 65 age	7.4%
Median Housing Value	\$ 74,700
Total Housing Units	3,189
Number of Companies	738
Veterans	461 (7.1%)
Percent of households with Broadband	65.7%

Regional Totals/Average	2017 American Census Survey – 5yr estimate
Population	35,207
Median Household Income	\$45,079
Persons in poverty, percent	14.5%
Education level of HS graduate or higher (25yrs+)	90.45%
Education level with bachelor's degree education or higher	16.18%
Persons w/o Health Insurance under 65 age	5.98%
Median Housing Value	\$84,175
Total Housing Units	17,983
Number of Companies	3,584
Veterans	2,512 (7.1%)
Percent of households with Broadband	68.1%



Exhibit 2: Breakdown of Urban and Rural Populations

		Total Population	Population Change	Urban Population	Urban Change	Rural Population	Rural Change
Appanoose	(2010)	12,887	-834	5,380	-287	7,507	-547
	(2000)	13,721	-6.0%	5,667	-5.0%	8,054	-6.8%
Lucas	(2010)	8,898	-524	3,893	-547	5,005	+23
	(2000)	9,422	-5.6%	4,440	-12.3%	4,982	+5%
Monroe	(2010)	7,970	-46	3,573	-8	4,397	-38
	(2000)	8,016	-5%	3,581	-.2%	4,435	-.9%
Wayne	(2010)	6,403	-327	0	0	6,403	-327
	(2000)	6,730	-4.9%	0		6,730	-4.9%
Regional			-4.25%		-4.38%		-3.28%

Comparison to Urban/Metro

Dallas Co (Urbandale, West Des Moines) 2000	2010	66,135	+25,385	45,907	+24,427	20,228	+959
		40,750	+62.3%	21,481	+113.7%	19,269	+5.0%
Polk Co 2010 (Des Moines) 2000		430,640	+56,039	409,501	+56,861	21,139	-822
		374,601	+15.0%	352,640	+16.1%	21,961	-3.74%
Story Co 2010 (Ames) 2000		89,542	+9,561	74,378	+14,542	15,164	-4,981
		79,981	+12.0%	59,836	+24.3%	20,145	-24.7%

Source: <https://www.icip.iastate.edu/tables/population/rural-urban>
<https://www.iowadatatcenter.org/datatables/CountyAll/courbanrural19802000.pdf>

Exhibit 3: Current Populations of Chariton Valley Communities

City Populations			
Appanoose County (12,352)		Wayne County (6,476)	
Centerville	5,503	Allerton	537
Cincinnati	355	Clio	73
Exline	142	Corydon	1,579
Moravia	722	Humeston	416
Moulton	689	Lineville	221
Mystic	382	Millerton	108
Numa	101	Promise City	110
Plano	54	Seymour	575
Rathbun	59		
Udell	48		
Unionville	74		
Lucas County (8,534)		Monroe County (7,845)	
Chariton	4,162	Albia	3,766
Derby	100	Lovilia	618
Lucas	197	Melrose	164
Russell	567		
Williamson	135		

Source: American Census Survey – 2017

B. Geography and Resources

The Chariton Valley Region is comprised of four rural counties in south central Iowa. Appanoose County is the most populated at approximately 26 people/square mile and 497 square miles. Lucas County has 431 square miles with 21 people/sq mile. Monroe County has about 434 sq/miles and 18 people/sq mile. The largest sized county is Wayne County with approximately 525 sq miles and is the least populated with about 12 people/sq mile.

The Chariton Valley Region is home to rolling hills and scenic forested areas in addition to state parks, Lake Rathbun, and Honey Creek Resort State Park. The hilly nature of the area and highly erodible soils can make row crop farming a challenge but more desirable for raising livestock.

The presence of Lake Rathbun provides a significant tourism, natural, and drinking water resource for the Chariton Valley Region through

Rathbun Regional Water Association. Rathbun Regional Water Association provides service to the broader southern Iowa counties and northern Missouri area. The lake is the second largest in the State of Iowa covering just over 12,000 acres; the largest lake is Red Rock Lake at nearly 15,000 acres in area. The lake was formed as a result of the construction of Rathbun Dam and is a major economic engine for the region, especially since the decline of the local coal resources in the early to mid-twentieth century. Lake Rathbun serves as flood control in addition to providing reliable, quality, and cost-effective water supply, and as a recreation destination with 155 miles of shoreline.

In addition to the lake, hunting and natural areas comprise a large recreation draw for the Chariton Valley Region. To capitalize on recreation opportunities, walking and biking trails continue to grow in this area. While they are not yet extensive, the existing trails have been identified in the Regional Trails Plan to eventually be a regional trail system, provide connectivity and opportunities for a broader demographic. The three largest natural areas in the region are Rathbun Wildlife Management Area (15,740 acres), Stephen’s State Forest (15,360 acres), and Sedan Bottoms Wildlife Management Area (5,124 acres). Hunting is permitted in parts of Rathbun WMA and in Sedan Bottoms. See Exhibit 4 for a map of significant geography and natural resources.

Land Use

Land use describes how and why the land is being used for a particular purpose. Existing land uses are those in place at the time the information was gathered. Future Land Use addresses the desired use for land within the planning period and planning boundary. Land use provides the framework and statement of land use policy.

Land Use is a critical element of a CEDS planning because it establishes the overall physical configuration of the area. It outlines mix uses and acceptable uses on parcels throughout the region. This element reviews existing land use and follows it by projecting needs for future land and housing. The six types of typical land use are labeled as residential, commercial, industrial, civic/parks and recreation, transportation, and agricultural/open space.

Exhibit 4: Significant Geography and Natural Resources



Source: Iowa Department of Natural Resources GIS

Monroe County is the only jurisdiction that is completely zoned and is enforced by a zoning administrator. Lucas and Wayne counties, as well as their jurisdictions, are not zoned in the incorporated communities nor the unincorporated areas. Appanoose County's only zoned locations are surrounding the perimeter of Lake Rathbun, and the City of Centerville enforces their own zoning code. This is contrary to 68% of the counties in the State of Iowa. There are 24 unzoned counties in the state and three of them are in the Chariton Valley Region.

Within the identified land use types economic development can be enhanced in the following locations:

Grayfield/s & Brownfield/s

Grayfield sites are abandoned public buildings, industrial or commercial properties that are vacant, blighted, obsolete or otherwise underutilized. A Grayfield has been developed and has infrastructure in place but the property's current use is outdated or prevents a better or more efficient use of the property. Iowa Economic Development Authority offers a tax credit program used to promote the economic health of communities by reducing environmental potential hazards, cleaning up eyesores, creating new jobs and boosting tax revenue.

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment. (<https://www.epa.gov/brownfields/overview-brownfields-program>). Brownfields can be viewed as an opportunity for growth and development at those locations. Iowa Economic Development Authority offers a tax credit program is used to promote the economic health of communities by reducing environmental potential hazards, cleaning up eyesores, creating new jobs and boosting tax revenue.

Contaminated sites identified in the region include:

Appanoose County – Centerville 1000 Yard Range on Cottage Street, Centerville Equipment on Highway 5, Centerville FMGP Washington & 13th Street, Barker Company/Hill Phoenix, Inc. on Dewey Road in Centerville, Canadian Pacific on Co Rd J18 Moravia, CM STP & P Railroad at mile post 131 near Moravia, Iowa State University Foundry Site at 18th & Greene St Centerville, McGraw Edison at 18th & Dewey Road in Centerville and Appanoose County Landfill rural Centerville.

Lucas County – Chariton FMGP on Court Ave & 6th Street, Iowa Department of Transportation Garage at 8th & Mitchell Ave in Chariton, Lucas-Monroe Landfill on the county line & Highway 34, Smythe Building located on the corner of Braden & Main Streets.

Monroe County – Albia Coal Gas on North Main in Albia, Albia Water Supply in rural Oil Company on C Ave & North D Street in Albia, Lucas-Monroe Landfill on the county line & Highway 34, Cargill NutriProducts- Vitamin E Facility rural Eddyville, and Vigoro Industries rural Melrose.

Wayne County – East Penn LL Automotive Plant #5, Highway 2 in Corydon, ANR Pipeline Company located near Lineville, Canadian Pacific at N 3rd Street & Young Ave in Seymour, Sewal Sorting in rural Seymour, and Wa-Coop Site on Youngs Street in Seymour.

Certified Site

One of two “Certified Sites” in south central Iowa is located at Centerville’s Industrial Park. The Iowa Economic Development Authority worked with local officials to develop a location that would allow investors to have a property ready for development. Companies who want to build new facilities and are searching for sites suitable for development and relatively risk free can utilize the certified sites. These sites fill the demand for project-ready industrial sites and make the decision easy to locate in Iowa. A credentialed Iowa Certified Site has relevant site-related data and documentation accumulated and is designated as “development ready.”

Opportunity Zones

“Opportunity Funds are specialized tax vehicles dedicated to low-income areas and aimed at spurring investment and entrepreneurialism. Ultimately, that will result in business creation and economic prosperity in areas called Opportunity Zones. The zones must be comprised of Low-Income Community Census Tracts (LIC), designated by governors in every state and territory. Census tracts with a poverty rate of 20 percent or greater and/or family income less than 80 percent of the area’s median income are eligible for consideration.”

(<https://www.iowaeconomicdevelopment.com/opportunityzones>) Two of the four counties in the Chariton Valley Region have census tracts that have been identified to qualify for this program. Appanoose County’s entire northeast quarter of the county is eligible and Lucas County has a census tract that included Chariton and extends north.

Urban Renewal/Tax-Increment Financing

Urban renewal is a program that works to remove blighted areas of communities and redevelop the land. Urban Renewal Plans outline specific target locations to improve economic development or slum/blighted properties. One strategy to implement this is through Tax-Increment Financing (TIF). This is a method of reallocating tax revenues which are produced as a result of an increase in taxable valuations above the “base valuation” figure within a tax increment area. Cities or counties may choose to create TIF districts to maximize property tax dollars within areas, in order to pay the cost of public improvement projects such as streets, water, sewer, etc. Any real property can be included in an urban renewal area/TIF district, but the owners of agricultural land must first give permission. The identified district must meet the criteria of slum/blighted area or potential enhanced economic development.

All TIF districts developed prior to January 1, 1995 have no statutory limit of time for which revenues can be collected and used. Any TIF district based on slum and blight only after January 1, 1995, also has no statute of time limitation. Areas of economic development established after 1/1/1995 may be collected for no more than twenty (20) years. Housing projects in economic development areas will have a ten to fifteen (10-15) year limit.

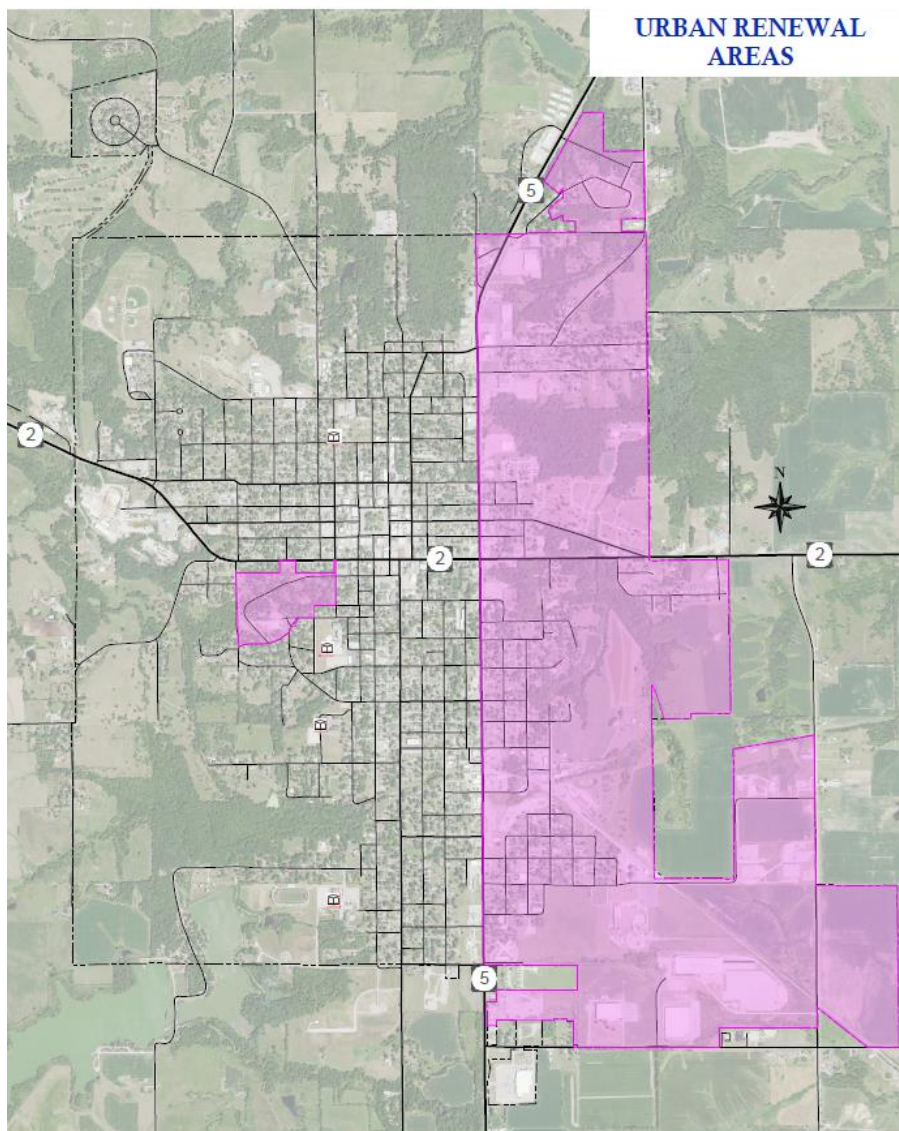
County governments also have the option to establish TIF districts. Appanoose County is currently exploring this opportunity. Monroe County currently has no TIF district. Lucas County’s TIF district is identified just outside the northwest corporate boundaries of Chariton. This location houses HyVee’s Corporate Distribution Center.

Centerville

Centerville currently has identified three (3) TIF districts. The original area #1 and amended areas #1 and #2 include Walmart and the industrial park area. Original area #2 is primarily located east of 18th Street. There is also a spur leading from 18th Street west on State Street to the Historic Square. The TIF area does also include the Historic Downtown Square. Number three (#3) amendment is the most recent in 2016. This district includes the Morgan E. Cline City Park.

Quick Fact: All Centerville TIF districts are currently identified as potential Economic Development areas.

Exhibit 5: Centerville's Urban Renewal Areas

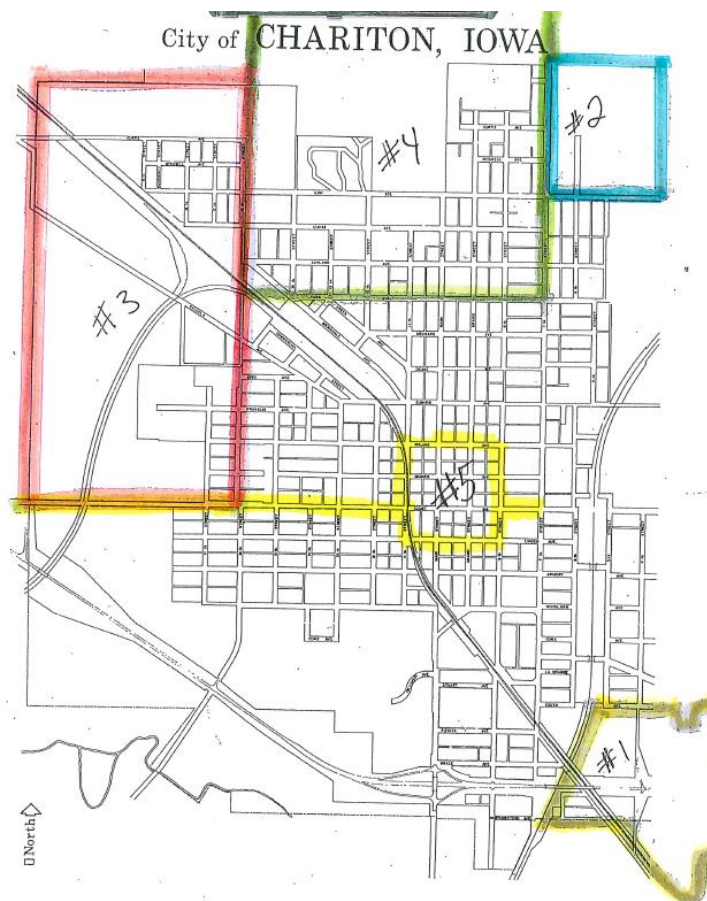


Chariton

The City of Chariton has five identified TIF districts. The original district is located at the southeast corner of the municipal boundaries along both sides of Highway 34. TIF districts 2, 3 and 4 comprise the northern portions of the community from HyVee Road/Court Avenue from North 16th to Park Avenue to North 7th Street to Ilion Avenue north to the city's corporate limits. TIF district number 5 included the Historic Courthouse Square.

Lucas County's Urban Renewal Area generated a total of \$162,091 TIF revenue and paid out to Hy-Vee Inc. as a TIF rebate. On July 1, 2017, the TIF Debt amount was \$987,687 and the remaining TIF debt was \$825,596 as of June 30, 2018.

Exhibit 6: City of Chariton TIF Districts – Urban Renewal Areas



Albia: No TIF Districts located here.

Corydon: No TIF Districts located here.

C. Prime Farmland

Prime farmland, as defined by the U.S. Department of Agriculture, “is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it is either not frequently flooded during growing season or is protected from flooding. Slope ranges mainly from 0 to 6%.”

Prime farmland is of major importance to accomplish meeting the Nation’s short term and long-term needs for food and fiber. The U.S. Department of Agriculture acknowledges that there is a limited supply of high-quality farmland and it is crucial for government and individuals to protect it.

Iowa’s Department of Natural Resources Conservation Service has developed mapping and general locations that the rich soil composition to establish prime farmland. The NRCS estimates 708,483 acres of prime farmland in the Chariton Valley CEDS region.

Exhibit 7: Regional Agriculture Contributions	
<i>Prime Farmland & Farmland of Statewide Importance</i>	
<i>County</i>	Number of Acres
<i>Appanoose County</i>	206,106
<i>Lucas County</i>	154,391
<i>Monroe County</i>	141,995
<i>Wayne County</i>	205,991
<i>Regional Total</i>	708,483
<i>www.nrcs.usda.gov</i>	

D. Wetlands

Prior to European settlement, wetland basins covered nearly 11% of Iowa’s surface, including areas of the Chariton Valley CEDS region. Wetlands are a critical component to maintain high quality water. The water runoff is contained in these locations that act as a natural filter. The wetlands also are used as water control to prevent flash flooding in low-lying areas in the counties. The following locations are identified as wetlands in the region:

Appanoose County - The Goodwater, Hickory Hollow, and Woodpecker Marshes (approx. 160 acres) were constructed in the late 1970's thru the mid 1980's to supplement the existing Colyn and Brown's Slough wetlands (approx. 300 acres). The Coffey Marsh (approx. 230 acres) was completed in the Fall 1996. The S56 Marsh (200 acres) was completed in 2004, and Greenville Marsh (90 acres) was completed in 2005. Plans are currently underway for two additional marshes, one west of Highway S56 and one east of Highway J5T.

Lucas County - Pin Oak Marsh land ground located on south Highway 14 is a region that often floods. The Chariton River flows on the edge of the wetlands which can collect the overflow of the river. The wetland lies on both sides of Highway 14. The Lucas Bottoms is a low-lying wetland that

is just south of the City of Lucas and is adjacent to State Highway 34. White Breast Creek follows through this wetland.

Monroe County – None

Wayne County - Medicine Creek Wildlife Area is located 5 miles east of Lineville, is a 1028-acre area with facilities for hunting and fishing, as well as upland timber ground, a restored prairie area, and 140 acres of wetland.

E. Forest

Stephens State Forest has seven units located in multiple locations in Lucas, Clarke, Monroe, Appanoose and Davis Counties. There are over 15,500 acres of natural habitat.

Cedar Creek, Chariton and Thousand Acres Units

There are no recreational facilities such as picnic areas, campgrounds, or designated trails at these units. The Cedar Creek Unit is four miles east and one mile south of the town of Williamson and has 2,069 acres. The Chariton Unit is six miles east of the town of Williamson and has 1,503. The Thousand Acres Unit has 2,376 acres located northeast of and contiguous with the Chariton Unit. Monroe County has 2,361 acres in the northwest corner of the county.

Unionville Unit

The Unionville Unit is comprised of eleven separate compartments on 2,642 acres in northeast Appanoose County and northwest Davis County. There are no developed recreational facilities such as picnic areas, campgrounds, or trails although there are dirt roads and service lanes. The Unionville Unit provides good back county hiking, hunting, and wildlife watching opportunities.

Lucas, Whitebreast, and Woodburn Units

These units are contiguous and are located southwest of the town of Lucas, Iowa. Most of the recreational development on Stephens State Forest has taken place on these units. Recreational activities include fishing, picnicking, camping, hunting, hiking, equestrian riding, snowmobiling, cross-country skiing, mountain biking, and wildlife watching.

The Lucas Unit has two small ponds and three campgrounds on 1,364 acres. There are 5 miles of trails that can be utilized for hiking, snowmobiling, and cross-country skiing.

The Whitebreast Unit has two stocked ponds, three equestrian campgrounds, and one group-camp area located on the 3,502 acres is comprises. This unit also has 20 miles of multi-use trails that can be utilized for hiking, mountain biking, cross country skiing, and equestrian riding.

The Woodburn Unit has over six miles of backpacking trails and five pack-in (backcountry) campsites. This unit has an all-weather road along its west side and through the middle of the unit. Parking and trail head for the backpack trail system is on 330th Avenue in Clarke County.

F. Conservation Land

Appanoose County Conservation Board manages over 1,000 acres of parks, trails, campgrounds, and public hunting areas. Sharon Bluffs State Park is the primary location that houses the ACCB office and multiple activities. Honey Creek State Park provides 828 acres of rolling hills and timber that surrounds Lake Rathbun. Lake Rathbun has 11,000 acres of water that provides a multitude of recreational activities. The park is also home to Honey Creek Resort State Park which is a 105-room hotel and lodge with an indoor water park, restaurant, 28 cottages, and an 18-hole golf course.

Quick Fact: Survey results show that most respondents feel the natural beauty and outdoor recreation activities present a greater economic opportunity for the region. Recommendations to take advantage of this were to expand trails and provide collaborative tourism between counties.

Lucas County Conservation Board oversees 11 parks, trails and wildlife areas that encompass over 1,945 acres in the county. The primary location for the office and activities occurs at Pin Oak Marsh south of Chariton.

Monroe County Conservation Board maintains 35 county conservation areas that consist of more than 2,000 acres of outdoor recreational opportunities.

Wayne County Conservation Board manages five parks with over 109 campsites and wildlife areas totaling 1,354 acres throughout the county.

G. Other Public Land

Each county in the CEDS region have many public land assets in parks, courthouses, jails, museums, etc. The maintenance of such properties can be overwhelming to a small rural budget.

County government activities primarily take place at the respective county courthouses.

H. Climate

The Chariton Valley region is in a humid continental zone with generally hot summers, cold winters, and wet springs. July tends to be the hottest month and January tends to be the coldest. The USDA indicates that average winter minimum temperatures reach -15 to -20 degrees Fahrenheit. Average annual precipitation for southern Iowa and this four-county region ranges from 32 to 40 inches with peak events during May through July.

The growing season in this area tends to be from early May through early October.

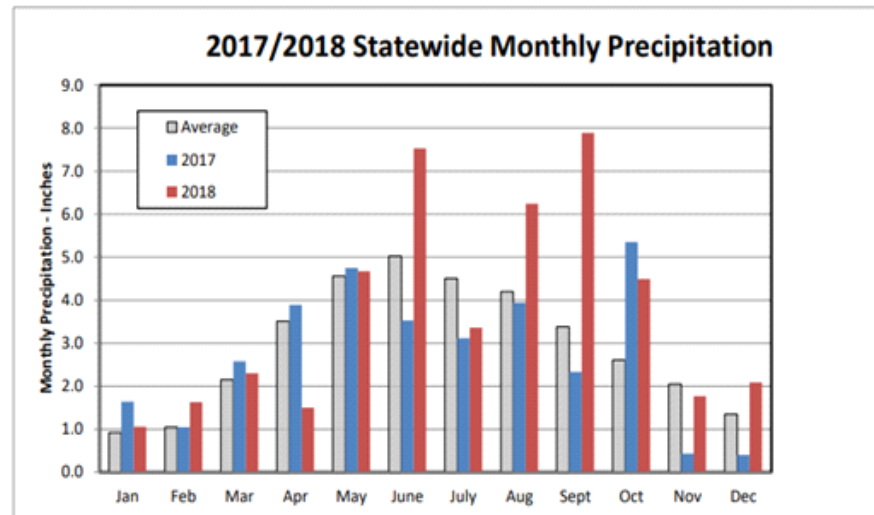
The National Climatic Data Center, climatic changes are projected to have potentially serious impacts to the economy of the region. Storm events are expected to increase in frequency and possibly in

intensity. The most recent examples of this are the extensive floods of 2008 and the increase of tornadic activity. This poses risks to agricultural activities as well as to structures and infrastructure, both public and private. Saturated soils in the spring, runoff, and increased evaporation due to expected higher temperatures are expected to threaten delays to agricultural activities. Flooding impacts recreation areas as well which may negatively impact revenues from tourism and recreation activities in the area.

Exhibit 8 demonstrates the statewide monthly precipitation that was received in 2017 and 2018. While 2018 was the 6th wettest and 45th warmest water years in the 145-year records, it was not an accurate for every region. It does not indicate that the southern Iowa region saw significant drought conditions throughout the summer but were slightly alleviated by fall rains.

Air pollutants are increasing in rural Iowa consisting primarily of carbon dioxide and ozone. Carbon dioxide is beneficial to plants and by extension to agriculture, but gains from it is negated by storm events, heat, and ozone – the latter which can damage crops and poses health risks to humans, especially those with asthma. Ozone results from a chemical reaction in the atmosphere with nitrogen,

Exhibit 8: Annual Precipitation Trends



Source: Iowa DNR

a common fertilizer component. The USDA report on climate change also indicates that a changing climate fosters expanding pest territories, both insect and invasive plants.¹

Economic activities will increasingly need to consider the impacts of a changing climate and rural pollutants to maintain and even improve economic gains.

I. Culture

The culture of the Chariton Valley Region is largely rooted in the coal mining history and has strong ties to Croatia and other European immigrants who located in this area. Cultural events centered on this history and ones that have emerged more recently are found in various communities. Examples would include Centerville's Pancake Days, Croatian Fest in Centerville, Lucas County's Arts Festival, Summer Splash at Lake Rathbun, John L. Lewis Days in Lucas on Labor Day, Red Bud Days in Chariton, and other events. School athletics play a role in social interaction in the region's communities.

The Chariton Valley Region is rich in history and works to preserve the structures and heritage. The National Register of Historic Places identifies multiple properties throughout the region. The properties are as follows:

Appanoose County - Appanoose County Courthouse, Appanoose County old Sheriff's House and Jail, CB & Q Passenger Depot, Centerville Historic Square, Second Baptist Church, Stratton House, Porter Hall, Drake Public Library, Sturdivant-Sawyer House, old US Post Office (now museum), the Vermillion Estate, and the Moravia Wabash Depot. Approximately 119 stately residences are on the Iowa Registry as well.

Lucas County – Burlington Railroad Overpass, Carl L Caviness Post 102 American Legion, Chariton Cemetery Historic District, Chariton City Hall & Fire Station, Chariton Free Public Library, Chariton Herald-Patriot Building, Chariton Masonic Temple, Chicago/Burlington/Quincy Freight House, First United Methodist Church, Hotel Charitone, Lucas County Courthouse, O.E. Payne House, A.J. Stevens House, and Williamson School.

Monroe County – Albia Square Historic District, Brick Gothic House, Buxton Historic Townsite, Clark Roundbarn, Elbert-Bates House, Dr. George A Jenkins House, Monroe County Courthouse, Noble-Kendall House, T.B. Perry House, Saint Patrick's Catholic Church and Arvine/Elizabeth W. White House.

Wayne County – Nelson's Roundbarn, Pleasant Hill School and W.H. Tedford House.

Quick Fact: Despite the various community activities listed, survey results indicate the region needs to provide more activities geared for youth and millennials. This entertainment would help retain and/or attract young professionals and workers to the region.

¹ United States Department of Agriculture Climate Change Program. *The Effects of Climate Change on Agriculture, Land Resources, Water Resources, and Biodiversity*. <http://www.climatechange.gov/Library/sap/sap4-3/default.php>.

The entire region had Native American influences from the descendants of Iowa Tribe of Kansas and Nebraska, the Iowa Tribe of Oklahoma, Sac and Fox Nation of Missouri in Kansas and Nebraska, Sac and Fox Nation, Sac & Fox Nation of Oklahoma, Sac and Fox Tribe of the Mississippi in Iowa, Apache Tribe of Oklahoma, Menominee Indian Tribe of Wisconsin, and Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation. Native American artifacts and history are an essential piece of history that shall be preserved.

Community Events

Communities throughout the region host a local festival for residents and guest to enjoy music, entertainment, and camaraderie. Frequent attractions include car shows, 'bike nights', historic tours, art festivals and weekend celebration traditions. Examples include:

Appanoose County - Centerville hosts Pancake Day, Wine & Finds, Southern Iowa Junk Jaunt, It's the Most Wonderful Time of the Year Holiday Event, Second Saturday Shopping, and others various events; Moulton celebrates the Moulton Jamboree; Moravia's annual events includes the Fall Festival; Mystic and Exline have July 4th celebrations; The County Fair is held annually at the fairgrounds in Centerville.

Lucas County – Chariton Chili Bowl Shootout in January; Red Bud Festival at Red Haw State Park in April; Chariton's Classic Bike Ride & John Dale Clark Motorcycle Run in June; July 4th Parade & Celebrations in Chariton; Bike Builders Expo in Chariton in July; Lucas County Fair is held annually at the fairgrounds in Chariton; Chariton hosts the Benjamin Smiles Motorcycle Run to Blank Children's Hospital each August; the City of Lucas has a Labor Day Festival; City of Russell has a Community Homecoming Celebration each September; Lucas County has the Lavitsef Fall Carnival in Chariton every October; and the Holiday Open House & Lighted Float Parade in November.

Monroe County –Rodder's Car Show in June; Melrose's July 4th Celebration; Albia's July 4th Celebration; Restoration Days in Albia in August; God's Portion Day Celebration in Georgetown; county fair is held annually at the fairgrounds near Albia, and the Albia Victorian Stroll in December.

Wayne County - Summer on the Square - Each Thursday in June and July (except for the last Thursday in July which is county fair); Lineville Bordertown Day - Last Saturday in June; July 4th - Prairie Trails Museum - Let Freedom Ring; Seymour Old Settlers - 2nd weekend in July; Humeston Watermelon Days - 3rd weekend in July; Wayne County Fair – July; Clio Festival and Parade - 1st Saturday in August; Corydon Old Settlers - 2nd weekend in August; Allerton World Fair - 2nd weekend in September; Corydon/Allerton Chamber Festival of Trees - 1st weekend in December.; Holiday Tour of Homes - In December.

J. Environmental

Considering environmental components is essential to economic development and industrial growth in the Chariton Valley Region. This area is not home to any scenic rivers, sole source aquifers, nor any EPA designated non-attainment areas.

While this region has strong agriculture roots that depend on fertile soil, there is a variety of soils in the composition. All four counties have hydric soils that can pose challenges for new structure development. Additional difficulties can be found in the slopes throughout the rolling green hills of southern Iowa. The effects of this can be identified by the NRCS “Soil Suitability Analysis” that identifies soil ratings that would discourage basement or underground construction. Analysis results can be found at www.nrcs.usda.gov.

This rural region is known to have habitat that is ideal for several threatened or endangered species. The only endangered mammal is the Indiana Bat. The Northern Long-eared Bat is considered threatened. Several flowering plants that are native to the prairie can be found in this region as well. The threatened plants are Mead’s Milkweed, Prairie Bush-clover, and Western Prairie Fringed Orchid.

Unique natural features and agricultural lands often include State Parks, Monuments, Forests and Wetlands. These features in the Chariton Valley Region include:

Appanoose County: Several wetlands are in Appanoose County. The Goodwater, Hickory Hollow, and Woodpecker Marshes (approx. 160 acres) were constructed in the late 1970’s thru the mid 1980’s to supplement the existing Colyn and Brown’s Slough wetlands (approx. 300 acres). The Coffey Marsh (approx. 230 acres) was completed in the Fall 1996. The S56 Marsh (200 acres) was completed in 2004, and Greenville Marsh (90 acres) was completed in 2005.

Other properties include Stephen’s State Forest, Honey Creek State Park, Lake Rathbun, Sharon Bluffs State Park

Lucas County: White Breast Creek passes through the south edge of Lucas. The area of Lucas Bottoms, a low-lying wetland that White Breast Creek intersects and frequently floods.

Other significant features are Stephen’s State Forest, Red Haw State Park, and Pin Oak Marsh Lodge.

Monroe County: Features in Monroe County include Stephen’s State Forest, Carmack Natural Area, Lake Miami Park, and Monroe County Sports Complex.

Wayne County: Medicine Creek Wildlife Area is located 5 miles east of Lineville, is a 1028-acre area with facilities for hunting and fishing, as well as upland timber ground, a restored prairie area, and 140 acres of wetland.

Seymour Lake Park is located one quarter of a mile south of Seymour on county road S60, is a rustic park with facilities for camping (20 undesignated campsites for tent camping and restrooms), fishing on its 24-acre lake (with boat ramp), and picnicking. Other locations include Bobwhite State Park,

Corydon Lake Park, Lakeside Park, Medicine Creek Wildlife Area, Moore/Gosch Park, and Wayne County Conservation Office.

Archeological Sites

Artifacts from previous generations are frequently uncovered in this region. There are clusters of archeological sites in each incorporated jurisdiction in the counties. “ISites Public Data Web” indicates there are hundreds of archeological sites in the unincorporated regions. Estimates include rural Appanoose County has 243 locations, Lucas County has over 110 sites, Monroe County rural regions have 129 sites and Wayne County estimates 177 locations. Analysis results can be found at www.archeology.uiowa.edu.

Chapter 3: Demographics

A. Population

The highest population of the counties in this region was between 1900 and 1920 when coal mining was at its peak. The US Census indicates the four counties experienced a significant population decline from 1920 to 1960. Since that time, the region has declined at a much slower pace of approximately 4.53% from 2000 to 2015. This trend is predicted to continue for the four counties at a similar rate as indicated

by Woods & Poole

Economic, Inc.

Projections show a declining regional population by 4.65%

through 2040 (See

Exhibit 10). Racial

composition of the region is

overwhelmingly white

or Caucasian (not

including Hispanic

persons) with a

proportion in excess of

97% (See Exhibit 11).

Approximately 92.4% of the population in the State of Iowa identifies as ‘white’.

Approximately 90% of residents in this region have obtained a high school diploma or higher. Only about 16% of the population has attained a bachelor’s degree or greater. The past 17 years has shown a steady increase of people attending college as well as obtaining a degree of Associates or higher.

Another item to consider is the Amish populations in this region whom generally do not continue beyond a formal 8th grade educational level. This fact may not fully account for the relatively low

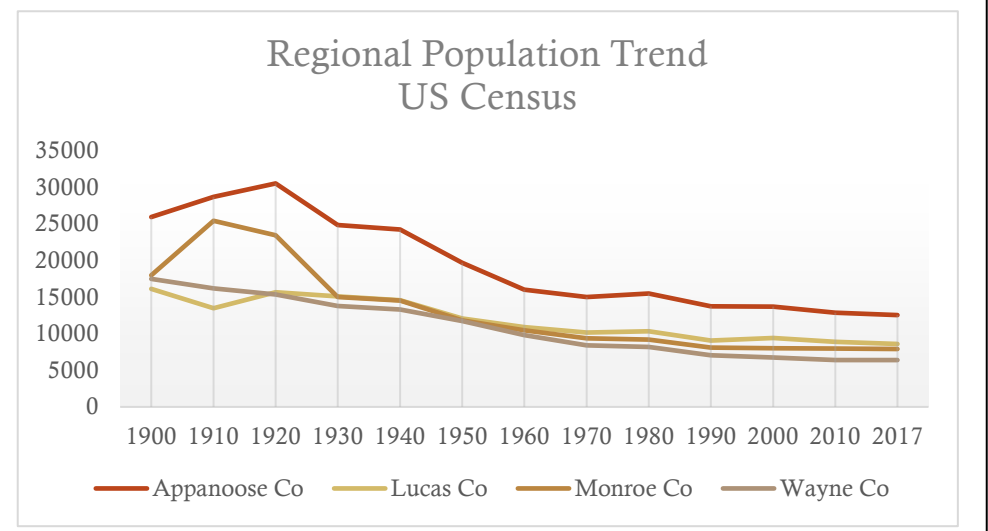
Exhibit 10: Projected Population Change Rate Through 2040

Woods & Poole Projection: 2015-2040

Appanoose	-3.5%
Lucas	-1.5%
Monroe	-5.4%
Wayne	-8.2%
Regional	-4.65%

Source: Woods & Poole Economics, Inc.

Exhibit 9: Historic Population Trends



educational attainment of the region, but should be included since education tends to be accompanied by earning capacity, this is a factor of potential concern for the economic well-being of the region.

While the population continues to decrease into the foreseeable future, the region’s median age continues to increase as baby boomers age. In 2017 U.S. Census American Community Survey (ACS) showed the median age as 44 years which is higher than the 2000 median age of 41 years.

As of the 2017 ACS, the total population of the four-county region was 35,464 with a total of 15,088 households. Between 2010 and

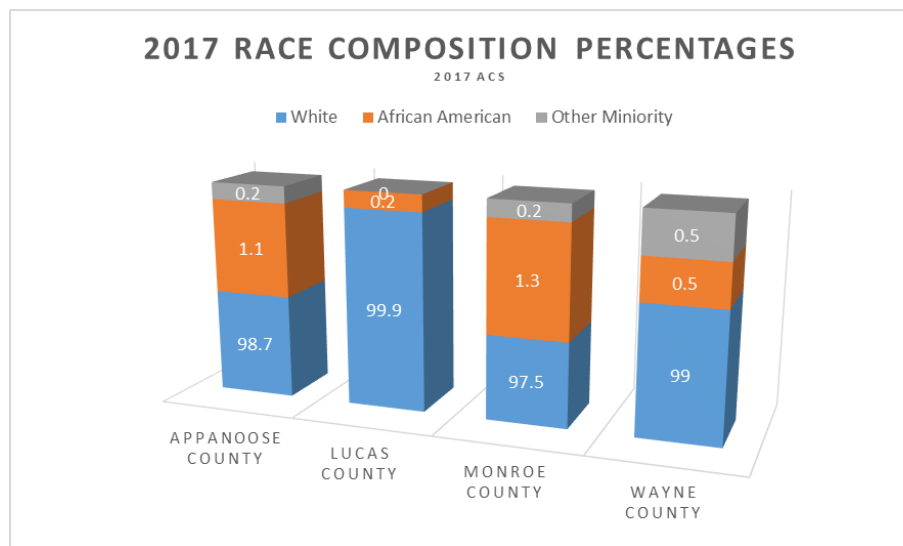
2017, the most significant loss (2.6%%) occurred in Appanoose County and Lucas County closely followed with a loss of 298 residents. Despite the overall regional trend of decreasing population, Monroe County only had a minor reduction of residents and Wayne County has seen a minimal increase of residents over the past 7 years.

Vulnerable Population

Vulnerable populations are identified as young children, the elderly, those with disabilities, those living in poverty and those who are linguistically isolated. This population would be those most at risk to be severely impacted by a disaster or economic fluctuation. As of the 2017 ACS, the survey estimated that 5% of people have a primary language other than English and would be considered linguistically isolated.

There are approximately 2,126 (6% of total population) children under the age of five years. The population over the age of 75 years account for 10% (3626 people) in the region. The number of

Exhibit II: Racial Composition (2017)



Source: US Census Bureau

residents living in poverty is approximately 13.45% versus the State of Iowa’s average of 12.3%. The remaining vulnerable population category would be individuals that have a disability. Residents under the age of 65 years with a disability account for approximately 10% of the population. The combination of all these populations qualifies nearly 44% of residents.

Exhibit 12: Aged Population
(2000 on top line & 2017 below)

	Total	Birth-9yrs	10yrs-19yrs	20yrs-44yrs	45yrs-64yrs	65yrs +	Percent 65+ (2000 to 2017)
Appanoose	13,721	1670	1935	4157	3221	2,738	19.95%
	12,547	1,722	1,250	3,292	3505	2,778	22.1%
Lucas	9,422	1248	1399	2745	2209	1,821	19.33%
	8,600	1,033	1,140	2,151	2480	1,796	20.9%
Monroe	8,016	1074	1149	2387	1840	1,566	19.54%
	7,912	1,017	1,092	2,173	2137	1,493	18.9%
Wayne	6,730	785	963	1830	1551	1,601	23.79%
	6,405	901	791	1,622	1667	1,424	22.2%
REGIONAL	-2,425	-104	-1173	-1881	+968	-235	+1.49% average

Source: ACS

In addition to the changes in total residents, the counties also have experienced a shift in the age distribution of the population. These changes have important socio-economic implications, including demand for jobs, housing, social economic support, health care, and other goods and services. The data indicates the population is aging at a significant pace. Exhibit 12 demonstrates a noticeable loss in the 20-44 years is followed by an increase for residents from 45 years of age to 64 years. An increase of elderly residents has occurred over 7 years has taken place in 2010 and 2016 and is predicted to occur in 2021 at a greater rate.

United States Military Veterans are valuable contributors to our nation’s history and local liberties. The Chariton Valley CEDS region has approximately 7% (2,512 people) of the population in the four counties that served our country.

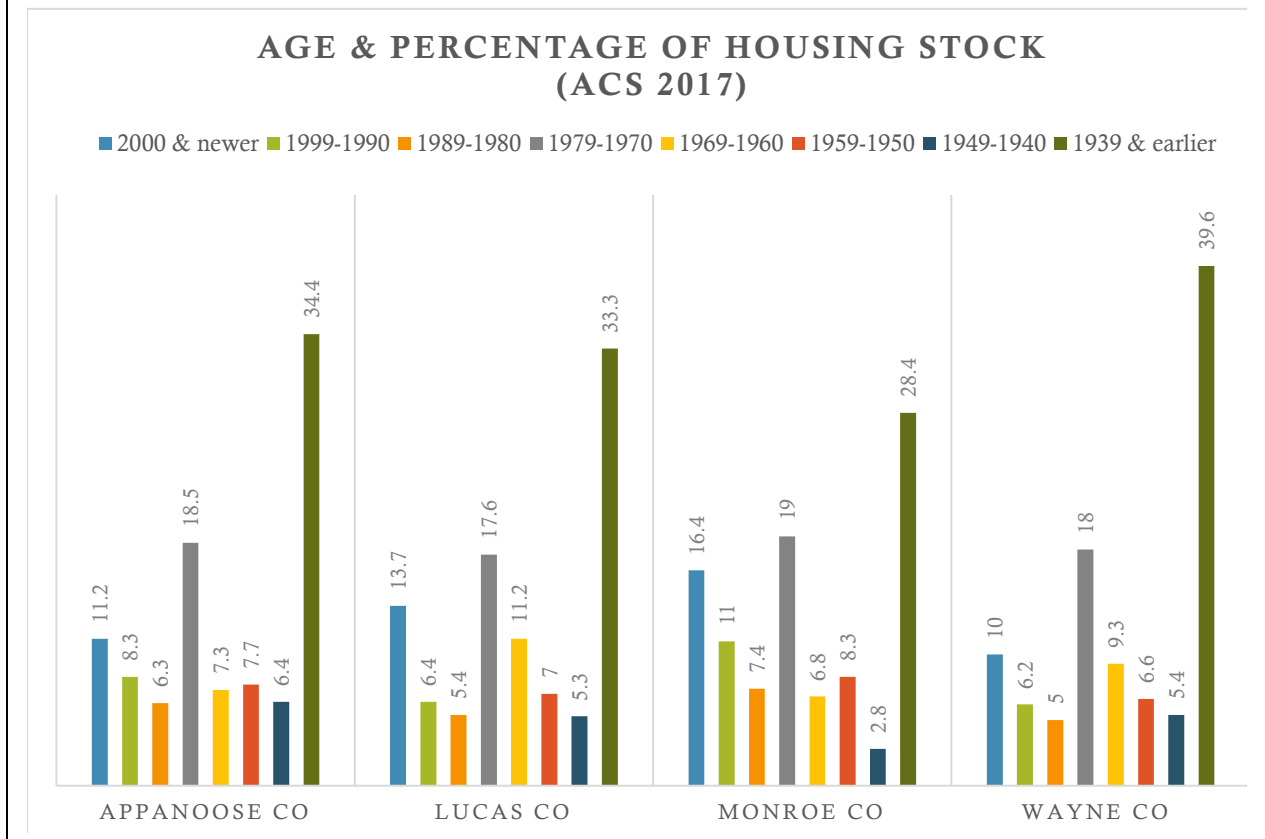
As with the rest of Iowa, the Chariton Valley Region is aging and is demonstrated by the slight percentage increase of residents over 65 years old between 2000 and 2017. Appanoose and Lucas counties experienced an increase in the number of senior residents. Monroe and Wayne counties saw a decrease. (See Exhibit 11 for the region’s age distribution.)

B. Communities and Housing

The Chariton Valley Region’s largest community is Centerville, which is the county seat of Appanoose County with a population of 5,503. Appanoose County contains approximately 40% of the incorporated communities in the Chariton Valley Region, numbering 11 communities’ total. The other county seats are Albia for Monroe County, Chariton for Lucas, and Corydon for Wayne County. More than 80% of the communities have populations under 1,000 in this region, some potentially facing dis-incorporation in the coming years if long-term trends do not change.

Considering the population growth in the 1920’s it is unsurprising that much of the housing stock (34%) was constructed prior to 1940. The construction then went stagnant for several decades.

Exhibit 13: Breakdown of Number of Housing Units Built by Year



There was a spike again in new home construction in the 1970's that developed about half the number of homes as the previous milestone. After the surge of building new homes in the 1970's, housing growth gave way to the tradition of minimal development for a few decades. The 2000's have brought a significant increase for new home construction. The decade of 2000 to 2010 already marks the third highest development period since the early 1930's. See Exhibit 13.

As the housing stock continues to age, the structures have begun to live beyond their useable life. Communities throughout the region have been forced to demolish homes that are no longer inhabitable. This may account for the decreasing number of housing units valued below \$50,000 and possibly other categories. The only option that remains for feasible residences is to invest funds into rehabilitating the buildings. Residents and communities have worked to improve housing stock in structures valued from \$50,000-\$100,000, however there are fewer available options as well. The region also experienced a loss of properties valued from \$100,000 to \$150,000. There has been significant growth in structures that are valued beyond \$150,000 throughout the four-county region. The growth of expensive homes and decline of less expensive homes accounts for the challenge to accommodate workforce housing. Exhibit 14 provides number to illustrate the number of affordable housing options that are needed in each county. These numbers suggest that housing in this region is affordable, whoever, it does not capture the presence of substandard housing that exists.

Exhibit 14: Regional Housing Affordability Analysis

Total Households: 15,088

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-\$25,000	25%	3,879	\$0-\$50,000	3101	\$0-\$500	1062	4163	+284
\$25,000-\$49,999	30%	4,498	\$50,000-99,999	3928	\$500-\$999	1766	5694	+1196
\$50,000-\$74,999	20.8%	3,064	\$100,000-\$149,999	1616	\$1,000-1,499	125	1741	-1323
\$75,000-\$99,999	10.6%	1,609	\$150,000-199,999	1094	\$1,500-1,999	2	1096	-513
\$100,000-\$149,999	9.6%	1,422	\$200,000-\$299,999	1072	\$2,000-2,499	0	1072	-350
\$150,000+	4.2%	616	\$300,000+	826	\$2,500+	37	863	+47
2017 ACS								

Workforce housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace. People searching for workforce housing may sometimes make too much money to be eligible for state-funded affordable housing programs but may still find it difficult to afford market prices. This often includes young professionals just starting their careers, individuals who work in and support the area’s larger service. ‘HUD Fair Market Rent for each county is provided in Exhibit 15. When taking this data and comparing it to the Affordability Analysis (Exhibit 14) it is evident that households with an income of less than \$25,000 annually (25% of households – 2017ACS) have very limited housing options with only studio apartments in the range of affordability.

Exhibit 15: FY 19 Fair Market Rent

	Efficiency/ Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Appanoose County	\$ 481	\$ 502	\$ 664	\$ 840	\$ 911
Lucas County	\$ 553	\$ 577	\$ 763	\$ 956	\$ 1,031
Monroe County	\$ 502	\$ 524	\$ 693	\$ 868	\$ 951
Wayne County	\$ 481	\$ 502	\$ 664	\$ 885	\$ 898

(www.huduser.com)

“Housing Affordability Analysis” is shown in Exhibit 14 and was derived from US Census data. This affordability analysis assumes that an affordable owner-occupied unit is valued no more than 2 times a household’s annual income, while affordable rental unit costs no more than 30% of a household’s monthly income. A positive balance indicates a surplus of housing within the affordability range for that income group, while a negative balance indicates a shortage of housing in that range. The analysis demonstrates that only enough housing stock occurs for the income range of

\$25k-49,999/annually or less. The largest gap occurs in the category that would include many two parent working families earning \$50,000-\$74,999/year which has a deficiency of 1323 affordable housing options for this income category. An overall analysis indicates an excess number of homes below the value of \$99,999 or rent below \$999/month. There is a significant shortage of homes valued from \$100,000 to \$299,999.

Exhibit 16: Housing Statistics						
	Owner-Occupied Units	% of Total Units	Homeowner Vacancy Rate	Renter-Occupied Units	% of Total Units	Rental Vacancy Rate
Appanoose Co	4,111	76%	0%	1296	24%	16%
Lucas Co	2,852	77%	2%	851	23%	4%
Monroe Co	2,552	76%	0%	795	24%	11%
Wayne Co	2,122	80.7%	1%	509	19%	10%
Regional	11,637	78%	1%	3,451	23%	10%
State of Iowa	889,285	71%	2%	362,302	29%	6%

(ACS 2017)

HUD defines cost-burdened families as those “who pay more than 30% of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation and medical care.” Severe rent burden is described as paying more than 50% of one’s income on rent. According to the 2017 ACS, approximately 34% of rental tenants and 26% of homeowners with a mortgage in the region were paying 30%+ of their annual income on housing expenses. Most monthly mortgage expenses range from \$968-1,048 (median \$1003) and rental expense varies from \$489-\$675 per month (median \$587). When considering the regional median annual household income of is \$45,079, the residents paying more than \$1127/month on rent would be considered “housing burdened”.

Exhibit 16 shows that according to the 2017 ACS, there are 17,983 total housing structures (2895 are vacant); 3,451 (23%) are renter-occupied units, and 11,637 (78%) are owner-occupied.

Municipalities generally prefer about 20% of residences as rentals (2010 US Census indicates 2,838 households and 1,047 are rental properties, equaling 37%). The higher percentage of renter-occupied housing tends to be an indication of less traditional, more transient population, and poverty. Tremendous concerns for Centerville, who has recently had 40% of their housing stock in rental units and a rental vacancy rate of 17%. Chariton has 35% of housing stock as rentals, Albia has 35% rentals, and Corydon has the preferred average of 20% housing stock as rentals units.

Quick Fact: Survey results indicate 73% of respondents believe that older, poorly maintained housing stock, lack of quality homes, and affordable housing are the most significant weaknesses this region faces.

Considering the population growth in the 1920’s it is unsurprising that much of the housing stock (34%) was constructed prior to 1940. The construction then went stagnant for several decades.

Exhibit 17: Change in Owner-Occupied Housing Units by Valuation (2017)
(top line 2010/2017 below)

Changes Number of Housing Units by Valuation: 2010-2017					
	> \$50,000	\$50,000 - \$99,999	\$100,000 - \$149,999	\$150,000 \$200,000	\$200,000+
Appanoose	1,304(31%)	1,573(38%)	599(14%)	318(8%)	357(9%)
	1,166(28%)	1,495(36%)	586(14%)	353(9%)	511(12%)
Lucas	741(27%)	858(31%)	513(19%)	357(13%)	300(11%)
	827(29%)	890(31%)	329(12%)	263(9%)	543(19%)
Monroe	650(25%)	896(34%)	566(21%)	276(10%)	260(10%)
	390(15%)	901(35%)	426(17%)	283(11%)	552(22%)
Wayne	915(42%)	742(34%)	233(11%)	149(6%)	142(7%)
	718(34%)	642(30%)	275(13%)	195(9%)	292(14%)
REGIONAL AVERAGECHANGE 2010-17	-19%	-6%	-9%	+1%	+30%

Source: US Census Bureau

Housing valuations had increased of housing units above \$200k and decline in units with valuations under \$50,000. By the 2000 Census, higher value housing began to emerge with valuations for individual units in excess of \$200,000 which had not previously been present. Except for Lucas County, housing units with valuations above \$150,000 were absent in the 1990 Census (see Exhibit 17)

The availability of affordable, quality housing is an important factor in a community’s ability to maintain, expand or develop a healthy economy. Available housing can be an important location factor for new industries when considering a community. A community that is better prepared to meet these needs may have an edge in attracting new development, along with retaining current residents.

2017 ACS indicates that Appanoose County issued 10 new residential building permits, Lucas County had one, Monroe County had 9 and Wayne County had zero. Un-zoned counties and communities make this hard to track, since no permits are required.

The Wayne County Housing Plan was completed in 2019 and provides a direction to address multiple housing concerns throughout the county. The goals of the action plan are trying to help by addressing the housing gap of available options; attracting developers with innovative incentive packages to meet the cost of gap and reduce risk; assisting home buyers with down payment costs and financing options; alleviating blighted and abandoned properties; and addressing tax delinquent properties. Multiple action steps were identified to achieve the established goals. Short term action items include developing a revolving loan fund that would bridge the gap between the cost to build and the cost to sell homes. The revolving loan would allow the county to work with developers to create homes with affordable rent and/or new home prices. The second short term action is to create an employer-funded down payment assistance program. Loan term action steps are to develop a blighted and abandon property remedy plan (by establishing ordinances, create priority properties list,

establish best practices, employ a shared enforcement officer, and allow the RLF to be open for home owners to apply for rehabilitation assistance) and establish a tax delinquent property plan that will determine how the city/county can acquire tax delinquent land to be used for future development.

The City of Albia conducted a Housing Assessment & Action Plan in 2002 that assessed market study and development plan regarding future housing structures. The goals established are: 1. “Rezone specific areas to allow for multi-family housing. 2. Update the zoning ordinance. 3. Gain support for the development of senior housing. 4. Develop new senior housing. 5. Adopt the International Property Maintenance Code. 6. Build new single-family rental units. 7. Convert owner-occupied housing to rentals. 8. Build new 3-bedroom ranch homes for under \$100,000. 9. Rehabilitate homes in fair condition to bring up to modern standards code.” There has been extensive effort given to make progress on each of the goals established 17 years ago.

Accomplishments include rezoning of parcels that have allowed for approximately 20 duplexes to be built, a new senior living complex has been constructed near the hospital, The International Property Maintenance Code has been adopted, multiple single family homes have been built in Albia but there is uncertainty on the price and have been a variety of styles, and recently local contractors have been purchasing houses as an investment to rehabilitate and place back on the housing market.

Chariton’s 2014 Housing Needs Study indicates that the greatest need is “family housing”. This type of household was identified as 3-4-bedroom house, 2-3 stall garage, modern technologies and amenities. Priority was placed upon developing new housing subdivisions that include single family dwellings and duplexes at a replacement rate of 1% stock annually. Participants were hopeful that residents who would ‘up-grade’ to the new housing stock would free up inventory for entry-level and more affordable housing options. The survey also states, “the quality of rental and purchase options as well as the number of dilapidated structures throughout the community reflects a poorer quality of life than what Chariton residents enjoy.” To address this issue the survey recommends greater use of demolition programs and/or the proactive approach of enforcing property maintenance and rental codes.

The City of Chariton has begun the work to improve the housing stock. Lucas County Development Corporation has purchased six lots, demolished structures. Infrastructure is currently being placed and a developer will be building ‘spec’ homes on the lots. Three homes are pre-sold, and one will be sold upon development. A partnership with Chariton Valley Regional Housing Trust Fund, Indian Hills Community College and Chariton High School has established a “Career Academy” in Chariton. The program teaches students valuable construction skills that also has allowed the rehabilitation of three homes. Chariton is home to Hy-Vee’s Distribution Center and hundreds of their employees. Hy-Vee has provided funds also to renovate workforce housing in the county. City leadership is also working with local landlords interested in selling rental homes if they can receive a tax abatement. Partnership with IHCC Academy Program is another source working on housing.

The Chariton Valley Regional Housing Trust also works in all four counties on housing needs for low to moderate families.

The City of Centerville Blight Assessment drafted in December 2019 from Simmering- Cory was completed for all residential and commercial properties within the city limits. Information was collected by windshield surveys and discussions with city staff, local realtors and other resources. This assessment the city can use to amend any current or develop new Urban Renewal Plans. For the final report information can be obtaining by contacting the City of Centerville directly.

C. Employment and Income

The Chariton Valley Region was a place of wealth during the coal mining era; however, the 2017 ACS identifies almost half of the region’s households’ incomes are less than \$50,000 and one quarter the households in the region had household incomes exceeding \$100,000 annually. Exhibit 20 illustrates that the largest category percentage includes 20% of households earning \$50,000-\$74,999 annually from 2012-2017.

The median incomes range from \$50,000 in Monroe County to \$40,000 in Appanoose County and equates to a regional median income of \$45,000. All four counties are significantly lower than the State of Iowa at \$54,570 and the national median average of \$55,322.

Appanoose, Lucas and Wayne Counties are ranked highest for poverty population category with children under 18 years age. Monroe County’s greatest poverty age group is the elderly population over 65 years old. The region in whole saw an overall increase in the number of residents living below the poverty threshold. Lucas County saw an improvement in households struggling in poverty with a decrease of 3%.

2017 ACS indicates that a higher percentage of males over the age of 25 years have an education level that is less than a high school diploma compared to females the same age. (Men-10.5%/ Women 8.7%). An education level can directly impact the occupations the person is eligible for and income range.

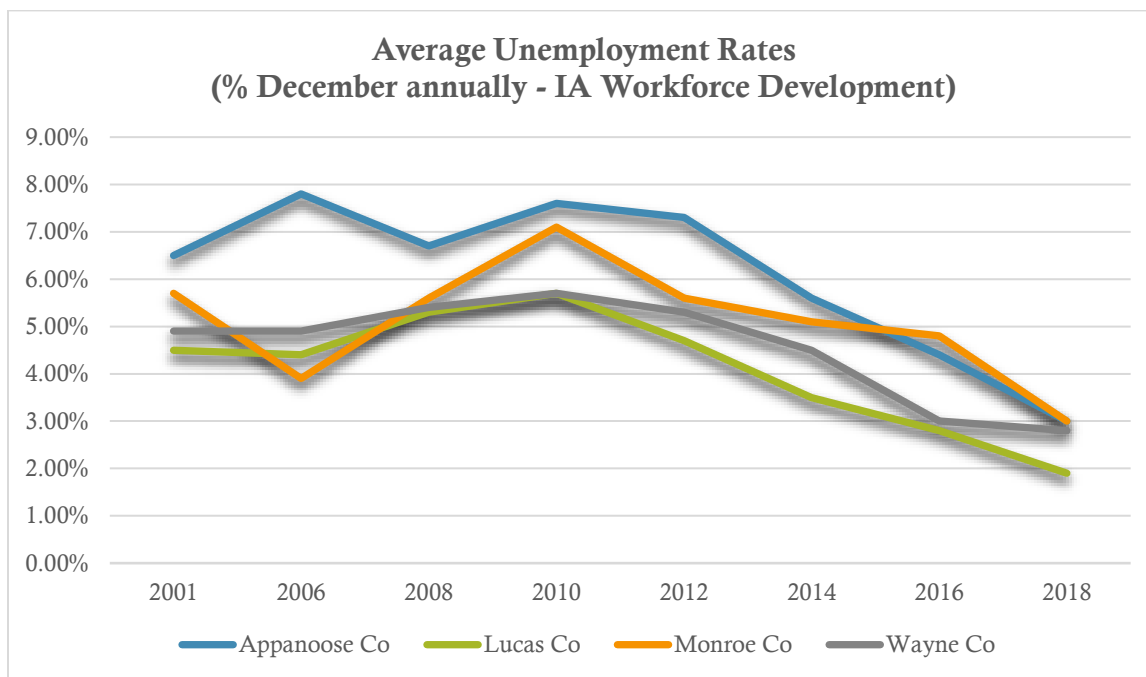
Licensed Childcare Facilities by County:
Appanoose Co: 10
Lucas Co: 7
Monroe Co: 10
Wayne Co: 8

The ACS estimates more than 4,600 children under nine years old reside in the Chariton Valley CEDS region. Many of the children this age will require childcare for working parents. CEDS Committee members have indicate that this region has a shortage of quality, licensed childcare facilities. Greater challenges are to find childcare options that accommodate to shift workers and single parent schedules. ACS data indicates more than 25% of families in each county are led by a single parent. Local employers cite lack of childcare or sick children as one of the leading reason employees are absent from work.

The unemployment rate is defined as the percentage of the work force that is unemployed but actively seeking work. The average unemployment rate in the region has remained above the State of Iowa levels but it mirrors the overall trend. The regional unemployment rate for December 2018 was 2.65 compared to the State of Iowa rate of 2.5%. Lucas County (1.9%) was the only area that was below the state average. The other three remaining counties were slightly above the state rate. While discussing the human capital (skills, knowledge and experience of people) the committee

acknowledged that prevalent drug use, poverty and emotional challenges complicate addressing the local unemployment concerns. (Exhibit 18)

Exhibit 18: Average Unemployment Rates



Upon discussing the labor market (availability of employment and labor), Sarah Lind, former AEDC Director, reported that recent industry surveys in Appanoose County indicate that there are ample jobs available but limited motivated workforce, and so employers have trouble filling positions. “Currently our economy does not need a large industry to move in because we simply don’t have a local workforce to fill the jobs.” She recommended that perhaps better local growth options would be for “cottage businesses” with 10-12 people. Several other challenges resonated with the committee. Despite a relatively low unemployment rate, economic directors across the region state that one of the greatest challenges is to develop a motivated, skilled and dependable workforce. The survey of the Chariton Valley CEDS Region also indicated that the greatest disadvantage this region faces is the lack of available skilled workforce.

The education levels of residents directly correlate to the household incomes in the region and influence the poverty rate. The education levels of persons 25 years and older are below the State of Iowa’s averages. The 2017 ACS shows that 90% of the region’s population over the age of 25 years have attained a high school diploma or equivalency and the State of Iowa’s average as 91.8%.

Educational attainment among adults age 25 and over is lagging in the region. The most recent data available from the U.S. Census Bureau shows do not have a high school diploma or equivalent. In Iowa the percentage of adults over age 25 lacking a high school diploma or equivalent is 8.5%* (source: 2011-2015 American Community Survey Five-Year Estimates, S1501 - Educational Attainment).

Household income levels are an indicator of local prosperity and growth potential. One illustration of the poverty in the Chariton Valley CEDS region is that more households live below \$35,000 annually than the estimates for the entire State of Iowa. Another supporting factor is shown in the category of annual household incomes above \$100,000. The CEDS region is 9% lower than the state average. Exhibit 20 highlights the percentage distribution of households in each income bracket and compares the median to the years of 2012 to 2017 in the region and to the State of Iowa in 2017.

Lucas County was the only county to show a growth in the total households and saw a significant increase in households earning over \$100,000 per year. Appanoose County was the only county that experienced an increase in residents that live on an income below \$10,000 annually but did also see a significant rise in the number of households with an annual income of \$75,000 or more. Monroe County’s loss of households appears to have come from the income ranges below \$35,000 a year because all other higher income ranges have experience growth. Wayne County experienced a slight loss in the number of households, but most of the residences that showed a gain were over the annual income levels of \$50,000. Overall, in the past five years the region has significant improvement in the number of residents struggling in poverty with income levels below \$10,000 annually and an even greater improvement in the number of households above the \$100,000 annually range. Nearly one-quarter of the households now make above \$75,000/year. While another quarter live on less than \$25,000/year. (See Exhibit 19)

Exhibit 19: 2012-2017 Household Incomes by County

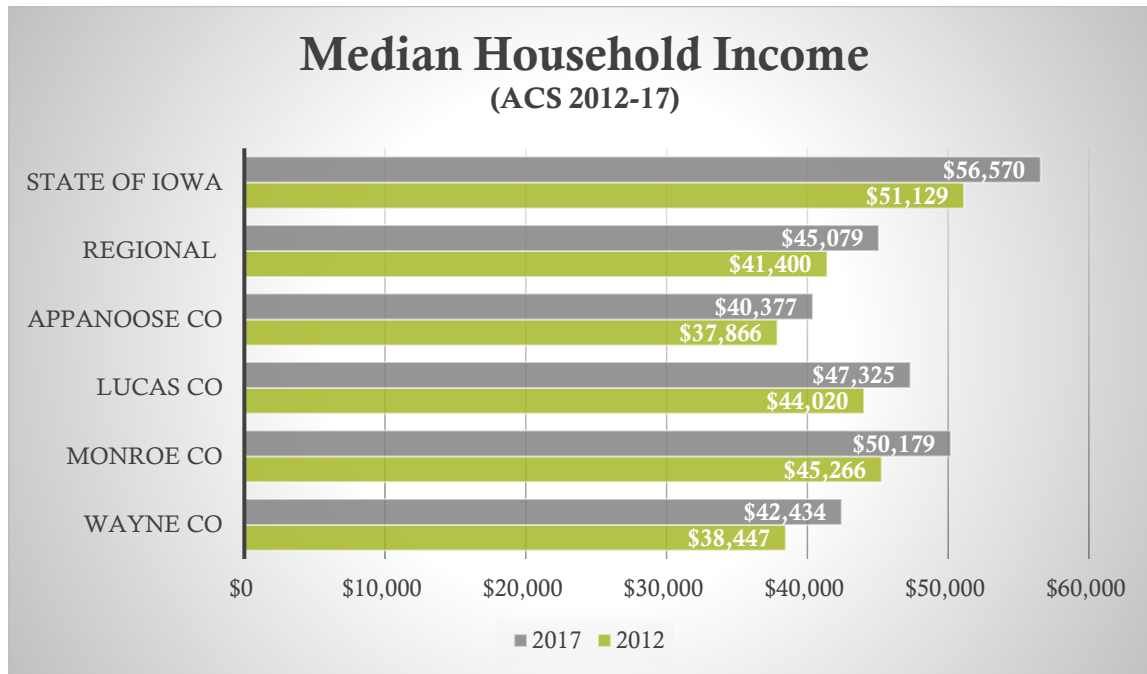
Household Income: 2012-2017									
(2012 Totals top line & 2017 Totals underneath)									
	Households	> \$10,000	\$10,000	\$25,000	\$35,000	\$50,000	\$75,000	\$100,000+	Median Incomes
			\$24,999	\$34,999	\$49,999	\$74,999	\$99,999		
Appanoose	5,481	482	1,206	819	1,000	1155	388	431	\$37866
	5,407	510	1,179	691	906	1002	543	576	\$40,377
Lucas	3,647	383	794	363	419	843	492	353	\$44020
	3,703	155	697	460	629	706	404	652	\$47,325
Monroe	3,374	288	537	489	560	650	422	428	\$45266
	3,347	189	456	362	662	794	431	498	\$50,179
Wayne	2,651	271	485	306	457	485	250	261	\$38,447
	2,631	175	518	336	452	607	231	312	\$42,434
2017 REGIONAL	15,088	1,029	2,850	1,849	2,649	3,064	1,609	2,038	\$45,079
2017 State of IA	1,251,587	6.8%	18.9%	12.3%	17.6%	20.3%	10.7%	13.5%	
2017 State of IA		71,544	182,409	123,477	175,714	244,762	175,018	278,663	\$56,570
		5.7%	14.5%	9.9%	14%	19.6%	14%	22.2%	

Source: ACS

Counties in this region have retained the rank as some of the lowest median household incomes in the State of Iowa. While the rankings have shifted negatively for the most part, median household incomes have increased in dollar terms. Monroe County is the only county that increased at the same

rate as the State of Iowa overall. The remaining 3 counties in the Chariton Valley Region increased at a lower rate. This produces a greater gap in the living wage for the area.

Exhibit 20: Median Household Income



Most of the households in the Chariton Valley Region have wage or salary as a prime source of income, yet the second most common source of income is social security. Before conclusions are drawn about the prevalence of social security income, the proportion of the region’s population 65 and older needs to be considered. A portion of the social security income is likely going to the elderly population and some of it is likely going to younger households; the exact proportion is indeterminable without much more research than the 2017 ACS holds. Public assistance and Supplemental Security Income are sources of income for a relatively small portion of the population. Supplemental Security Income is a federal program to aid the blind, disabled, and people with little or no income to meet basic needs such as food and shelter and is funded separately from Social Security. Exhibit 20 shows a breakdown of households by source of income; note that the number of households for each source do not add up to total number of households as any given household may have multiple sources of income.

Exhibit 21 Highest Educational Attainment

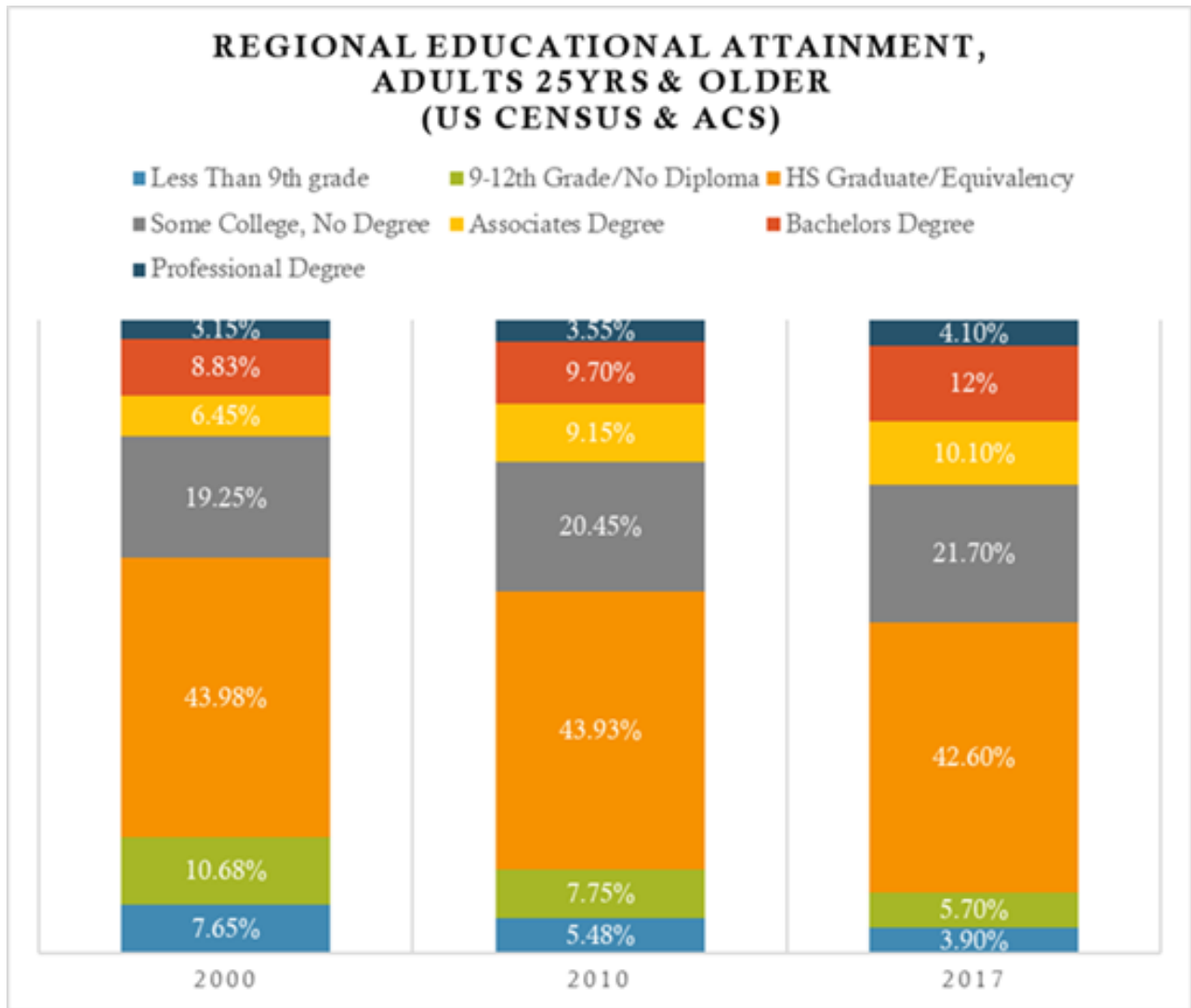
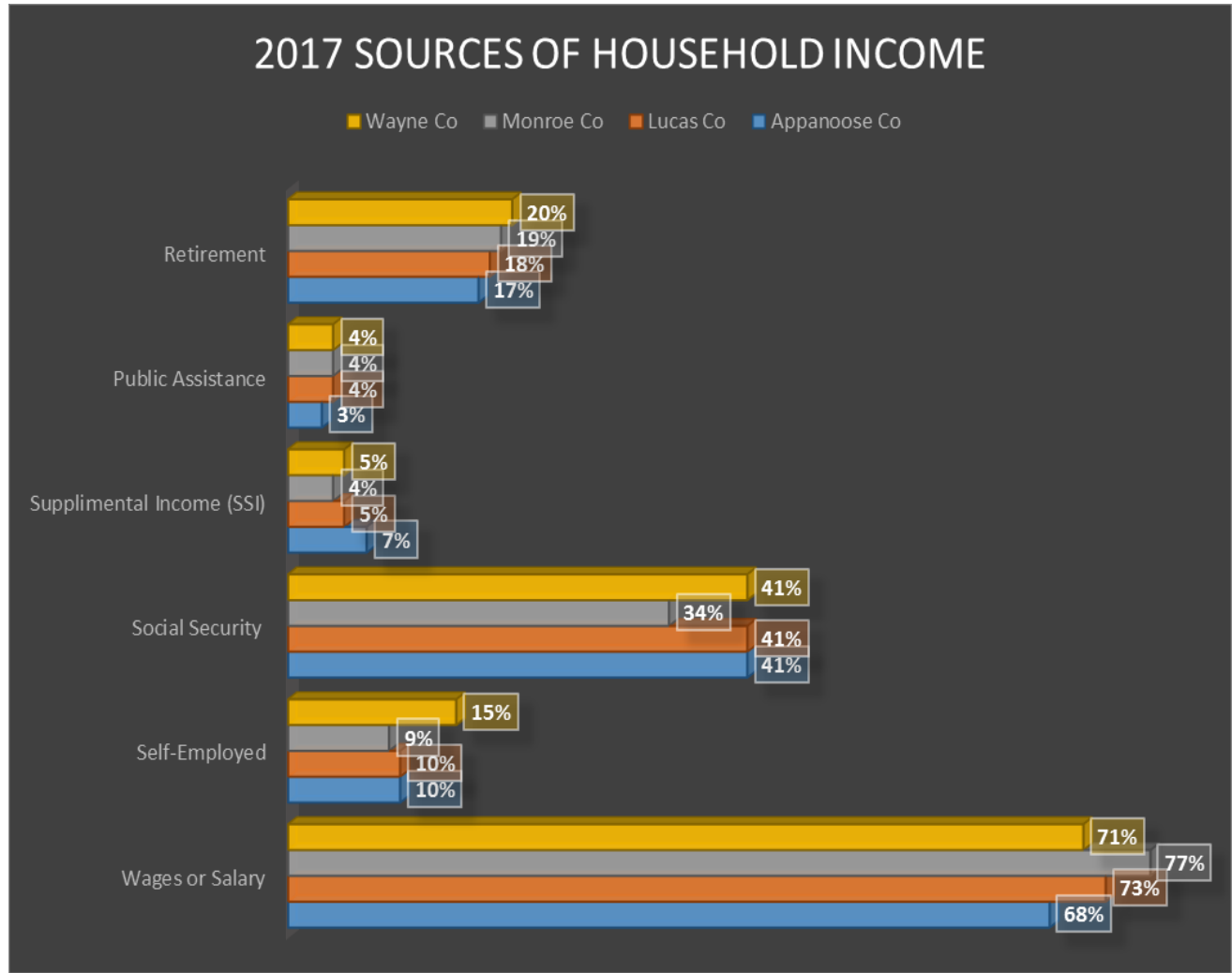


Exhibit 22: Sources of Household Income



Source: 2017 ACS

Another measurement of the region includes the number of residents enrolled to receive public benefits. The local Department of Public Health has indicated that overall enrollment for the Women, Infant, & Children's (WIC) program has declined over the past five years in this region. The 2018 enrollment estimates 361 members in Appanoose County, 307 in Lucas County, 211 in Monroe County and 161 in Wayne County. Despite the falling enrollment number in WIC the past few years, three of the counties have seen an increase in the percentage of population in poverty during the past 18 years.

Three of the four counties have elevated poverty rates that place among the poorest in the State of Iowa (see Exhibit 24). The county with the highest poverty rate was Appanoose County with 17.1% of the population living with incomes below the Poverty Guidelines (also known as the Federal Poverty Threshold) as of the 2017 ACS. Most people in this region living under this poverty threshold are children below 18 years. This is of potential concern as poverty trends tend to be cyclical meaning that youth growing up in poverty tend to remain in poverty later in life leading their children to become accustomed to similar life-prospects.

Exhibit 23: 2017 ACS Population with Income below Poverty Level by County

2017 Income below Poverty Level (2010 levels on top & 2017 below)					
	Total Population	Children under 18 living in Poverty	Income below Poverty Level: 18 - 64	Income below Poverty Level: 65 +	Percent of Population in Poverty
Appanoose	12,856	21.5%	15.3%	11.1%	15.9%
	12,352	26.3%	16.3%	10%	17.1%
Lucas	8,895	17.7%	17.1%	12%	16.3%
	8,534	10.3%	10.2%	8.6%	9.9%
Monroe	7,995	12.2%	15%	9.5%	13.4%
	7,845	12.3%	9.4%	13.6%	10.9%
Wayne	6,419	13.5%	12.4%	12.9%	12.7%
	6,476	25.6%	12.7%	12.6%	15.9%
2010 Regional Total/Avg	36,165	16.2%	15%	11.4%	14.6%
2017 Regional Total/Avg	35,207	18.6%	12.2%	11.2%	13.5%

Source: US Census Bureau

Exhibit 23 Summary:

- Overall population decreases
- Only population sector that increased in living in poverty is children under 18 years old
- Appanoose County increased in overall % of population in poverty and in all sectors except those above 65yrs
- Lucas County experienced a decrease in all aspects
- Monroe County’s senior citizens were the only population sector that saw an increase of the number of people living below poverty level.
- Wayne County experienced a significant increase (+21%) in the number of children living in poverty from 2010 to 2017

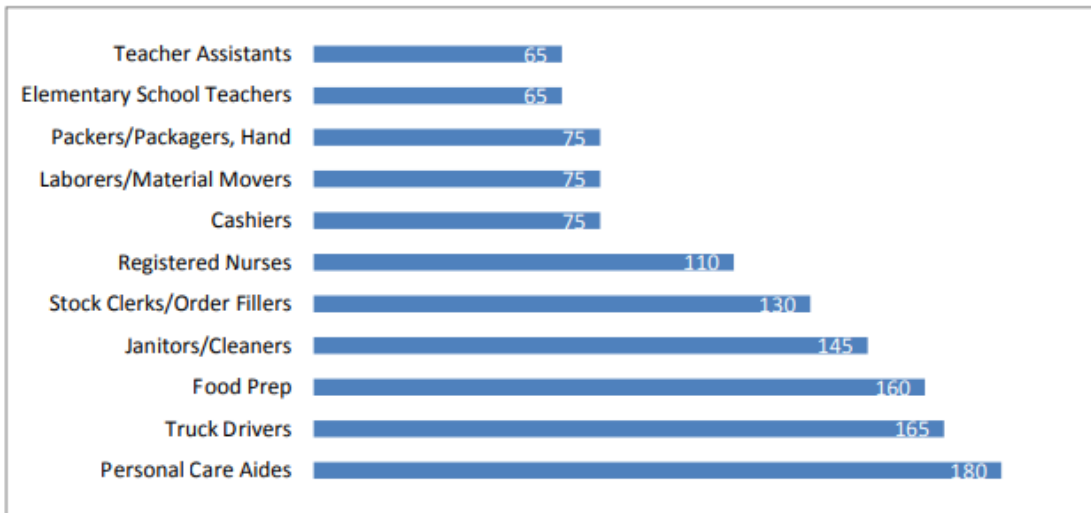
EMERGING & DECLINING INDUSTRY SECTORS

Iowa Workforce Development has issued occupational forecasts from 2014-2024 for the entire State of Iowa. This document predicts the fastest growing occupational fields to be wind turbine technicians, occupational therapy assistants, operations research analysts, information security analysts, and physical therapists. The largest projected job growth could be in truck drivers, registered nurses, food prep/serving workers, customer service representatives, and retail sales. When considering the expanding opportunities in Iowa and Centerville, it will be crucial for educational

institutions to educate and train students to prepare for such careers and support young professional organizations.

The Chariton Valley CEDS region is located within Iowa Workforce Development Region 15. This region’s top eleven occupations expected to have the largest employment growth for 2016- 2026 will account for 1,245 (or 35%) of the projected 3,565 new jobs. The major occupational groups of Personal Care; Food Prep; Office/Administrative; Building/Grounds Maintenance; and Transportation/Material Moving will account for the bulk of new jobs as shown below.

Exhibit 24: Largest Employment Growth Predictions 2016-2026



Workforce Region 15’s top eleven occupations expected to have the largest employment decline for 2016- 2026 will account for 430 (82%) of the projected 525 lost jobs. Office/Administration; Farm Work; and Production occupational groups are expected lead the way as shown below.

Exhibit 25: Predictions for the Most Significant Employment Decline

Occupation	# of Jobs
Team Assemblers	-135
Secretaries & Admin Assistants, Ex Legal, Medical, & Executive	-70
Executive Secretaries & Executive Admin Assistants	-55
Bookkeeping, Accounting, & Auditing Clerks	-30
FarmWkrs, Farm, Ranch, & Aquacultural Animals	-25
Assemblers & Fabricators, All Other	-25
Mold/Core/Cast Machine Setters & Operators, Metal & Plastic	-25
Cooks, Fast Food	-20
Chief Executives	-15
Postal Service Mail Carriers	-15
Agricultural Wkrs, All Other	-15

Recent Local Growth – East Penn is expanding to create 250+ new jobs (Corydon, Wayne County); Camp365 relocation added 10 now (expectation of 166 over 3 years (Albia, Monroe County), Cargill continuous expansions added 17 jobs (rural Monroe County); HyVee “Fresh Cuts” expansion created 211 new positions(Lucas County) , Johnson Machine Works added 15 jobs(Lucas County) , Seats opened a facility that will create 40-60 jobs (Chariton, Lucas County), & Fatbaggers each added several jobs (Chariton, Lucas County); C&C Machine added 25 new jobs. (Centerville, Appanoose County)

Future predicted growth within region and surrounding area: Osceola, IA will see 150+ jobs due to new business & expected additional businesses along interstate. The Bio-Processing Center has several prospective projects that could spawn significant structural and employment growth. John Deere in Ottumwa manufactures equipment and believes that additional production lines could provide the region with additional job opportunities as well.

Business owners and entrepreneurs that completed the CEDS survey indicated that they need the following assistance to expand or develop their businesses:

1. Website development/technology upgrades (87%)
2. Local government business retention/expansion programs (83%)
3. Marketing (80%)
4. Networking with similar businesses/industry associations (73%)
5. Business planning/counseling (67%)
6. Street/Façade improvements (67%)
7. Access to capital funding (60%)
8. Bookkeeping/Auditing/accounting services (53%)
9. Help obtaining licenses/permits/regulations (40%)

Federal funds are distributed by factoring in economic distress levels for a region. EDA determines the distress levels based upon unemployment rates, per capita money income, and per capita personal income. Below are the calculations generated by the ‘Tools for Economic Development’ page of the EDA website.

Exhibit 26: Distressed Criteria Report

Distress Criteria Statistical Report

Reference Date: **04 / 2019 (All data elements refer to this date or earlier.)**
 Region Consists of: Appanoose Co. IA, Lucas Co. IA, Monroe Co. IA, Wayne Co. IA
 Report Date: 6/5/2019 11:11:25 AM

Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculations
24-month Average Unemployment Rate (BLS) period ending April 2019	2.92	4.00	-1.08
2017 Per Capita Money Income (5-year ACS)	\$25,646	\$31,177	82.26%
2017 Per Capita Personal Income (BEA)	\$38,776	\$51,640	75.09%

Economic Distress Criteria—Geographic Components

	24 Month Unemp	Threshold Calculation	BEA PCPI	Threshold Calculation	Census PCMI (2000)	Threshold Calculation	ACS 5-Year PCMI	Threshold Calculation
Appanoose County, IA	3.40	-0.6	\$36,161	70	\$14,644	67.8	\$25,543	81.9
Lucas County, IA	2.18	-1.82	\$40,185	77.8	\$15,341	71.1	\$27,234	87.4
Monroe County, IA	3.14	-0.86	\$40,278	78	\$17,155	79.5	\$25,929	83.2
Wayne County, IA	2.74	-1.26	\$40,085	77.6	\$15,613	72.3	\$23,367	74.9

Sources: U.S. Bureaus of Census, Labor Statistics, and Economic Analysis; Calculations generated by StatsAmerica.

D. HEALTH ASSESSMENTS

The Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute have partnered to collect health data for counties across the nation for the past 8 years. The purpose of this data collection “is working to improve health outcomes for all and to close the health gaps between those with the most and least opportunities for good health. This work is rooted in a deep belief in health equity, the idea that everyone has a fair and just opportunity to be as healthy as possible, regardless of race, ethnicity, gender, income, location, or any other factor. Increasing opportunities for everyone can reduce gaps in health. For example, providing better access to high-quality education and enrichment opportunities boosts workforce skills that are key to landing a good job and for upward economic mobility.” <http://www.countyhealthrankings.org/what-is-health>

The information can be used to help understand what is happening in a region, what health trends can be revealed, establishing priorities and goals. The county rankings are generated by utilizing 35 measures

that range from length of life, quality of life, health behaviors, clinical care, social & economic factors, and physical environment.

Exhibit 27: Iowa County Health Rankings & Roadmaps
 Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute
 (Rankings are compared to the 99 counties in Iowa)

	2019 Health Outcome Rankings	2014 Health Outcome Rankings	2011 Health Outcome Rankings	2019 Health Factors Rank	2014 Health Factors Rank	2011 Health Factors Rank
Appanoose County	99	99	99	96	98	88
Lucas County	52	81	57	79	46	56
Monroe County	84	91	87	82	61	49
Wayne County	97	96	97	89	84	78
Regional Average	83	92	85	87	72	68

The data from the past eight years indicates that Appanoose County has fallen to the lowest ranking in the state. Lucas County has fallen in rank for the health factors which include categories of health behaviors, clinical care, social & economic factors and physical environment. While Lucas County’s status in overall health rankings has fluctuated, it has improved to the best ranking yet for the county at 52 in 2019. Monroe County’s health trends follow a similar pattern to Lucas County, while the health factors have caused the rank to dwindle the overall health outcome ranking is at their peak of 84. Wayne County’s low health factors also weigh on the rankings in 2019. The overall health outcome rankings for the region remains consistent for the 4-county region.

Quick Fact: Survey results state that the conditions of city sidewalks in most communities are in poor condition and pose a potential risk to patrons. This may also contribute to the decrease in physical activity of residents.

Chapter 4: Infrastructure

A. TRANSPORTATION

Iowa Department of Transportation has planning affiliations designated throughout the state. Chariton Valley Planning and Development Council of Governments is contracted by Iowa DOT as a Regional Planning Affiliation (RPA). Centerville coordinates with Regional Planning Affiliation 17 (RPA 17) also titled Chariton Valley Transportation Planning Affiliation (CVTPA). RPA 17 region consists of Appanoose, Clarke, Davis, Decatur, Lucas, Monroe, Wayne Counties and the City of Centerville. The RPA facilitates coordination among local, regional, state and federal agencies on transportation issues and plans. They are also responsible for planning the development system that provides safe and efficient movement of people and goods within and between modes of transportation including streets, highways, bicycle, pedestrian, transit, rail, water and air.

The Chariton Valley CEDS Region includes four of the seven counties in the Chariton Valley Transportation Planning Affiliation (CVTPA) region identified by Iowa's Department of Transportation. The region has multiple modes of transportation available for residents, businesses, and industries. Efficient movement of good is one of the keys to effective competition in the world market system. As a result, policy makers, industry specialists, and transportation planners have recognized that an efficient freight system is critical in every community. The primary modes of freight in this region are truck and rail. Though the freight modes can be described separately, the different modes are often used in a combination.

There are three public airports in the region, one in each county except Wayne County. There are heliports at each of the county hospitals. Each of the medical heliport facilities are in the county seats – Albia, Centerville, Chariton, and Corydon. There are also six private air facilities in the region. These airports are dedicated to general aviation and there are not commercial air services directly to the region. The nearest commercial services are in Des Moines and Ottumwa.

According to State of Iowa's Rail Transportation Plan, "in 2017, 308 million tons of freight were moved by rail, indicating that, like highway, Iowa's rail system is also critical to the movement of freight between Iowa and the rest of the nation". There are six primaries 'Class I' rail providers in the state and three of them offer service through Chariton Valley CEDS region. BNSF Railway intersects Monroe and Lucas Counties. Union Pacific Railroad has rail lines that go through Lucas and Wayne Counties. Iowa Southern Railway is a short line railroad track that connects Centerville's Industrial Park to class one rail service in Albia, Monroe County.

Fourteen distinct US and State highways connect within and outside of the CVTPA area with two primary east-west routes, two primary north-south routes and various local connections. Many of the highways in the CVTPA are two-lane paved routes. Interstate 35 runs north-south in the counties immediately to the west of the Chariton Valley Region, Interstate 80 runs east-west two counties to the north, and US Highway 63 is proposed to be a four-lane connecting Missouri's four lanes to the four lanes in Ottumwa. This limited access to a four-lane highway can be a limitation to the economic growth of the CEDS region, especially for companies that consider proximity to transportation resources in locating decisions. Another concern for the region is deteriorating or sub-

standard bridges, some with weight restrictions or limitations on number or width of vehicles using them at a given time, especially regarding semi-trucks and agricultural equipment.

Exhibit 28: Description of street categories in federal functional classification system		
Street Classification	Description	# miles in CEDS Region
Interstates	Connects cities and allow travel over multiple states at high speeds.	0
Other Principal Arterials	Connect major regional activity centers and allow long distance travel at high speeds with minimal interference.	132.84
Minor Arterials	Connect with major/principal arterials at .5 to 1.0-mile intervals to connect parts of a city together.	91.29
Major Collector	Provide service to any county seat not on an Arterial route, to the larger towns not directly served by the higher systems and to other traffic generators of equivalent intra-county importance such as consolidated schools, shipping points, county parks and important agricultural areas. Serves as the most important intra-county travel corridors.	501.06
Minor Collector	Connect with arterial system to link neighborhoods together at relatively low speeds.	600.91
Local	Link individual properties to higher order streets at low speed.	2020.14
	TOTAL MILES OF REGIONAL ROADWAY	3,345.52

1. Pavement & Bridge Conditions

Roadways provide a crucial contribution to economic development growth and bring important social benefits. Roads are of vital importance to the region for the transportation of goods, services and people.

Iowa Department of Transportation provides the “Iowa Pavement Management Program” to monitor pavement conditions across the state. The program integrates data collection and a database to track the condition of pavements on non-National Highway System (non-NHS) federal-aid-eligible roads. Non-NHS roads may be in state, county, and city jurisdictions. The maps in the appendix show most of the rural paved roadways are in fair to excellent condition. Most poor to very poorly rated roads are in or surrounding the county seats where economic hubs are located.

The roadway infrastructure across the nation is desperately needing improvements. Iowa is outpacing the roadway and bridge repair expenses comparing to funds available. Iowa DOT estimates there are over 24,000 bridges in the state and approximately 4,500 are rated as poor condition and/or structurally deficient.

The Iowa Department of Transportation’s bridge “condition story map” helps explain how bridge condition in the state is trending. It’s a way to present data and see layers of information on state,

county, and city owned bridges. Each layer indicates the total number of bridges in that area and a breakdown of the condition, serviceability (or usefulness based on current design standards), and weight restrictions in place. Maps in the appendix will identify specific locations of the bridges in each county. Over one-third of the bridges in the region are in poor condition and deemed structurally deficient.

Exhibit 29: Bridge Conditions						
Chariton Valley CEDS Region Bridge Conditions						
www.iowadot.gov	Total # bridges	Iowa Bridge Condition Index Rating			SPFO Rating	
Location		Good	Fair	Poor	Non-Deficient	Structurally Deficient
Appanoose Co	171	57	59	54	117	54
Lucas Co	170	50	55	64	106	64
Monroe Co	130	30	62	38	92	38
Wayne Co	152	58	59	35	117	35
Regional Total	623	195 (31%)	235 (38%)	191 (31%)	435 (69%)	191 (31%)

2. Freight Trends

Freight is defined by the “transportation of goods by truck, train, ship or aircraft” (www.dictionary.com). The State of Iowa lies in the heart of the country and demands efficient movement of freight to connect providers across the nation. Iowa’s freight is moved in several ways but is predominantly transported by truck and rail. Both modes have seen steady growth in the state throughout the past couple decades.

a. Truck Transport

According to State of Iowa’s Transportation Plan, “Large truck traffic on Iowa’s highways will continue to increase in the future. Freight movement by truck in Iowa is heavily on the interstate and commercial and Industrial Network (CIN), which is part of the National Highway System.” This system comprised approximately 85% of Iowa’s large truck traffic in 2010. The State Transportation Plan indicates a substantial increase of truck traffic on the secondary road systems during the past 30 years. The major secondary highways through the region are U.S. Highways 65, and 34; Iowa Highways 14, 5, and 2; and County highway 137 that leads to the Cargill complex. These roads provide connection access to larger street classifications. “If these trends continue, large truck traffic will grow approximately 66% between now and 2040, which will certainly impact Iowa’s highways through increased congestion and deteriorating pavement conditions.”

During the same time, it is noted that truck traffic on municipal roads have remained relatively stable. CVTPA has more than 2,500 miles of county-maintained roads. “If these trends continue, large truck traffic will grow approximately 66% between now and 2040, which will certainly impact Iowa’s highways through increased congestion and deteriorating pavement conditions.”

The state has identified key freight facilities throughout the state as biodiesel plants, ethanol plants, barge terminals and licensed grain elevators. Chariton Valley CEDS region does not have any biodiesel plants nor barge terminals. One Ethanol plant is located northeast corner of Monroe County at the Bioprocessing Center. This is one of the largest freight generators in the region. It generates highway traffic and rail traffic as well. There are two licensed grain elevator warehouses in the region, one in Monroe County and one in Wayne County.

Along with hard surfaced roads, there are also approximately 4,000 miles of Level A and Level B roads. These roads are predominately used to access fields and bring crops to market. Increasingly larger and larger farm machinery is taking a toll on the condition of Level A and Level B roads throughout the area and will continue to be a mounting maintenance problem. The impact on gravel and dirt roads, though different, is equally destructive.

b. Rail Transport

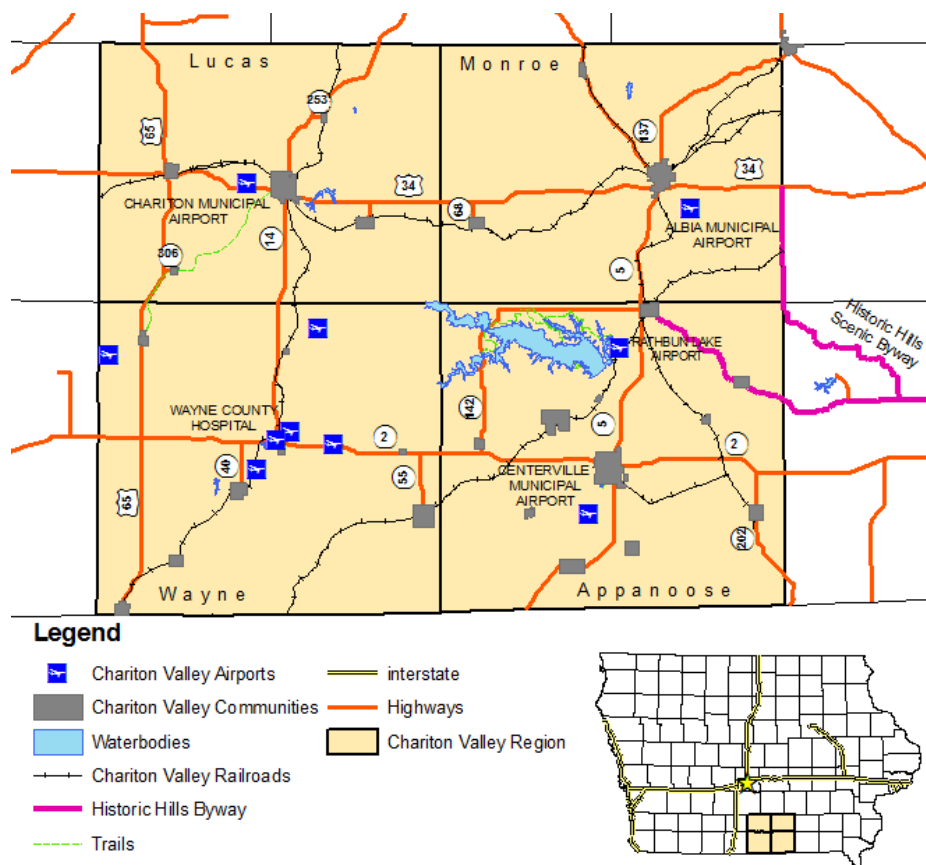
There are four railroad operators in the Chariton Valley Region CED. Two of the four railroads are class 1 while the other two are class 3, including the Iowa Southern Railway. See Figure 4 for a map showing significant transportation infrastructure.

The Iowa Southern Railway - Progressive Rail is a 35-mile short line railroad in Appanoose and Monroe Counties. This line was formerly known as the Appanoose County Community Railroad and was sold in 2016. The rail provides an on-demand service to industries in Centerville and Albia. Interchanges to NS, BNSF, and CP exist at Moravia and/or Albia. This economic asset is utilized by Lee Container, Iowa Steel and Wire, County Roads Department, Centerville Produce, Amcor (Curwood), Centerville Iron and Metal, and RELCO. The City of Centerville established a public multimodal center at Centerville Produce by accessing DOT funds to construct a rail spur and loading dock near 21st and Clark St. This gave Centerville Produce the option to ship grain by rail more economically than truck. Iowa Southern Railway also recently spent approximately \$1 million in cross tie replacement and installing a propane terminal in Moravia. Prior to the sale of the company, APNC received \$2M for cross tie replacement and rehabilitation of bridges in Appanoose County and in Albia.

Rail freight service is provided by the Union Pacific Railroad (UP). The UP serves the Cargill and Ajinomoto plants in the industrial park at Eddyville. The UP line parallels the west side of US 63 north of Eddyville. It then travels west of Eddyville to the industrial park. South of the industrial park, the UP line continues southwest to the Burlington Northern main line near Albia. Amtrak provides daily rail passenger service to Ottumwa using the Burlington Northern main line. Amtrak does not serve Eddyville.

The greatest rail traffic density occurs along BNSF, who offers service west/east across the state. This line is one of the three largest providers of rail service in Iowa and is the most traveled in the southern half of the State of Iowa. This rail provides service to the Bioprocessing Center located in Monroe County. This facility has continued to grow since its inception in 1985. The successful business has resulted in an increase of overall traffic in this region. The track is also utilized by AMTRAK for passenger transportation services. “Between 1985 and 2009, traffic volumes increased by 121% in rail car-miles and 189% in net rail-ton miles. Some Iowa rail lines, particularly the east-west main lines, have experienced and will continue to experience dramatic increases in freight traffic through 2040. For the communities that these lines pass through, this means increase in railroad-related impacts, such as traffic congestions, blocked crossings, noise, air pollution emissions, and delays in emergency response.” (State of Iowa Transportation Plan).

Figure 30: Transportation Infrastructure



Source: Iowa Department of Natural Resources GIS and Iowa Department of Transportation GIS
 Prepared by Chariton Valley Planning and Development Council of Governments - LRTP

The region could see a significant increase of freight movement with the planned wind turbine farms proposed for eastern Appanoose County. Traffic on roadway systems will be increased as well as the

weight capacity of loads. There may be additional opportunity for rail accommodations for transportation of turbines as well.

3. Transit Services

10-15 Transit is a state and federally funded public transportation system that provides service to this region. The service is open to the public and includes transport options for persons with disabilities. Riders can use the transit for work or personal use and the rides can be to local businesses or out of town for important appointments. There are no on demand transportation options such as fixed-route systems in the region. Transportation service provides a critical service to the economic vitality in a rural region.

Other options for transportation are the local care centers who provide transport of their own residents, Veteran's Affairs office that utilizes a county van for transport of veterans and a volunteer group who offers transportation for individuals that meet their criteria. There are few 'app-based transportation services' (Uber, Lyft, etc.) in the region. The nearest taxi service dispatches from Ottumwa, nearly 45 miles away. Few people utilize the service due to added expense of their distance to get here.

4. Electric Transportation Modes

Transportation remains the country's largest source of emissions and EVs are the most promising technology to decarbonize the environment. With climate change impacts becoming more serious and roughly a decade left to avoid dangerous global warming, continued EV deployment is key to a safe climate future. Iowa's registration of electric cars is climbing but at a lower rate than our counterparts on the coasts. In June of 2016 there were 1107 electric cars registered in Iowa, but in June 2018 there was a significant increase to 3007 cars.

The U.S. Transportation Secretary, Anthony Foxx, has stated that "alternative fuels and EVs will play an integral part in the future of America's transportation system. We have a duty to help drivers identify routes that will help them refuel and recharge those vehicles and designating these corridors on our highways is a first step." Iowa has determined that the electric highway would follow the lines of the interstate system. The Chariton Valley CEDS region doesn't contain an interstate roadway, however I-35 is the next county to the west. There are four charging locations across the lower tier counties in the state of Iowa. Two exist near the eastern border, one in Centerville and the remaining location is in Lamoni.

Iowa legislature passed the Road Use Tax Fund in the 2019 session. This policy will establish a small fee for vehicle registrations that will incorporate alternative fuel use and electric that also utilize public roadways. This will generate additional funding for transportation maintenance as gas tax funds decrease when the popularity of electric vehicles increases.

5. Historic Hills Scenic Byway

Iowa Department of Transportation sponsors National and State Scenic Byways throughout the state. The roadways identified provide travelers with miles of natural beauty and historic development of

the region. The Historic Hills Scenic Byway is 110 miles, winding through rolling hills, extensive forests and towns with no fast food restaurants to be found. This area has a magnificent state forest, two state parks and Iowa's only resort state park. The southern Iowa forests are renowned worldwide for white-tailed deer hunting. Historic Hills is home to communities of both Mennonites and Old Order Amish. More than 100 Amish and Mennonite businesses thrive in the Drakesville and Bloomfield area. Drivers often find themselves sharing the road with horses and buggies as they travel the byway.

This Byway extends into the CEDS region on the east boundary of Appanoose County. Historic Hills Scenic Byway is located on local Highway J3T from Drakesville, Unionville to Moravia. There are approximately 20 miles of byway in the CEDS region. This leg of the Byway ends near Honey Creek State Park.

B. Broadband

“The Digital Divide, or the digital split, is a social issue referring to the differing amount of information between those who have access to the Internet (especially broadband access) and those who do not have access.” <https://www.internetworldstats.com/links10.htm>

This region is overwhelmingly underserved and epitomizes the Digital Divide that occurs with urban and rural settings. The Target Service Area (TSA) maps from the Iowa Office of the Chief Information Officer show that approximately 50-90% of the Appanoose, Lucas, Monroe and Wayne Counties do not have access to efficient broadband service. Service provider options throughout the Chariton Valley region are shown in Exhibit 31.

Maps provided by www.broadbandnow.com illustrate the scattered service available to residents in the rural Appanoose, Lucas, Monroe, and Wayne Counties. The availability of providers greatly varies by individual census tracts to another across 1,887 square miles target service area. This source also indicates that approximately 4,300 households in the county receive service that is below 25mbps. In some situations, a neighboring tract can be identified as having 2-3 providers, but the adjacent tract will have zero service providers.

Rural regions struggle to get basic care and services because distances separate residents from social services, employers, and neighbors. Reliable broadband not only keeps rural Americans apace with the modern world – it's a critical economic lifeline. Connectivity will allow rural communities to realize the many benefits of the internet of things – enabling farmers to further advance precision farming, bringing healthcare advances to rural communities, and empowering local businesses to better compete with their urban counterparts.

“Rural connectivity is the key, key thing in building rural Iowa”, said Grant Menke, state director for rural development of the U.S. Department of Agriculture. “Reports show that over 50% of the working population will be able to work remotely by 2020. People could have more options than ever to work city-based jobs from rural locations. Data shows that unemployment is higher where broadband adoption is lowest, causing household incomes to decrease, and lower education rates are

common. The US census data supports this and can be illustrated within the four-county region. The region has consistently ranked among the lowest eight per capita income levels in Iowa for many years. Improved internet speed tiers can allow rural residents access to online occupations, online job applications, online education opportunities for GED attainment or obtaining a certification. School districts will also be able to increase the distant learning class options and embark on partnerships with colleges to offer dual credit classes. There are eight school districts and one college in the target counties identified that could be impacted.

Trends of the future indicate a rapid growth in agencies allowing employees to work from home. “Rural connectivity is the key, key thing in building rural Iowa”, said Grant Menke, state director for rural development of the U.S. Department of Agriculture. With reports that the working population will be able to work remotely by 2020, it is essential that broadband become more accessible and efficient to satisfy this trend. This improvement could greatly impact southern Iowa residents seeking employment options.

Local businesses will need to recognize internet shopping and connecting with patrons by social media will be an essential component to economic success in the future. Forbes Magazine article “Forbes Survey Reveals What Millennials Really Want” (6/6/2016) indicates that 65% of Millennials prefer shopping online versus going to a store. However, Centerville’s “Market Study and Strategies- 2017” survey indicates that only 17% of business on the Square transact sales online.

According to the 2011 Connect Iowa Business Technology Assessment, 80% of Iowa businesses use the internet to handle their daily business functions. Among these businesses, 38% go online to recruit new employees. The 2016 Laborshed Analysis indicates that despite limited broadband access, 72% of regional resident’s state that the internet is the most frequently used resource to identify job opportunities.

Efficient broadband could have a significant impact on many cottage businesses who could expand to online sales and add more employees. TSA census map indicate that there are 841 businesses in the region that could receive direct impact and have the possibility for expansion.

C. Energy Distribution

Exhibit 31: Utility Services & Providers in Chariton Valley CEDS Region	
<i>Utility Service</i>	<i>Provider</i>
Water	Rathbun Regional Water is the major supplier to all Municipal Waterworks
Wastewater/ Sewer	Municipal Public Works Departments
Solid Waste	Private Hauler, Rathbun Area Solid Waste Commission, Waste Management,
Recycling	Rathbun Area Solid Waste Commission
Electric	Alliant Energy, Chariton Valley REC, MidAmerican Energy
Natural Gas	Alliant Energy, Allerton Gas Company, MFA
Telephone, Internet, & Cable	Mediacom, Windstream, Verizon, US Cellular, Natel, Grand River Mutual, South Central Communications, Lockridge Networks, Iowa Telecom, Moulton Municipalities

An extended interruption of service electric, petroleum or natural gas, which by an actual or impending acute shortage of usable energy could create a potential health problem for the population and possibly mass panic. International events could potentially affect supplies of energy producing products while local conditions could affect distribution of electricity, petroleum or natural gas. The magnitude and frequency of energy shortages are associated with international markets. Local and state events such as ice storms can disrupt transportation and distribution systems; if disruptions are long lasting, public shelters may need to be activated to provide shelter from extreme cold or extreme heat. Stockpiles of energy products eliminate short disruptions but can increase the level of risk to the safety of people and property near the storage site.

Quick Fact: In 2017 Iowa was the largest producer of ethanol in the United States.

Quick Fact: In 2015 Iowa ranked 5th highest in energy consumption per capita.

www.eia.gov/state

The effects of an energy shortage would be felt throughout the state. Because the distribution systems are very well developed, local shortages can quickly be covered. Storm-related energy failures may impact a few homes or the entire community and surrounding areas. Response to such disruptions depends on the severity of the damage and the availability of staff to repair the system. Due to the rural population and the relative isolation in the Chariton Valley CEDS residents may face longer periods without energy. Much like the storms in the winter of 2007, jurisdictions profiled experienced a widespread energy failure due to a severe winter storm. The area experienced this energy crisis for 2-3 days in the jurisdictions and 5-6 days in the un-incorporated regions. The hospitals operated off generators.

D. Water

Rathbun Regional Water Association is a privately held company located in Appanoose County. Categorized under Water Utilities and Sewage Utilities. Current estimates show this company has an annual revenue of \$10 to 20 million and employs a staff of approximately 50 to 99.

The RRWA provides water to around 16,000 rural families, farms, and communities, with a service area that “includes all or parts of Appanoose, Clarke, Davis, Decatur, Des Moines, Henry, Jefferson, Lee, Louisa, Marion, Monroe, Van Buren, Mahaska, Wapello, Warren, Washington and Wayne counties in Iowa and also rural water districts in Putnam, Mercer and Schuyler counties in Missouri.”

One of the greatest challenges for water distribution systems in incorporated cities throughout the region are the failing water lines due to age and composition. Most of the water lines were made of cast iron pipe and constructed between 1915 and 1930 when communities were developed. The dated cast iron pipes are unlined, and the pipe interiors are corroding unless repairs/replacements are made. As a result, systems usually have a reduced flow capacity and pressure. Due to deterioration of the pipe, the water mains are also subject to leaking joints and breaks resulting in system water loss. Significant safety risks occur due to the deficiencies in hydrant spacing and lack of hydrants with adequate flow and pressure for fire protection. Additionally, the minimum diameter of pipe allowable in water distribution systems is six inches. If no action is taken on these problems, it could result in infrastructure failure and consumers would experience water outages and fire safety would be compromised.

E. Renewable Energy

The U.S. Department of Energy identifies renewable energy as “energy from sources that are naturally replenishing but flow-limited. They are virtually inexhaustible in duration but limited in the amount of energy that is available per unit of time.” The most common forms of renewable energy include wind, solar, geothermal, hydropower, and biomass (wood & wood waste, municipal solid waste, landfill gas & biogas, ethanol, and biodiesel). In Iowa, the development of wind power became possible with a state law enacted in 1983. The law requires investor owned utilities to purchase 105MW of power from wind generation.

The largest energy source in the United States is generated from petroleum (37%) and is followed by natural gas (29%). Coal and nuclear electric power combine for a quarter of energy production, which leaves approximately 11% of energy to come from renewable energy sources. (Source: US Energy Information Administration, *Monthly Energy Review*, April 2018) However, the State of Iowa is a national leader in wind energy by producing +36% of electricity by wind. This status is predicted to be maintained in future years through multiple new wind projects being developed throughout the state. One of those projects includes a wind farm in southeastern Appanoose County and expanding into two neighboring counties as well. The project will establish approximately 150 wind turbines across the three-county area by 2020. This could create a dozen permanent new jobs once established and approximately 200 temporary jobs during the construction period. This wind

farm will be the first established in the Chariton Valley CEDS region and could be the beginning of a new growing industry.

F. Essential Infrastructure (sewer, stormwater etc.)

1. Stormwater, sewer & water systems

A storm water system manages the water runoff produced from rain or melting snow. This water is collected into storm water lines and conveyed (untreated) to natural waterbodies or detention ponds when it is possible. Otherwise, a city's storm water is collected in a network of pipes that transport water off-site quickly to and combines with sanitary sewer pipes for treatment at the wastewater treatment plant. Cities maintain the storm water systems. Frequently grant and loan funds allow for repairs. The local funding for system improvements can be partially funded through a minimal user fee per month that is billed to all households.

Quick Fact: More than 62% of survey respondents indicate “lack of funding to maintain existing infrastructure or build new infrastructure” as a serious weakness for this region’s economy.

Many communities and the unincorporated regions have started taking a more natural approach to storm water by preserving natural areas that help mimic pre-development drainage patterns. These preservation areas are located strategically where water already naturally drains. A natural system requires fewer and/or smaller costly pipes and allows for gradual infiltration into ponds, creeks or waterways. This system can be costly to maintain and have negative side effects such as stream bank erosion and contaminated streams.

All the Chariton Valley Region should protect wetlands, streams, floodplains, dry runs and flow paths from development to allow the natural drainage system to manage storm water runoff.

Most communities have begun or need rehabilitation or replacement of water/sewer lines. Numerous communities have proactively pursued grant funds or loans to address these infrastructure concerns. The capacity of water and sewer lines can play a critical role in business site locations throughout region. One example includes the large amounts of water necessary at the Hy-Vee Distribution Center in Chariton. This facility produces large quantities of ice for products and provides semi-truck wash and maintenance for the company's fleet. The City of Chariton ensures this high-quality service to businesses and residents through a multi-phased water and sewer rehabilitation plan.

ALBIA: Much of the City of Albia's wastewater collection system was installed between 1902 and 1912. Most of the original system is in the eastern and central portions of the City. In the mid-1960s, the City expanded to the northwest which included additional sanitary sewer as well. The original sanitary sewer collection pipe consists of vitrified clay with brick and mortar manholes, and the original force mains are comprised of cast iron. There are five wastewater pump stations within the City's wastewater collection system.

Much of the current Infiltration and Inflow (I&I) appears to originate mainly from the older sections of the system (east and central portions of the City). Therefore, the City has focused most of the rehabilitation efforts in this area. There have been three I&I rehabilitation projects completed to date. A fourth rehabilitation project will be completed in 2020. Reduction of I&I within the old section of the system has been identified as the highest priority. The City has developed a strategy to continue moving west along 3rd Avenue, D Avenue, E Avenue, and F Avenue, and into the West wastewater treatment facility sewer shed to line all the gravity system and rehabilitate or replace the deteriorating manholes and flush tanks in the old system.

The City has two wastewater treatment facilities. The North wastewater treatment facility process consists of a 3-cell aerated lagoon and the West wastewater treatment facility also consists of a 3-cell aerated lagoon. A project is currently underway for improvements to both facilities, which will be completed by March of 2021. This project is under a compliance order mandated by the Iowa DNR and EPA.

Trunkline replacement is also a priority as well as future improvements and/or replacement of pump stations.

The City of Centerville maintains the storm water system and determines that the general condition of this system is rated as “good”. The majority (65%) of respondents to the public survey stated they believe water and sewer services provide good to excellent service.

Centerville Public Works is responsible for the Wastewater Treatment Plants and the Sanitary Sewer Collection System. The City of Centerville has two treatment plants, the East Plant and the West Plant. Together they process an average daily flow of 750,000 gallons. Centerville Public Works staff also maintains approximately 50 miles of sanitary sewer main, approximately 800 manholes, and 7 lift stations. Only one lift station, at Golfview, will need repair within the short term. This project was divided into ten separate phases to re-line or replace the majority of the existing sanitary sewer pipes. It will include rehabilitating or replacing over 32 miles of sanitary sewer pipe and over 700 manholes. Currently the city has completed 7 of the 10 phases since 2004.

Quick Fact: Survey results show that respondents are concerned about the declining population and the corresponding declining tax base. This issue is compounded by the high poverty rate which can make funding infrastructure projects difficult.

The water system will be an ongoing improvement projects for years to come. Approximately 30-40% of mains need to be replaced. Other future projects include all fire hydrants have the approximate ISO rating and the city will need to renew the long-term water agreement with Rathbun Regional Water Association.

CORYDON: The City is currently undergoing an improvements project that consists of replacing approximately 2,300 linear feet of water main pipe, installation of 2 fire hydrant assemblies, 36 service connections, and 4 main-to-main connections. Corydon intends to continue improvements to the system. It is also noted that the water tower is in disrepair and in much need of replacement.

The City is also partnering with East Penn Manufacturing to install a new building that will house the RRWA water meter and water tower controls. The project construction is anticipated to start in November with completion in the Spring of 2020.

Much of the City's street infrastructure is in poor condition. The City recently awarded a contract to mill and place asphalt on 9 streets. The streets are as follows: S. West Street, Anthony Street, N. East Street, E. Monroe Street, W. State Street, E. State Street, and S. Franklin Street. The City has also requested proposals from companies to perform an evaluation of the streets. This report will assist the council with prioritizing the needs and establishing a budget, as well as prepare a strategy for future improvements.

The City's sanitary sewer collection system is comprised of approximately 68,770 linear feet of pipe ranging in size from 6-inch diameter to 15-inch diameter. Much of the system is comprised of 8-inch diameter vitrified clay pipe. There is also approximately 1,200 linear feet of 4-inch force main. The City experiences Infiltration/Inflow (I&I) of storm water into the sanitary collection system. To date, the City has rehabilitated approximately 10,000 linear feet with cured-in-place-pipe line (CIPP) and has repaired or replaced approximately 21 manholes. The City recently completed a project that involved CIPP of approximately 700 linear feet of 8-inch sanitary sewer pipe. The project scope also includes rehabilitation of 3 manholes.

The City has 3 pumping stations that were replaced in 2012.

The City's existing wastewater treatment facility is a 3-cell aerated lagoon. The facility is not in compliance with the current NDPES permit and construction on improvements to the facility is anticipated to commence in the spring/summer of 2020.

CHARITON: The City of Chariton, Iowa is currently reviewing and completing a study on the wastewater treatment plant, which was last updated in the 1980's. There are several areas that need repair and other areas that are outdated. The city acknowledges the need for upgrading or a new facility. Along with the wastewater treatment plant, the sewer structure is older and needs to have updates made. Currently, the city has been replacing sewer lines as needed. To handle concerns and other needs for aging sewer system, the City has purchased a camera to analyze inside the sewer main lines to investigate issues. This has assisted in maintenance and preventing future issues in the sewer system. The City has a total of seven lift stations. The 16th street lift station is one of the largest stations and was upgraded with new pumps and electrical panels during the fall of 2019. The West Lake lift station will be upgraded during 2019-2020. This includes new pumps and boring under the west lake for the project.

The City has worked to improve storm water management with several projects in 2019. However, we consider the improvements of drainage with the use of storm water inlets and additional pipes to drain stormwater properly in several areas of the community. The City needs to continue to work on stormwater management.

The City of Chariton will be continuing to work on improving our water systems. This will include working on additional infrastructure for new housing developments soon.

2. Public Safety

* Appanoose County fire department and first responders: Centerville Fire and Rescue Service, Cincinnati Fire Department, Mystic Fire Department, Moulton Fire Department, Moravia Fire Department, and Exline First Responders. The Centerville Fire Department is a combination paid/volunteer department. The members consist of a full-time chief, 2 volunteer asst. chiefs, 2 full-time captains and around 25 volunteers. The volunteers are split up into three categories, 13 regulars, 7 trainees, and up to 5 auxiliaries. The Centerville Fire Department's primary role, as with any fire department, is the preservation of life and property. Appanoose County E911 service and medical transport service have been provided by a private entity. The private agency recently determined the existing E911 program was no longer profitable and changes must occur. Centerville took the initiative to establish a local 911 emergency service to guarantee medical care is provided to residents. Centerville Fire & Rescue began in January 2019 and employs 5 EMT's to man 2-3 ambulances.

* Lucas County fire department and first responders: Chariton Fire Department, Lucas Fire Department, and Russell Fire Department. Lucas County Health Center Ambulance Service.

* Monroe County fire department and first responders: Albia Fire Department, Lovilia Fire Department, and Melrose Volunteer Fire Department. Monroe County Hospital Ambulance Service.

* Wayne County fire department and first responders: Corydon Fire Department, Seymour Volunteer Fire Department, Lineville Fire Department, Humeston Fire Department, Allerton Fire Department, and Millerton Fire Department. Wayne County Hospital Ambulance Service.

Each county in the region has safety and law enforcement provided by County Sheriff's offices. The officers provide service to the unincorporated county and all small municipalities in each county. The county seat communities of Centerville, Albia and Chariton each provide their own police service within city corporate limits. Corydon is the Wayne Country seat; however, their law enforcement is included in the Wayne County Sherriff's office.

Cost of Living

Cost of living indicators are based on a US average of 100. An amount below 100 indicates a location is cheaper than the US average. A cost of living index above 100 means a location if is more expensive than the US average. The Midwest traditionally has a lower cost of living when comparing living on either coast. The State of Iowa cost of living is approximately 89.5 and the CEDS region is below with an average of 83.4. (www.city-data.com)

Chapter 5: Economy

Income

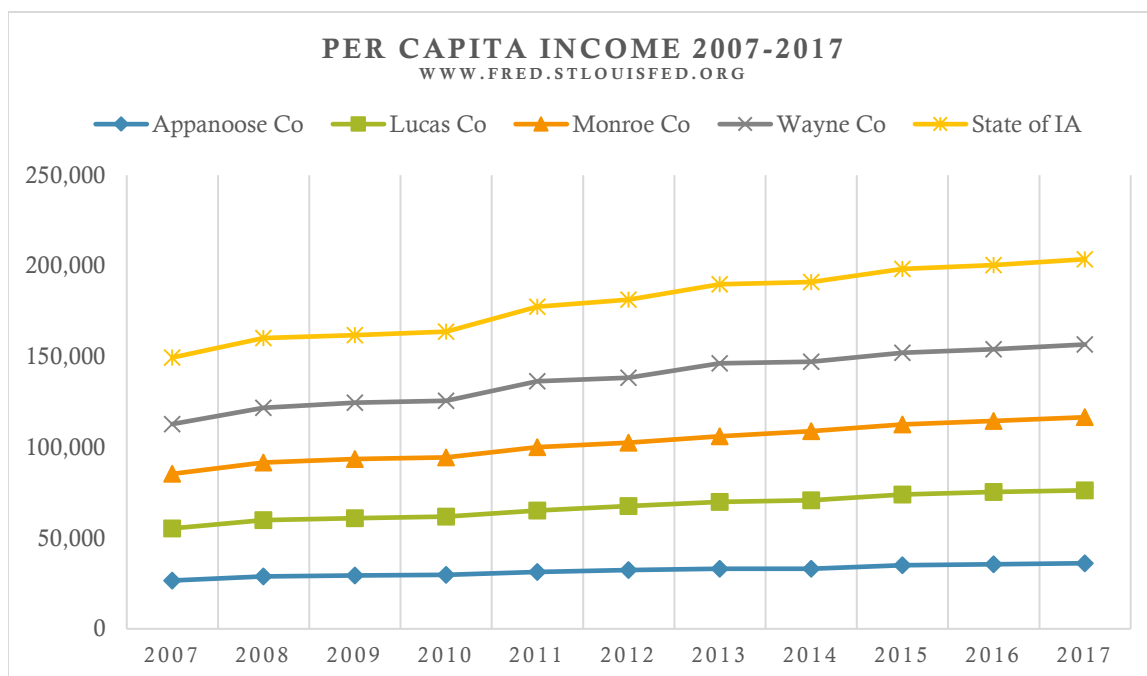
The State of Iowa ranks 26th in the nation for per capita personal incomes (PCPI); the PCPI is a measure of economic wellbeing of people that distributes total personal income for a given area by the total population of that area. Within Iowa, Monroe County ranks 90 of 99 in terms of PCPI while the remaining three counties rank among the very lowest as 96, 97, and 98. The median household incomes for the region have not increased at the rate as the rest of Iowa or the United States. Monroe County is the only county in the region that increased at the percentage rate as the State of Iowa. The remaining 3 counties in the Chariton Valley Region increased at a lower rate. Overall, counties in this region have retained the rank as some of the lowest median household income in the State of Iowa for several years. While the rankings have shifted negatively for the most part, median household incomes have increased in dollar terms. This produces a greater gap in the living wage for the area. This suggests two possible things; 1) population is growing faster than incomes, which is not supported by population data for the Chariton Valley Region or 2) incomes are falling with an increasingly smaller proportion of the population earning more of the money while the lower-income population grows.

Exhibit 32: Per Capita Personal Income Rankings in Iowa 2017

Per Capita Personal Income		
	PCPI	Rank
Monroe	\$25,929	90
Appanoose	\$25,543	96
Lucas	\$27,234	97
Wayne	\$23,367	98
REGIONAL	\$25,518	

Source: Iowa State Data Center

Exhibit 33: Per Capita Personal Income: Select Areas (2007-2017)



Unemployment

Unemployment rates for the four-county region vary from county-to-county but have been consistently above the rates for the State, but not the national rates. As of December 2018, all four counties have rates below the national rate and were comparable to the state's average.

While the unemployment rate does appear relatively low, this measurement only captures potential workers that are actively seeking employment and not working. The Laborshed identifies categories of individuals that are not seeking employment, not employed and capable of working. They are considered disaffected workers for which there is not currently a measure to capture the size of this population. Taken together with the unemployment rate the employment situation for the region may be more problematic than the measure suggests. The only way to determine this at this time is through anecdotal evidence. The 2016 Laborshed Analysis indicates that the average age of unemployed workers in the region is 45 years old.

	Appanoose Co	Lucas Co	Monroe Co	Wayne Co
Employed but actively seeking employment	29.7%	X	18.7%	10.3%
Working multiple jobs	18.7%	18.7%	19%	12.7%
Average Age of Unemployed	46	43	43	47
Unemployed- actively seeking employment & likely to accept a position	47.2%	89.5%	70%	61.9%

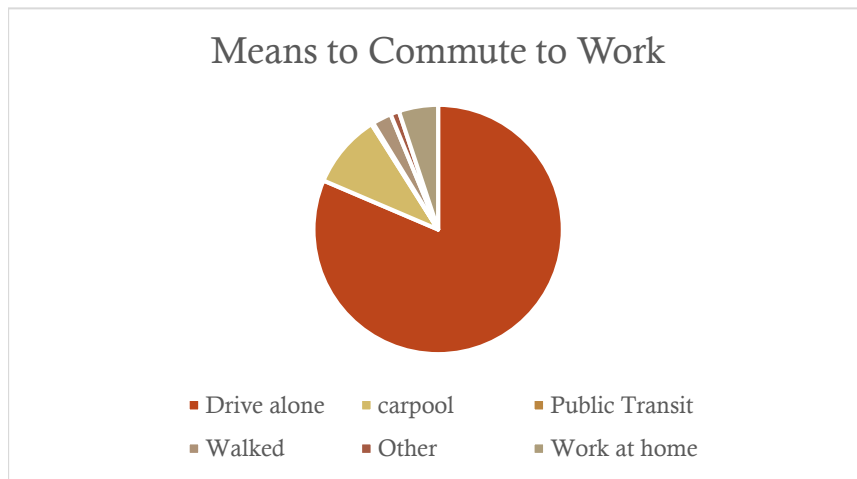
Commuting

About 36% of the workers in the region work within the county of residence, meaning that they do not commute to other counties. Most workers commuted by private vehicle alone, not unlike US trends, while public transport usage is very low reflecting the absence of such options in this rural region (see Figure 36). The 2017 ACS indicates the average commute time for workers in the region ranges from 19.6 minutes to 23.8 minutes for an average of 21.4 minutes.

Regional commuting patterns represent possible sources of sales surplus or leakage for local retail entities. Worker inflow from neighboring communities helps to expand the potential customer base. When people commute elsewhere for work, there is a likelihood that they will shop locally in that employment base. US Census On the Map estimated in 2015 that between 55%-72% of residents reside in one county of the CVPD region but commute to work outside the county of their residence. This is in comparison to the 5,577 residents that live and work within the same county. An estimated 6,605 people reside outside of county but travel into a county for employment. The county seat cities are generally the regional hub for the rural residents. Centerville is the largest community in the four

counties and has an inflow of 939 people. US Census On the Map estimated in 2015 that 1,390 residents reside in Centerville but commute to work outside the Centerville city limits. This is in addition to the 1,053 Centerville residents that live and work within the city. An estimated 1,881 people reside outside of Centerville but come here for employment. This surplus also helps bolster the economy. Chariton and Albia experience similar surplus of workers that support their economy. Corydon (in Wayne County) is the only county seat that experiences a deficit. More people reside outside the community but commute into the city for employment.

Exhibit 35: Means of Work Transportation: Workers 16+ (2017)



Source: 2017 ACS

Exhibit 36: Inflow/Outflow of Jobs

Inflow/Outflow Job Counts 2015			
	Live & Work in same county/city	Live in the county/city but work outside	Work in the county/city but reside elsewhere
Appanoose County	2,413	2,982	1,508
Centerville	1,053	1,390	1,881
Lucas County	1,056	1,586	2,735
Chariton	549	1,389	1,770
Monroe County	1,129	2,470	1,482
Albia	480	1,288	1,126
Wayne County	979	1,522	880
Corydon	255	413	1,018

U.S. Census Bureau, On the Map Application

Major employers that significantly impact the inflow/outflow of people include:

Appanoose County leading employers are Centerville Community School (245 employees); Mercy One Medical Center (230 employees); Amcor (232 employees); Lee Container (198 employees); Wells Manufacturing (145 employees); and C&C Machining (141 employees); Moulton-Udell Community School (25) & Moravia Community Schools (65).

Lucas County leading employers include Hy-Vee Distribution Center (1725 FT&PT employees); Johnson Machine Works (110 employees); Fatbaggers, Inc (45 employees); Chariton Community School (121 employees); and Lucas County Health Center (215 employees).

Monroe County leading employers include Cargill, Inc. (540 employees); Ajinomoto Animal Nutrition Group (162 employees); Ajinomoto Health & Nutrition Group (130 employees); AYM, Inc. (70 employees); RELCO Locomotives, Inc. (150 employees); Superior Machine, Inc. (100 employees); Albia Community School (99 employees).

Wayne County leading employers include Wayne County Hospital (280 employees); East Penn (258 employees); Shivvers (125 employees); Wayne Community School (116 employees); Wayne County (84 employees); DairiConcepts (62 employees)

A. Economic Opportunity Areas

Primary opportunity areas for business and industrial growth in the Chariton Valley CEDS region are identified in three primary locations. Each county has multiple businesses/industries at scattered locations including historic downtown squares, commercial corridors, and industrial parks.

1. A Historic Downtown Square is in each of the four county seats. The ‘Downtown Square’ is the heart of tourism and retail shops. The communities should continue to invest in these critical assets.

The Albia Square and Central Commercial Historic District was listed on the National Register of Historic Places in 1985. The 92 buildings in the district comprise the central business district of Albia. The buildings were constructed with strong Victorian influence.

Lucas County Courthouse Square Historic District was listed on the National Register of Historic Places in 2014. The district covers the city’s central business district and is comprised of 76 buildings. The one to three story buildings were constructed in the late 1800’s. There are five public buildings in the district: Lucas County Courthouse, Chariton Free Public Library, the former Lucas County Sheriffs Residence & Jail, the U.S. Post office, and the Chariton City Hall & Fire Station. Chariton has received multiple rehabilitation grants that allowed for 11 facade improvements and four upper story renovations.



Centerville’s Historic Square is situated at the heart of the community and is a lifeline for the economy. The district includes 119 buildings that are collectively valued at more than \$9.6 million. The buildings are located on the “world’s largest continuous square” because there are no stoplights or stop signs around the eight-block trek. Many unique

retail shops, businesses and services are located here. They account for approximately 368 jobs and \$1.3 million in annual retail sales. The economic opportunities for the Historic Square abound with multiple stories of commerce, government, and living spaces in a compact environment.

Corydon was laid out and platted in 1851 and designated as the Wayne County seat. The town square continues to be a vibrant and growing area for Wayne County residents. The businesses located around the county courthouse create the nucleus of retail opportunities for the community and give residents driving and walking access to many shopping and dining experiences. The Wayne Theatre, which sits on the northwest corner of the square and is run by volunteers, is just one example of how community members work together. In the summertime, the courtyard comes alive with bands playing on the outdoor bandstand each Thursday evening while the Farmers' Market provides goods for area residents to purchase. The LeCompte Memorial Library is located on the southwest corner of the square and provides learning opportunities for residents of all ages. The Corydon town square displays the dedication and pride needed to survive the economic hardships that have hit many rural communities.

2. Commercial Corridors are the corridors which provide critical economic structure to the retail and services for the counties and surrounding area. The vitality of the corridor is important to the economy, but its appearance also serves as the major gateway for downtown visitors.

Appanoose County - There are two major commercial corridors in Appanoose County. State Highway 5 provides access south to the Missouri and north to Albia. It also passes through the Cities of Centerville, Cincinnati and on the edge of Moravia. State highway 2 travels east to Bloomfield and west to Corydon. It enters the heart of Centerville, the county seat.

Lucas County – Highways 14, 34 & 65 are the main thoroughfares in the county. Highway 14 provides north and south service parallel to Highway 65 approximately ten miles to the east. Following Highway 14 south will take you to Corydon and driving north will take you to Knoxville. Highway 34 travels east and west intersecting the edge Chariton and the City of Lucas. Highway 65 provides access north & south and passes near the City of Lucas.

Monroe County – Highways 34, 5, and 137 are the corridors. Highway 5 connects south to Centerville and north to Knoxville. It passes through City of Lovilia on the northern portion of the county. Highway 34 extends east to Ottumwa and west to Chariton. Highway 5, Highway 34 and Highway 137 also intersect portions of Albia.

Wayne County - The three significant highways that move people and goods in Wayne County are Highway 2, Highway 14, and Highway 65. Highway 2 transports east to Centerville and west to Interstate 35. It passes through the county seat of Corydon and Promise City. Highway 14 begins at the Wayne County Courthouse in Corydon and extends north to Chariton. Highway 65 directs traffic north to Osceola and south to Missouri. It travels through Humeston and Lineville.

3. Industrial Parks

Appanoose County

Centerville has a strong industrial park that also has potential to expand. Currently five industries are located on site: Amcor, C&C Machining, Dover Food Retail, Lee Container, Sharkfin Shears, RMA Armament, Southern Iowa Heating & Cooling, RAW Metal Works, and Wells Manufacturing. This

location has land available for more growth and is also home to a certified site through Iowa Economic Development Authority.

Amcor Company creates packaging solutions for food, consumer products, healthcare, and industrial applications.

C&C Machining is a family owned company that has grown into a thriving business that employs 80 employees. The business offers heavy fabrication, welding, and machine parts in their 150,000 square foot facility.

Dover Food Retail manufactures display cases, specialty products, refrigeration systems, power systems and comprehensive services.

Lee Container is a manufacturing plant and distribution center for high-density polyethylene plastic resin. The products are made in a variety of sizes and shapes to fit customer's needs.

Wells Manufacturing produces vehicle electronics and thousands of aftermarket replacement parts. The Centerville location is responsible for packaging and distribution.

Other industries include Sharkfin Shears, RMA Armament, Southern Iowa Heating & Cooling, and RAW Metal Works.

Centerville's Industrial Park has 87 acres of land available for more growth and is also home to a certified site through Iowa Economic Development Authority.

Lucas County

Chariton's industries can be found at two primary locations. Hy-Vee is one of the nation's largest and most progressive supermarket chains. The distribution campus is located at the north western corner of Chariton and employs over 1,600 people. The facilities include warehouses for frozen foods, grocery, perishable products, and health and beauty care products. Additional structures are for truck maintenance, ice-making and a printing department.

The second location is on the southern perimeter in the City of Chariton. Johnson Machine Works is a family-owned company that has been in business more than 100 years. They design, detail and fabricate structural steel products that are used in construction projects worldwide. Fat Baggers, Inc. manufactures and sells innovative parts and accessories that can be installed on various motorcycles.

Both locations have a magnitude of acres that could allow for expansion and/or growth for industries/businesses. Lucas County is an ideal location for other partners in the food industry.

Monroe County

The South Albia Industrial Park is comprised of eight business: Rubel Roofing, AYM, Inc., Hawkeye Molding, Kness Manufacturing, Coltrain Implement, Iowa Aluminum, Chariton Valley REC, and RELCO Locomotives. Albia Industrial has available 13- & 14-acre sites that are complete with infrastructure. Smaller lots may be also be available through subdividing. Rail service is also located adjacent to park.

In the far northeast corner of Monroe County, 240+ acres are home to what the state has dubbed, the Iowa Bioprocessing Center (IBC). It is a unique, multi-national partnership of leading bioprocessing operations that have led to over \$1.4 billion in announced capital investment since 1985. Anchored by Cargill, Inc., the firms produce a multitude of products from Iowa corn and soybeans through bioprocessing. The IBC partners include:

Ajinomoto Heartland LLC
Ajinomoto Food Ingredients, LLC
Cargill, Inc.
Eddyville Chlor Alkali, LLC (Started production late 2015)
Indian Hills Community College
Iowa Bioprocess Training Center
Indian Hills Regional Development
TECUS (Technology & Engineering Center U.S.)
Wacker Chemical Corporation

Iowa 163, a 4-lane interstate passes less than one mile from IBC. This offers connection from Des Moines to Burlington. Numerous bridges, intersection and turn-lane improvements have been completed over the years. The site is also served by two major railroads, the Union Pacific from the North and the Burlington Northern Santa Fe from the South.

The facility offers specified training at the on-site Iowa Bioprocessing Training Center. Trained and well-educated workforce is critical to the growth of the facility. The training is conducted in partnership with Federal, State, and Local governments, utilities and Indian Hill Community College. There are many acres of land available for future development in this industrial zoned land.

Wayne County

Corydon's largest industries are located on the west edge of the corporate city limits. East Penn is a leading manufacturer of high-quality lead batteries and accessories for the automotive, commercial, marine, motive power, UPS and telecommunication markets. The industry employs 258 people and recently announced an expansion that will add more than 200 new jobs and 200,000 square feet to the current facility. Shivvers Manufacturing is housed on 20 acres and employs approximately 150 people. Shivvers produces products for agriculture through grain drying systems and zero turn mowers to enhance lawn care. Country Clipper was established by Shivvers in the late 1990's and was one of the first to develop zero turn mowers.

Corydon Development has around 30 acres in the NW section of the city for development and expansion.

4. Opportunity Zones

Iowa Economic Development Authority has identified tax incentive areas titled Opportunity Zones throughout the state of Iowa. This incentive is designed to encourage long-term, private investments in low-income census tracts by providing a federal tax incentive for taxpayers who reinvest unrealized capital gains into Opportunity Funds, which are then invested into opportunity zones. Opportunity

Funds are specialized tax vehicles dedicated to low-income areas and aimed at spurring investment and entrepreneurialism. Locations identified in the Chariton Valley CEDS region include Centerville (including the northern section that contains Indian Hills Community College), Moravia, Moulton, Udell, Unionville, the northeast quarter of Appanoose County, half of the City of Chariton and a small tract in Lucas County north of Chariton. (Detailed maps can be found in the Appendix).

Exhibit 37: Opportunity Zone Map

OPPORTUNITY ZONE MAP

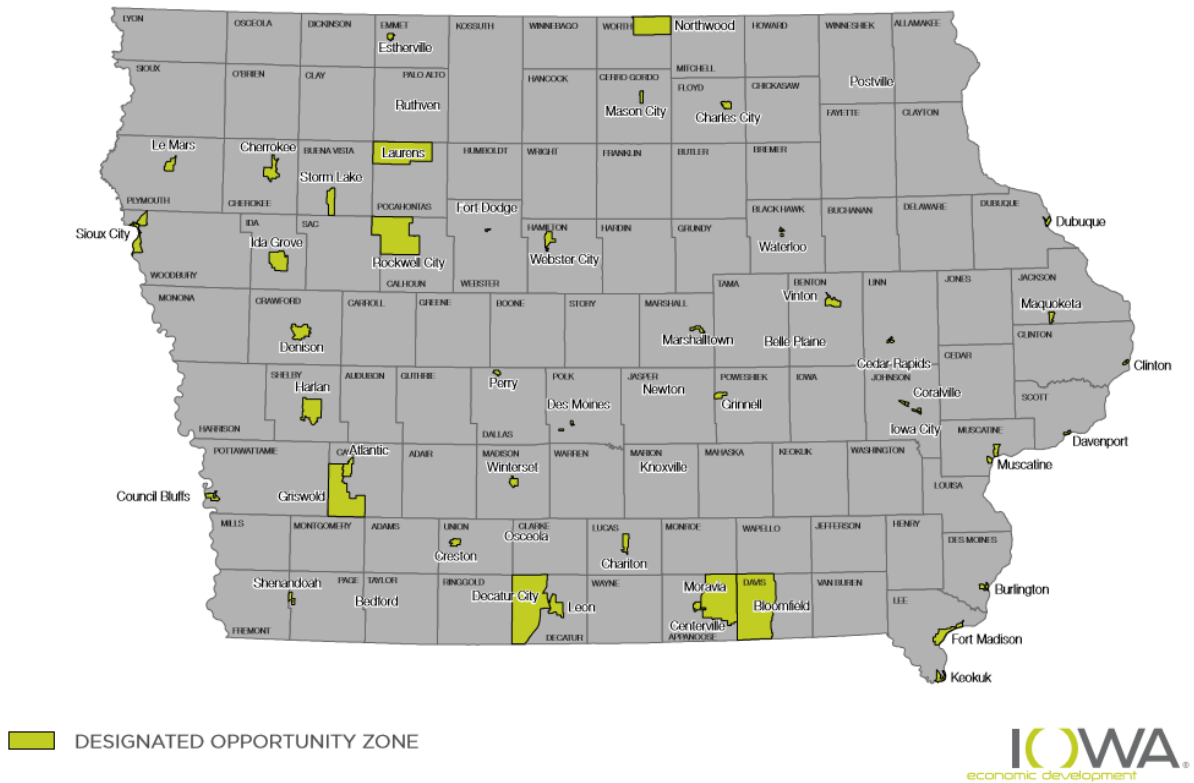


Exhibit 38 - Community Profiles for those within Opportunity Zones

	Population	Average Age (yrs)	Median Household Income	% of ppl living in poverty	Unemployment Rate 10/2019 (IA Workforce Dev)	% of HS Diploma or Equivalent
Appanoose County	12,547	45.1	\$40,377	17.1%	3.1%	89.6%
Centerville	5,503	43.5	\$30,993	21.2%	--	88.2%
Moulton	689	35	\$33,036	33.4%	--	87.2%
Moravia	722	39.2	\$39,740	6.0%	--	88.5%
Udell	48	51.8	\$56,875	0%	--	100%
Unionville	74	61.2	\$48,125	13.5%	--	94%
Lucas County	8,534	44.8	\$47,325	9.9%	1.7%	92.7%
Chariton	4,162	47.3	\$42,738	13.4%	--	90.1%
State of Iowa	Apprx 3M	38.1	\$56,570	12.0%	2.6%	91.8%
United States	Apprx 321M	37.8	\$57,652	14.6%	3.6%	87.3%

(2017 ACS data unless otherwise stated)

Glimpse of the Opportunity Zone Areas:

Rural region in southern Iowa whose economy is significantly impacted by agriculture and manufacturing. Leading employment sectors include manufacturing, Healthcare & Social Assistance, and Retail (Iowa Workforce Development 2018). Both Opportunity Zones in the Chariton Valley CEDS region have unemployment rates lower than the national average. However, the workforce makes significantly less than the national average.

The leading manufacturers within Appanoose and Lucas Counties include: Lee Container, Wells Manufacturing, C&C Machining, Amcor, HyVee, Johnson Machine Works, and Fatbaggers. These entities utilize multiple forms of transportation services for product movement. Iowa Southern Railway is a short line rail service linking Centerville to Albia which provides access to BNSF and DME. This unique asset saves local industries thousands in their monthly freight expense. Large truck transport consumes much of the freight through this region. Despite not having a four-lane highway, state highways provide a short commute to Interstate 35 or Highway 63. Centerville and Chariton also offer a municipal airport with limited ground services.

Appanoose County has approximately 675 farms that consume 179,274 acres. The market value of crops raised on this land is estimated to be \$26.4M annually. The market value of livestock and poultry totals approximately \$18M annually. Lucas County is smaller in geographical size and therefore is home to fewer farms at 567. However, a larger percentage of the land is utilized for as farmland at 175,437 acres. The value of the livestock estimates to be \$27.4M and crops at \$22.7M each year. (2017 Ag Census)

The average age of residents in the two counties (45yrs) are older than that of the state (38.1yrs) and national (37.8yrs) averages. The aging population is predicted to impact the economic growth in this region. Major employers have stated that a significant number of leaders in the workforce will be retiring in the next five to ten years. The loss of this knowledge, ability and leadership can present a

huge loss for the businesses. The impact will affect the largest employers in the Opportunity Zones and the entire Chariton Valley CEDS region from healthcare to manufacturing. Hospitals are working with local high schools to promote the healthcare field and partner with Indian Hills Community College to offer classes local for convenience. Manufacturing companies would like to partner with IHCC to offer Adult Education Classes to enhance leadership skills, properly train employees on modern technology, repairs to equipment, and cross-train individuals to assist with low staffing numbers.

It could be stated that the greatest asset for this region are the opportunities for outdoor enthusiasts. This rural region is every outdoorsman's dream. There are thousands of acres of public hunting ground, fishing locations, boating, camping, hiking, and golf courses. This area is especially known for the large white-tail deer. Bass Pro Shops currently display large buck mounts from this area and Appanoose County also hosts the annual "Governor's Hunt" for trophy deer. Appanoose County has 8 or 9 small locations of natural and wildlife areas of Stephen's State Forest, approximately 1,000 acres of multiple wetlands, and over 1,000 acres managed by county conservation. Lucas County has approximately 9,500 acres in the Stephen's State Forest, 1945 acres of land managed by the county conservation which includes the wetlands of Pin Oak Marsh and Lucas Bottoms, as well as Cinder Path Trail. The greatest tour attraction comes from Rathbun Lake and Honey Creek State Park and Resort. Rathbun Lake has over 11,000 acres of open water and 150 miles of shoreline. The outstanding fishing attracts people from surrounding states. Honey Creek State Park encompasses 21,000 acres of natural vegetation, trails and public land. Honey Creek Lodge offers 105 luxurious rooms, multiple meeting rooms, two large ball rooms, a restaurant and lounge. Lodging is also available at 28 spacious cabins are situated between the lodge and the pristine golf course.

The outdoor amenities attract tourist from across the country. Tourism has a significant influence on the local economies of this region. A 2018 study prepared by the Research Department of the U.S. Travel Association (for IEDA) estimates the 2017 annual domestic travel expenses spent in Appanoose County, Iowa were about \$18.4 million. Local impacts were estimated to be approximately \$250,000 in local tax receipts and about \$2.28 million in payroll. (www.traveliowa.com) Lucas County tourism estimated tourism impacts were about \$8.1 million in annual domestic travel expense. Tax receipts were estimated to be approximately \$90,000 in local tax receipts and about \$950,000 in payroll.

The aging housing stock presents significant obstacles across Iowa and large barriers for the workforce in Appanoose and Lucas Counties. Most of the housing stock in this region was constructed prior to 1939. The challenge of maintenance for these structures are compounded with localized poverty, lead paint health hazards, and a low number of state certified contractors in this region. The Appendix provides tables of "Housing Affordability Analysis" for each of the counties. Appanoose and Lucas Counties are lacking in affordable housing for working class families. Households that earn \$50,000-\$150,000 annually have limited housing options. Each county lacks over 550 structures that would be affordable for this income range. This workforce housing shortage creates barrier for employers trying to entice potential employees to this area.

Additional information and data can be found throughout this CEDS document. Chapter 8 outlines the goals, objectives, action items and key partners to help accomplish priorities set forth.

B. Workforce Development Data

Workforce Development gathers quarterly census for employment and wage information to be a useful measure of area economic status from the business side of demographics. It breaks down broad industries into the total number of locations for an employment category, the average number of employees during the quarter presented, and the estimated weekly pay per category. The specific county and regional jobs can be reviewed in Exhibit 39.

It is evident through the information the Workforce Development data below shows that manufacturing is the most important economic sector in the region. This is followed by regional employment categories of healthcare & social assistance and retail trade. Specific county data shows a slight variation in other leading categories. Among the top five job categories for most of the counties is educational services (representing local school systems and college).

Exhibit 39: Workforce Development Employment Census

<i>Appanoose County</i> Iowa Workforce Development Quarterly Employment Census 2018 – 3 rd Quarter			
	<i>Total Locations</i>	<i>Employment Average</i>	<i>Average Weekly Pay</i>
Sector	363	4391	\$667
Manufacturing	17	931	\$838
Health Care & Social Assistance	42	692	\$751
Retail Trade	52	627	\$477
Accommodations & Food Services	26	438	\$289
Educational Services	10	351	\$826
Transportation & Warehousing	22	273	\$739
Public Administration	25	178	\$732
Utilities	8	169	\$1122
Finance & Insurance	22	117	\$798
Administrative & Waste Management	13	103	\$579
Wholesale Trade	17	98	\$850
Construction	21	93	\$700
Other Services (except Public Admin)	26	82	\$550
Professional, Scientific, Technical	26	67	\$880
Arts, Entertainment, & Recreational	6	67	\$223
Real Estate, Rental, Leasing	12	56	\$383
Information	10	39	\$642
Management of Companies	3	10	\$1,070
Mining, Quarrying, Oil & Gas	3	--	--
Agricultural, Fishing & Hunting	2	--	--

Lucas CountyIowa Workforce Development
Quarterly Employment Census
2018 – 3rd Quarter

	Total Locations	Employment Average	Average Weekly Pay
Sector	231	1979	\$633
Health Care & Social Assistance	31	485	\$663
Retail Trade	35	460	\$438
Manufacturing	9	322	\$715
Public Administration	21	169	\$687
Finance & Insurance	16	121	\$1020
Other Services (except Public Admin)	16	93	\$621
Construction	28	90	\$896
Accommodations & Food Services	12	81	\$256
Professional, Scientific, Technical	16	54	\$709
Wholesale Trade	6	24	\$545
Utilities	3	20	\$1397
Information	3	20	\$346
Agricultural, Fishing & Hunting	4	20	\$528
Arts, Entertainment, & Recreational	3	16	\$182
Administrative & Waste Management	3	4	\$371
Transportation & Warehousing	14	--	--
Real Estate, Rental, Leasing	2	--	--
Mining, Quarrying, Oil & Gas	0	--	--
Management of Companies	1	--	--
Educational Services	8	--	--

Monroe CountyIowa Workforce Development
Quarterly Employment Census
2018 – 3rd Quarter

	Total Locations	Employment Average	Average Weekly Pay
Sector	246	2837	\$987
Manufacturing	18	1210	\$1391
Health Care & Social Assistance	21	404	\$736
Retail Trade	28	252	\$427
Public Administration	15	189	\$536
Construction	21	185	\$1085
Accommodations & Food Services	17	172	\$201
Wholesale Trade	19	133	\$1065
Finance & Insurance	14	87	\$1114
Professional, Scientific, Technical	18	50	\$1013
Agricultural, Fishing & Hunting	7	40	\$684
Transportation & Warehousing	13	36	\$655
Other Services (except Public Admin)	17	33	\$395
Information	7	33	\$426
Real Estate, Rental, Leasing	5	13	\$584
Utilities	2	--	--
Mining, Quarrying, Oil & Gas	1	--	--
Management of Companies	2	--	--
Educational Services	10	--	--
Arts, Entertainment, & Recreational	2	--	--
Administrative & Waste Management	9	--	--

Wayne County
 Iowa Workforce Development
 Quarterly Employment Census
 2018 – 3rd Quarter

	<i>Total Locations</i>	<i>Employment Average</i>	<i>Average Weekly Pay</i>
Sector	196	1790	\$699
Manufacturing	7	435	\$820
Health Care & Social Assistance	22	386	\$845
Retail Trade	22	206	\$469
Educational Services	7	183	\$695
Public Administration	16	137	\$640
Wholesale Trade	11	78	\$800
Accommodations & Food Services	10	58	\$171
Transportation & Warehousing	20	55	\$717
Construction	14	52	\$622
Professional, Scientific, Technical	11	45	\$595
Finance & Insurance	12	42	\$736
Agricultural, Fishing & Hunting	8	40	\$631
Other Services (except Public Admin)	16	38	\$509
Arts, Entertainment, & Recreational	4	14	\$113
Information	9	12	\$356
Administrative & Waste Management	3	9	\$474
Utilities	1	--	--
Real Estate, Rental, Leasing	1	--	--
Mining, Quarrying, Oil & Gas	0	--	--
Management of Companies	2	--	--

C. Local Economy Role

As previously identified, manufacturing, healthcare & social assistance' and retail trade are the significant employment categories for this region. Specific county data shows a slight variation in other categories. Educational services, which representing local school systems and college, have a primary impact on the local economy.

Home Base Iowa (HBI) is a unique program that works to connect veterans to transitional partners and resources. Currently, Iowa's unemployment rate is at 2.4 percent and businesses are looking to hire skilled workers. HBI helps connect Iowa businesses with qualified veterans looking for career opportunities. Countless resources are available to help veterans and their families with education and in transitioning to a new community. Home Base Iowa's private-public partnership provides a high level of commitment for our veterans, transitioning service members and their families. Centerville is the only Home Base Iowa community in the Chariton Valley CEDS region currently.

1. Manufacturing

Workforce Development data demonstrates that manufacturing is the most important economic sector in the region. There are 196 manufacturing locations in the region that employ an estimated 1790 people. Individuals who work in these manufacturing facilities have an approximate weekly income of \$700. Major manufacturers in the CEDS region include the following:

Appanoose County leading manufacturing employers are Amcor (232 employees); Lee Container (198 employees); Wells Manufacturing (145 employees); and C&C Machining (141 employees).

Lucas County leading manufacturing employers include Fatbaggers (45 employees); Johnson Machine Works (110 employees); and Kenron Manufacturing (5 employees).

Monroe County leading manufacturing employers include Cargill, Inc. (540 employees), Ajinomoto Animal Nutrition Group (162 employees) Ajinomoto Health & Nutrition Group (130 employees), AYM, Inc. (70 employees), RELCO Locomotives, Inc. (150 employees), and Superior Machine, Inc. (100 employees) .

Wayne County leading manufacturing employers include East Penn (258 employees); Shivvers (125 employees); and DairiConcepts (62 employees).

2. Healthcare & Social Assistance

Medical services account for the one of largest employers throughout the region. There are four main providers, one in each of the county seat communities.

Appanoose County is served by MercyOne Medical Center in Centerville. The hospital and medical clinic employ approximately 230 people in the region. Others include Centerville Family Care, River Hills Community Health, and Chariton Valley Medical Center.

Lucas County Health Center is in Chariton and offers a variety of services through the medical clinic and hospital. This facility employs approximately 215 people. Humeston has Humeston Family Medical.

Monroe County Hospital is a new facility located on the northern tip of Albia. The hospital and medical clinic are housed in the same building. Approximately 187 people are employed at this location.

Wayne County Hospital is an affiliate of MercyOne in Des Moines that is located on the eastern edge of Corydon. The hospital and medical clinics in Corydon also offer services at three partnering offices in Humeston, Lineville, and Seymour. WCH has approximately 280 employees.

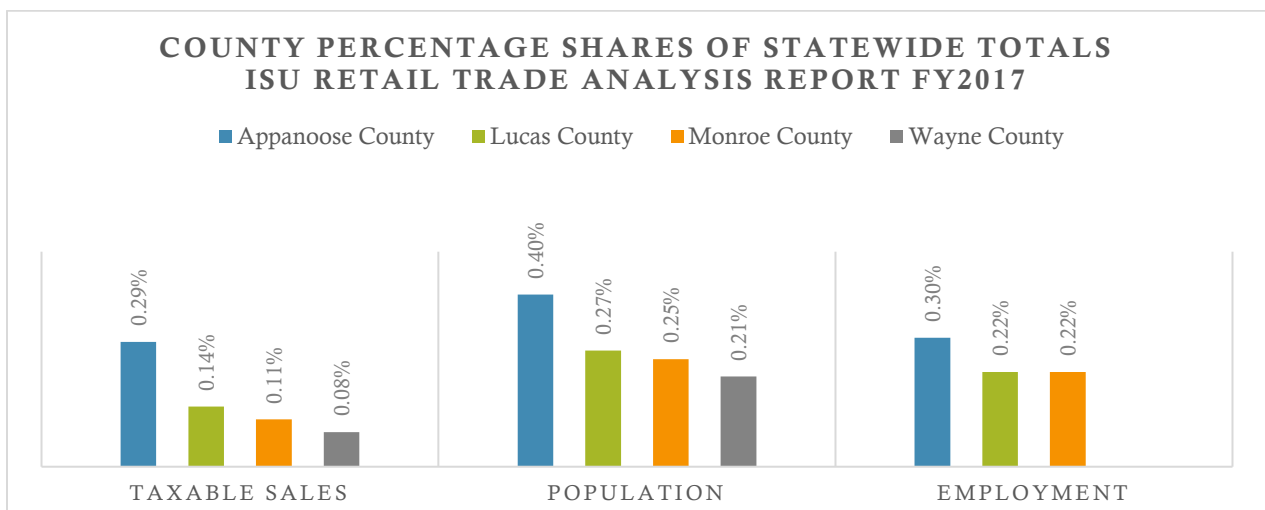
3. Retail Trade Analysis

Iowa State University Department of Economics assembled a retail trade analysis report for the fiscal year of 2016. This report states that the real annual taxable retail sales have continued to climb over the last 4 years to the highest point of \$96.5 million in FY16.

Trade surplus or leakage measures the dollar difference between the county’s actual sales and the total sales it could generate if residents satisfied all their retail needs locally. This can determine if a community is self-sufficient or possibly at break even sales. Sales above the breakeven level imply a net surplus arising from sales to non-residents. Leakage occurs when the sales levels are below breakeven and suggest that residents are spending money outside the city exceeds local firms’ sales to non-residents.

Appanoose County’s largest community of Centerville generates many retail sales. The breakeven analysis formula for Centerville can be found in the ISU retail trade analysis report. While it identifies the community as an economic hub it still shows a trade leakage over \$30,000 annually.

Exhibit 40: Retail Trade Percentage of Statewide Totals



The number of Appanoose County reporting firms in taxable sales has steadily decreased since 2000 to currently have 405 firms. However, despite this trend the amount of real taxable sales fluctuated and is currently at a decade high of nearly \$112M in 2017. The greatest amount of total sales is in the following categories: service establishments, utilities & transportation services, and food stores.

Lucas County has decreased the amount of trade leakage during the past ten years. In FY08 the county experienced more than \$62K leakage and it has steadily lowered to \$46K in FY17. The number of reporting taxable firms has dwindled to 257 locations during this time as well. The amount of real taxable sales continually rose to a decade high of nearly \$52M in 2017. The largest contributors include the categories of food stores, service establishments, automotive & related stores which nearly ties with miscellaneous retail firms.

Monroe County has experienced a trade leakage total that has fluctuated during the past ten years. The currently leakage of approximately \$49,398 is near the decades lowest amount. Despite having few taxable sale firms (220) in FY 19, the total amount of real taxable sales rebounded to \$44M annually. The greatest number of total sales in the county arise from food stores, utilities & transportation services, and service establishments.

After a three-year increase, Wayne County experienced a slight decrease in retail trade leakage of \$43,836 in FY17. The number of taxable reporting firms has shown some ebb and flow with the economical fluctuation over the past years. The past two fiscal years have shown an increase in the number of firms to 240. The greatest sales contributions come from food stores, service establishments, and building materials stores.

4. Educational Services

All the local school systems are publicly run institutions and there are no private schools in the Chariton Valley CEDS region. There are approximately 5,212 youth enrolled into one of the schools given below:

Exhibit 41: School District Data			
<i>Regional School District Data 2018-19 School Year</i>			
	Total Enrollment	Free/Reduced Lunch	Teachers on Staff
School District			
Appanoose County			
- Centerville Community Schools	1324	868 (66%)	FT 100 PT 1
- Moravia Community Schools	374	186 (50%)	FT 35 PT 3
- Moulton-Udell Schools	187	113 (60%)	FT 21 PT 3
Lucas County			
- Chariton Community Schools	1215	675 (56%)	FT 96 PT 1
Monroe County			
- Albia Community Schools	1139	426 (37%)	FT 82 PT 1
Wayne County			
- Mormon Trail Elementary School	140	80 (57%)	FT 12
- Seymour Community School	242	120 (50%)	FT 22 PT 4
- Wayne Community School	591	297 (50%)	FT 47 PT 1
Total Regional	5212	2765 (53%)	FT 415 PT 14
www.educateiowa.gov			

a. Indian Hills Community College

The only college campus located in the CEDS region is the Indian Hills Community College- Centerville Campus. It is located on the northwestern edge of the City of Centerville. Students at this campus may take Arts and Sciences courses, Advanced Technology course, Construction Technology, Sustainable Agriculture and Entrepreneurship, Associate Degree Nursing, Practical Nursing and EMT classes. The Centerville Campus is also home to the Indian Hills Baseball and Wrestling Teams. Student enrollment averages 250 students with over 50 living on campus. There are 20 full time staff/teachers. IHCC plans to provide great opportunities through services and facilities for students in the 21st century.



b. Centerville Community School District

Centerville Community School District is in the process of formally adopting a Future Ready Blueprint for the district. This document outlines the district mission as “All students will learn well, become lifelong learners, and contribute positively to society.” The vision of the district is to establish “a highly collaborative learning culture to exist within our school district, which empowers and prepares all students to become responsible citizens”. The school district leaders and staff will work to 1. Prepare each student be Life-Career-College ready. 2. Actively engage parents and community partners in supporting student success. 3. Students and staff will learn and work in a safe, healthy and secure environment. 4. The district will provide all students access to a technology-rich, state of the art learning center that ensures all students are productive, digital citizens. 5. The district will facilitate students’ developing a deeper understanding and appreciation for Citizenship-Patriotism-and Democracy. 6. The district will be fiscally responsible by consistently monitoring and effectively managing revenue and expenditures for the purpose of providing a quality education of all students.

c. Moravia Community School District

Moravia Community School’s vision statement is “learning flourishes in an environment of disciplined inquiry that develops and integrates knowledge and skills. The best learning occurs in an environment that is rich in resources, provides opportunity for active, participatory learning, and stresses responsibility and initiative. Learning is achieved through a clear integration and alignment of the Iowa Core Curriculum’s 21st Century Skills, the Essential Skills and Concepts, instruction and assessment. All students can learn and are expected to achieve high standards.”

d. Moulton-Udell School District

Moulton-Udell School is a consolidated public school in Appanoose County. The facilities are in the City of Moulton. The school has established the mission statement as: “Our mission is to develop students into responsible, self-respecting, productive adult community members.”

District Beliefs:

- Students have a right and responsibility to learn
- Parents have a right and responsibility to be actively involved with their child's education
- Education must always be student-focused
- Students deserve the highest quality education
- Students share the responsibility for the transmission of cultures
- Schools must adapt to a changing world
- Education must function in an ethical environment
- Students are distinct individuals with common as well as unique needs
- Schools must be an advocate for students in the community
- Education must be a total community effort
- Learning is a lifelong process, extending past high school
- A nurturing school environment enhances the growth and development of the whole child
- School must be inclusive and representative of the entire community
- Education must prepare students to function successfully in an increasingly complex world
- All students can learn, and we can teach them
- District resources will be allocated to support and increase student achievement

e. Chariton Community School District

Educational Philosophy: The Chariton Community School District, acting through its board of directors, is dedicated to promoting an equal opportunity for a quality public education to its students within financial limitations of the school district. The district shall work in cooperation with parents and the school district community to provide students the opportunity to develop a healthy social, intellectual, emotional and physical self-concept in a safe learning environment that provides guidance and encourages critical thinking in students.

The board endeavors through the dedication of the school district's resources, to encourage students, who come to the school district from a variety of backgrounds, to look forward to the time when they will have jobs, homes, families, places in the school district community, and attain recognition as individuals. In order to achieve this goal, the board will seek qualified employees dedicated to utilization of their professional skills for the betterment of the education program always enhancing educational productivity.

Instruction and curriculum are the key elements of a public education. Critical thinking and problem-solving skills that will assist the student's preparation for life shall be instructed as part of the sequentially coordinated curriculum. The school district strives to prepare students for their future, to discover and nurture creative talent, and to prepare them to meet and cope with social change in an atmosphere conducive to learning.

The support and involvement of the home and school district community are essential to achieve educational excellence in the school district. The school district strives to maintain an active

relationship with the homes and the school district community to create within the students an awareness of dignity and worth of the individual, civic responsibility, and respect for authority.

Mission Statement: Successful Learning for All Students.

Philosophy Statement: The Board of Directors of the Chariton Community School District, in cooperation with parents/guardians, is committed to a philosophy of service to children; and to help children develop a strong basic skill foundation to enable them to be contributing members of society. The Board believes this philosophy can best be achieved through a school program that encompasses the intellectual, physical, civic, social, and aesthetic education of children.

f. Albia Community School District

Educational Philosophy: As a school corporation of Iowa, the Albia Community School District, acting through its Board of Directors, is dedicated to promoting an equal opportunity for a quality public education to its students. The Board's ability may be limited by the school district's ability and willingness to furnish financial support in cooperation with student's parents and school district community. The Board is also dedicated to providing the opportunity to develop a healthy social, intellectual, emotional and physical self-concept in a learning environment that provides guidance to and encourages critical thinking in the student's lifetime.

The board endeavors through the dedication of the school district's resources, to encourage students, who come to the school district from a variety of backgrounds, to look forward to the time when they will have jobs, homes, families, places in the school district community, and attain recognition as individuals. In order to achieve this goal, the board will seek qualified employees dedicated to utilization of their professional skills for the betterment of the education program always enhancing educational productivity.

Instruction and curriculum are the key elements of a public education. Critical thinking and problem-solving skills are essential parts of the Iowa Core and Common Core curriculum that is designed to prepare students for success beyond school. The school district strives to prepare students for employment, to discover and nurture creative talent and to prepare them to meet and cope with social change in an atmosphere conducive to learning.

The support and involvement of the home and school district community are essential to achieve educational excellence in the school district. The school district strives to maintain and active relationship with the homes and the school district community to create within the students an awareness of dignity and worth of the individual, civic responsibility, and respect for authority.

Vision Statement: The Albia Community School District Vision is to prepare students to become responsible citizens, parents, and wage earners who are life-long learners.

Mission Statement: Our mission, therefore, is student development. We strive to provide quality education opportunities for all students to help them be successful now and in the future.

g. Mormon Trail Elementary School District

The Mormon Trail Elementary School is in Humeston in Wayne County. It is affiliated with the Mormon Trail School system which is outside of the CEDS region in Decatur County. The Mission of the Mormon Trail Community School District, in partnership with the community, is to provide quality educational opportunities in a safe and caring environment to prepare all students to function successfully in a diverse and changing world.

h. Seymour Community School District

Educational Philosophy: The Seymour School District and the Board of Directors of Seymour School District are dedicated to promoting an equal opportunity for a quality public education to its students, within the limitations of the school district's ability, in order to provide for students, in cooperation with the families and the school district community, the opportunity to develop a healthy social, intellectual, emotional and physical self-concept in a learning environment that provides guidance and encourages each student to develop his/her full potential and become a productive citizen. The District and the Board endeavor, through the dedication of the District's resources, to encourage students to prepare for and anticipate their future. In order to achieve this goal, the District and the Board will seek qualified employees dedicated to the development of their professional skills for the betterment of the education program.

The support and involvement of the home and the community are essential to achieve educational excellence in the education program. The District strives to maintain an active relationship with the home and the community to create within the students an awareness of the importance of each, and to encourage the goals outlined above outside the educational environment. "Where Every Student Counts".

Mission Statement: The purpose of the Seymour Community School District is to provide each student an opportunity to achieve his or her highest academic and social potential through access to high quality programs and facilities. The district provides students with access to high quality instruction that supports the required "Common Core" Standards, 21st Century Skill acquisition and the enhanced application of technology.

i. Wayne Community School District

Mission Statement: It is the vision of the Wayne County Schools to provide students with the opportunity to gain the skills and knowledge needed to succeed beyond the structure of our school system including but not limited to being: 1. Productive Citizens 2. Effective Parents 3. Proficient Workers 4. Dedicated Professionals 5. Students prepared for all facets of post-secondary education 6. Moral and Ethical Leaders.

5. Tourism

“Tourism in Iowa is about more than places to visit; it’s jobs, economic growth, quality of life, and revenue generation. Tourism is a proven economic driver for Iowa, generating more than \$8.5 billion in revenue and over 69,000 jobs.” (www.travelfederationofiowa.com) The economic impact of tourism reaches all 99 counties in Iowa. According to the Travel Federation of Iowa, tourism has the greatest impact on Appanoose County in the Chariton Valley Region. This can largely be attributed to Honey Creek State Park and Lake Rathbun. It is estimated that in 2017 \$15 million to \$25 million impacted this county. Monroe County, Lucas County and Wayne County have a less attractions and experience \$2.67-\$10 million of economic impact for tourism.

This rural region is every outdoorsman’s dream. There are thousands of acres of public hunting ground, fishing locations, boating, camping, hiking, and golf courses. Lake Rathbun has over 700 campsites around the Lake as well as Honey Creek State Park and Resort. Public hunting is available on thousands of acres over the four counties. This area is especially known for the large white-tail deer and hosts the annual “Governor’s Hunt” for trophy deer.

Tourism is also promoted through the rich history that flourishes throughout the counties. Each county seat provides a local economic hub and tourist locations that display local history. The City of Centerville takes pride in the Historic Downtown Square, Appanoose County Historical and Coal Mining Museum, Drake Public Library, the CB and Q Railroad Depot and many other historic buildings and homes. A 2018 study prepared by the Research Department of the U.S. Travel Association (for IEDA) estimates the 2017 annual domestic travel expenses spent in Appanoose County, Iowa were about \$18.4 million. Local impacts were estimated to be approximately \$250,000 in local tax receipts and about \$2.28 million in payroll. (www.traveliowa.com) The same study indicates that Monroe County is also significantly impacted by tourism. Annual domestic travel expenses spent in Monroe County were about \$8.69 million. Local impacts were estimated to be approximately \$110,000 in local tax receipts and about \$1.58 million in payroll. Lucas County tourism estimated tourism impacts were about \$8.1 million in annual domestic travel expense. Tax receipts were estimated to be approximately \$90,000 in local tax receipts and about \$950,000 in payroll. Lastly, Wayne County estimates \$7.46 million in annual domestic travel expenses, \$110,000 in local tax receipts and \$930,000 in payroll.

6. Agricultural Economy

Iowa’s agriculture plays a vital role in the nation’s economy. The 2017 US Agriculture Census indicates that Iowa leads the United States in corn bushel production and is second in the country for soybean production. The state produces a total of 2.5 billion bushels of corn and 18 million (.7%) come from the Chariton Valley CEDS region. The region’s total corn contribution is among the lowest county percentages across the State of Iowa.

Exhibit 42: Regional Agricultural Economy Census

	# of Farms	Total Acres of Farmland	Market Value of land & Buildings per farm	Market Value of Crops	Market Value of Livestock & Poultry	Net Cash farm annual income avg/farm
Appanoose County	675	179,274	\$1,079,752	\$26.4M	\$18M	\$16,581
Lucas County	567	175,437	\$1,055,881	\$22.7M	\$27.4M	\$14,901
Monroe County	618	193,082	\$1,314,106	\$29.6M	\$32M	\$30,056
Wayne County	743	285,213	\$1,632,207	\$53.1M	\$38.6M	\$27,741
Regional Totals	2,603	833,006	--	\$131.8M	\$116M	--
State of Iowa	86,104	30.6M	\$2,506,812	\$13.8B	\$15.1B	\$86,878
Regional Total Value/Average	651	208,252	\$1,270,487	\$32M	\$29M	\$22,320
Contribution to State Totals	3%	2.7%	--	.9%	.8%	--

www.nass.usda.gov- 2017 US Ag Census

The US Census Bureau shows the top commodities exported from Iowa include:

1. Corn – approximately \$1,200M/yr.
2. Tractors – approx. \$600M/yr.
3. Fresh & Chilled Pork – approx. \$450M/yr.
4. Herbicide – approx. \$350M/yr.
5. Soybean Oilcake – approx. \$325M/yr.
6. Brewing & Distilling – approx. \$320M/yr.
7. Frozen Pork – approx. \$310M/yr.

Many products are shipped to Canada, Mexico, Japan and China. Any global economic disruptions or embargos could directly impact the stability of the agricultural economy in Iowa.

When analyzing the sources of farm income across the Chariton Valley CEDS region the greatest sources of income are from crops and/or livestock. Exhibit 42 shows it is evident that farmers in Appanoose and Wayne Counties rely more on the market value of crops in their annual budgets. Whereas, farmers in Lucas and Monroe Counties have a greater source of income on the market values of livestock and poultry.

Farmers in this region that raise livestock primarily have cattle/calves and hogs/pigs. The following table shows the livestock population per county and how it contributes to the overall state totals.

Exhibit 43: Livestock Inventory

2017 Livestock Inventory Chariton Valley CEDS Region							
<u>Livestock Type</u>	Appanoose County	Lucas County	Monroe County	Wayne County	Regional Livestock Totals	State of Iowa Livestock Totals	Regional Contribution to State Inventory
Hogs & Pigs	778	44,499	29,401	32,577	67,205	22.7M	.3%
Cattle & Calves <small>2017 Ag Census</small>	29,419	32,543	32,584	30,664	105,848	4M	2.6%

The CEDS region is a productive agricultural area by producing both crop and livestock. The region contains 2603 farms that encompass 833,006 acres of land (2017 Ag Census). Approximately 3,350 acres produce forage (hay, silage, etc.) and the same approximate number of acres dedicated to yielding 130,571 bushels corn. The farmland also provides nutrients for 105,848 head of cattle/calves and 252,655 hogs. This agricultural region could be at a large economical risk of animal, plant or crop disease due to the severity of potential agricultural losses.

D. ECONOMIC RESILIENCE

A resilient community or region can work to mitigate their vulnerability to natural, economic, and other potential threats. These regions limit their exposure to such threats and have plans, processes, and resources in place to quickly recover from an event. One critical component to resilience is the willingness and ability to adapt to changes which assures positive outcomes for residents and businesses. The CEDS document can play a critical role in identifying regional vulnerabilities and how to respond or prevent economic disruption.

Often resiliency and sustainability are used interchangeably, however, there are important differences. Sustainability is concerned with economic, environmental and social outcomes. It usually focuses on future options and on developing strategies to attain those options. In contrast, resilience develops adaptive capacity into the system so that the system can gracefully weather the inevitable system shocks and stressors. Simply stated, sustainability prioritizes outcomes; resilience prioritizes process.

Economic resilience is important from two primary perspectives: the community's individual businesses and short-term, practical actions to sustain their operations after a shock; and economic resilience that focuses on broader regional economic development and long-range adaptability to a changing economic environment.

Business resilience is primarily focused on business operations and business in the days following an event. This is economy recovery is determined by short-term actions and responses. Besides

recovery from physical damage, it is important to recognize the critical maintenance of the supply chains and logistics that can disrupt the continuation of business. As supply chains have become more global and complex, the risk from natural and human-made shocks make the likelihood rise exponentially for any business.

Regional economic resiliency is the ability of local and regional economies to adapt to changing conditions, including disasters. Economies are comprised of many elements including types of industries, the engagement of the banking and financial system, labor market conditions/workforce skills, and the interaction between business and government. The region's economic resiliency changes over time.

EDA's guidance to improve business resilience and regional economic resilience through what are called 'responsive' and "steady-state initiatives".

Responsive initiatives include:

1. Conducting post disaster recovery planning.
2. Establishing a process for regular communication, monitoring, and updating business community needs and issues.
3. Establish a plan to rapidly contact key local, regional, state, and federal officials to communicate business sector needs and coordinate impact assessment efforts.
4. Establishing coordination mechanisms and leadership succession plans for recovery needs.

Steady-state initiatives refer to long-term efforts to bolster a region's ability to withstand or avoid a shock and improve the adaptability. Steady-state resilience efforts in the region include:

1. Comprehensive Planning
2. Hazard Mitigation Planning
3. Grant writing and administration of hazard mitigation projects, such as storm sirens, safe rooms, and storm water reduction.
4. Developing business and retention programs to assist firms with economic recovery post-disruption.
5. Building resilient workforce that can switch between jobs or industries when employment opportunities change.
6. Promoting new industry with a focus on economic diversity.
7. Employing safe development practices, such as locating projects and structures outside of floodplains.
8. School strategic plans and crisis plans.

Most of the counties and communities in the Chariton Valley CEDS region either do not have a Comprehensive Plan or it is outdated. The City of Centerville updated their Comprehensive Plan in 2019 and Appanoose County plans to have a new plan by 2020. The City of Albia and Monroe County will both be completing a new Comprehensive plan to be completed in 2020. Neither, the City of Chariton nor Lucas County have a current Comprehensive Plan; however, a new local

Strategic Plan for the entire county was released this past summer. The City of Corydon and Wayne County should both consider developing comprehensive plans to effectively plan for the future.

Each of the four counties in the region have a FEMA approved Multi-Jurisdictional Hazard Mitigation Plan and Disaster Recovery Plan. “Hazard mitigation is the effort to reduce loss of life and property by lessening the impact of disasters. It is most effective when implemented under a comprehensive, long-term mitigation plan. State, tribal, and local governments engage in hazard mitigation planning to identify risks and vulnerabilities associated with natural disasters and develop long-term strategies for protecting people and property from future hazard events. Mitigation plans are key to breaking the cycle of disaster damage, reconstruction, and repeated damage.”

<https://www.fema.gov/hazard-mitigation-planning>) Representatives in the counties work with the local Emergency Management to implement this plan. Local committees worked to identify natural and man-made disasters that could happen throughout the region. For the most part, each county selected the same hazards but may have chosen to address them differently based on local resources.

Below are the hazards that the counties identified that could happen throughout the region:

Transportation Incident	Thunderstorm & Lightning
Infrastructure Failure	Human Disease
Animal/Plant/Crop Disease	Windstorms
Hazardous Materials	Expansive Soils
Earthquakes	Terrorism
River Flooding	Flash Flood
Severe Winter Storms	Extreme Heat
Tornadoes	Grass or Wild Land Fire
Sinkholes	Hailstorms
Dam Failure	Drought
Landslide	Radiological

Each individual Mitigation Plan outlines the mitigation efforts recommended by the territory presented. The counties receive service to progress toward the goals from a local Emergency Management Coordinator. Appanoose, Lucas and Monroe County are covered by a 28E service provided by ADLM Emergency Management and Wayne County employs an individual to aid that county.

Climate change is an evolving challenge affecting the region. According to Iowa Department of Natural Resources “Climate change refers to any significant change in the measures of climate lasting for an extended period. This includes major changes in temperature, precipitation, wind patterns, or other effects that occur several decades or longer.” The impacts are being felt across the nation, including Iowa. Research has indicated that the Iowa trends include wetter spring seasons and hotter summers that can end the season in drought status.

- ***Increased spring precipitation*** – Iowa DNR indicates increase of approximately 8% more precipitation from 1873 to 2008. There has also been an increase of precipitation extremes that leads to more flooding in Iowa.
 - Resulting Challenges – heavy spring rain will tighten shortened planting window, increase soil erosion and nutrient runoff and threaten Iowa’s drinking water. Often a smaller planting window determines what crops are planted (i.e. increased rain may

force farmers to switch from corn to soybeans) and affect crop productivity. Intense spring storms often result in flash flooding and/or inland flooding. Spring rains also spark the production of insects that may carry infectious diseases.

- **Higher Temperatures** – Climate Central identifies the Upper Midwest region as the four states of Iowa, Minnesota, Wisconsin and Michigan. The summer heat has increase by as much as 2.3 degrees since 1970. That calculates to approximately .5 degrees per decade. In addition to higher temperatures, the Climate Central organization indicates Iowa had an elevation in dew point temperatures over the past 35 years. The hot summers are causing more evaporation of the water that covers 75% of the earth’s surface to increase the water vapor in the air.
 - Resulting Challenges - Plants are leafing out & flowering sooner, birds are arriving earlier in the spring, particular animals are being sighted further north than usual, intense heat waves can prevent corn & soybeans from pollinating, resulting in greater risk of crop failure, High dew point temperatures can result in health issues for residents, warm/wet weather results in greater prevalence of asthma and allergies.

The Fourth National Climate Assessment was released in November 2018 and contains these warnings for the Midwest and Iowa regarding the future of farm economy:

- Crop yields could be reduced due to ongoing changes in seasonal rainfall and the severity of heat waves.
- A potential 25% drop in corn yields by the middle of the century.
- Urban areas could see more damaging floods, especially in the spring.
- Cleaning up Iowa’s waterways will become even more challenging as a shifting climate makes solutions more difficult.
- Changes in technology will likely not allow adequate adaption.

Implementing resilience involves identifying persistent economic challenges or deficiencies, preparing for disruptions by identifying early warning signs tools, build mechanisms that create flexibility, and promote a positive vision for the region.

Chapter 6 -Public Input

The Chariton Valley CEDS committee held 6 meetings that were open to the public. Advertisements were made on social media and posted on the establishments of committee members.

A public survey was distributed on March 5, 2019 and remained open through October 31,2019. Respondents had the opportunity to respond by multiple choice answers and open-ended questions. Forty participants contributed to the results. The opinions shared strongly mirror the sentiments of committee members. More than half the respondents were from Appanoose County and more than 75% had education levels greater than a high school education. Fifty-five percent of respondents had full time employment and approximately ¼ were retired. Specific results can be found in the Appendix of this document

Respondents indicated that the top strengths of the region are strong educational institutions, quality medical care, magnitude of outdoor recreational opportunities, and overall kind people. The greatest concerns for the region were cited as the declining and aging population, the lack of funding to maintain or improve infrastructure, low wages that make it difficult to retain workers, aging housing stock, high poverty rate and the lack of motivated workers.

Participants were encouraged by the multitude of opportunities available in the CEDS region. Possibilities listed were accessibility to a local railroad service, further organization and promotion of recreational areas and natural resources (i.e. hunting, fishing) in the region, opportunities for businesses that create products for outdoor enthusiasts, and space available for industrial or retail development in each community.

Most respondents would like to see the region take advantages of local opportunities and begin to address some of the hurdles that may inhibit that growth. Participants would like to see improvements made throughout the transportation systems including bridge replacement/repair and road conditions. Several acknowledge the significance of providing law enforcement and first responders with equipment and facilities necessary to keep the region safe. Residents would also like to see overall improvements made to the aesthetics of the region including removal of dilapidated structures, less nuisance properties, mandatory trash service and curbside recycling.

Survey respondents provided recommendations for the highest priority strategies of ‘workforce development/job training and housing rehabilitation’. The strategies of improving infrastructure and further development and recruitment of manufacturing businesses and other industries.

A significant source of Monroe County information was retrieved from the Facebook page “Albia Iowa Happenings”. Residents utilize this page as a means of referral, communication, and discussion for area topics. The responses of these community members were included in the SWOT analysis.

SWOT Analysis

STRENGTHS

- Quality K-12 and post-secondary education available
- Indian Hills Community College Centerville Campus
- Job Training Partnership between area schools and Indian Hills Community College
- Available workforce
- Opportunities for workforce training at IHCC
- IHCC Career Academies based on local business and industry needs
- Business and Industry Roundtable, facilitated by IHCC, to meet local needs in each county
- Young Professionals & Leadership Academy in Appanoose Co. for mentoring
- Pride in home ownership
- Wide range of housing types
- IHCC Building Trades Program
- Housing resources – CVRHTF, IHCC
- Improvement of building code & enforcement across area
- Growth of quality houses in Amish communities
- Friendliness through the region
- Low cost of living
- Quality Parks & libraries in each county seat
- Arts, culture, & frequent community events
- Safe area to live
- Multiple elderly support services
- Quality medical care options
- Professional Countywide police enforcement, fire protection, & emergency medical services
- Recent business expansions & jobs in each county
- Small businesses start-up support
- Relatively low overhead cost to do business
- Available job sites for development
- Variety of local businesses & restaurants
- Main streets & Square vitality
- Extensive opportunities for outdoor enthusiasts – hunting, Lake Rathbun
- Overall scenic beauty of the area
- Good environment to raise livestock
- Adequate utility options & planned upgrades
- Active Economic Development Corporations
- Locally driven tourism
- Highways generally in good condition
- Two state highways intersect each county for movement of goods & people
- Fiber optic starting to become available
- Rathbun Regional Water Association
- Hazard Mitigation planning, emergency planning & recovery
- Utility companies including Alliant Energy, Chariton Valley REC, Southern Iowa Electric Cooperative, Mid-American
- Southern Iowa Railroad short line service & connectivity to level 1 service available
- RASWC recycling center services

WEAKNESS

- Lack of facilities to meet workforce training needs
- Lack of skilled workforce & workforce retention
- Lack of residents with post-secondary education and training
- Tax base is insufficient to provide high-quality workforce training facility
- Some homeowners lack of pride in ownership – allow properties to deteriorate
- Aging population on a fixed income that are not able to make updates to their homes (population growing at a quicker pace)
- Lack of financing opportunities for new construction and rehabs
- An abundance of small homes
- Shortage of housing options/types
- Numerous dilapidated structures – housing & commercial
- Rental housing conditions & affordable rentals
- Lack of state certified contractors for rehab work
- Size & availability of parcels available for small acreages
- Sections of unpleasant aesthetics
- Aging population & out migration of residents
- Community perception of other cultures
- Struggle to change & adapt
- Community-county leadership cooperation
- Need more youth activities
- Shortage of community services for mental health, poverty, etc.
- Social service office is in Ottumwa (not in communities)
- Lack of youth services
- Poor overall health conditions
- Unhealthy lifestyles/habits
- High poverty rate
- Lack of diversity in population
- Lack of Land Use planning
- Lack of coordination with neighboring entities comprehensive & land use planning
- Lack of zoning in county areas & municipalities
- Lack of zoning enforcement
- Some public land is excluded from the tax base
- Growing rate of absentee landowners
- Jobs that don't provide a livable wage
- Tax rates
- Underutilized fairground & recreation facilities
- Cost of sewer separation, sewer costs
- Condition & age of water and sewer lines
- Lack of internet options
- Broadband capability & availability in rural areas
- Local road conditions
- Expense to maintain rural gravel roads
- Farm-to-Market roads & bridges conditions
- Lack of intermodal transportation
- Minimal air transportation service available
- No taxi/on demand transportation service
- Lack of 4 lane highways
- Limited recycling opportunities in rural areas
- Roadway safety – specific locations identified by DOT
- Lack of Motivated/responsible workers
- Young residents lack life skills to be productive workers & members of society

OPPORTUNITIES

- Create greater equity in career and workforce training opportunities within the region
- Create clear college and career pathways for HS students
- Recruit young college graduates back to region
- Expand middle-skill workforce to meet business and industry hiring needs
- Increase enrollment in Science, Technology, Engineering, Math (STEM) across the region
- Strengthen partnerships between K-12, IHCC, and business and industry
- Many historic properties (which can qualify for tax incentives/breaks).
- Adequate rental properties, which could be approved for clean affordable housing
- Strong manufacturing base – opportunity for employment & quality affordable housing.
- Create more diversified housing stock in upper story renovations, infill housing, & housing developments.
- Expanding the partnership with IHCC for building technology classes in other counties.
- Create more elderly housing units
- Expand arts & cultural opportunities
- Embracing new residents & educate on other cultures
- Downtown Squares & available storefronts
- Tourism & historic sites
- Small retail businesses
- Available land for industries to develop
- Marketing of communities as a region for tourism
- Business incubators, start-ups, pop-ups
- Maintain & develop resources needed to keep present firms & businesses
- Encourage all types of businesses including commercial, office, manufacturing, technology, etc.
- Coordinate services to develop “Life-Career-College ready” students
- Empower all residents to enroll in post-secondary education institutions
- Market the region to attract businesses - regional branding (expand off Opportunity2)
- Develop economic incentive & revenue sharing
- Tourism advertising & branding of entire region
- Emphasize infill development with existing infrastructure
- Cultivation of switchgrass as a non-traditional bio-renewable fuel
- Expansion of cottage industries/home-based businesses to supplement farm income
- Grow local companies
- Tax abatement in the counties
- Promote region to outdoor enthusiasts for hunting & fishing
- IHCC assistance with Business Plan Development
- Establish complete streets polices throughout region
- Development/expansion of local & regional bike/ped trails
- Expansion of airport services
- Increase ridership opportunities for public transit
- Expansion of efficient broadband service in local areas
- Support regional road/bridge projects for reduction of costs
- Support multi-phases approaches for rehab of water & sewer lines in communities
- Expansion of services at transfer station/recycling center
- Curbside recycling service in jurisdictions
- Improving broadband access
- Mandatory trash pickup & expand recycle opportunities
- Establish better directional signage
- Encourage renewable energy sources
- Re-capture skills of young residents to create greater job opportunities
- Additional Certified Sites
- Support farmers with precision agriculture
- Need for additional childcare that is affordable and accommodate shift workers and single parents

THREATS

- Loss of younger populations
- Aging housing stock
- Few housing start-ups in communities
- Incompatible land uses reducing housing values.
- Education cuts, open enrollment
- Aging workforce
- Number of HS graduates enrolling in post-secondary education
- Aging K-12 facilities across region
- Aged facilities on IHCC Centerville Campus
- Housing & building deterioration
- Crime
- Mental health care
- Perpetual poverty cycle
- Expanding economic divide
- Funding cuts at all levels
- Environmental challenges
- Loss of state & federal partnerships/programs
- Pollution of the watersheds
- Increasing rural population (regarding land)
- Possible loss of major employer
- Ag land in reserve programs reducing local business (i.e. equipment)
- Trade embargos affecting Ag
- Natural disasters
- Wind Farms consuming acres vs agriculture/green space
- Gap of supportive services to small business & retail providers in some locations (Economic Development agencies focus on industry & manufacturing growth. Local Chamber of Commerce on local events. Mainstreet programs promote growth on historic squares, however Centerville & Chariton are the only communities with this program.)

Potentials, Constraints, Resources

While the hard data about the region may suggest to some that this area is not particularly viable as evidenced by its long declining population, economic decline, and other problems, the region does present opportunities. For example, natural resources are prevalent and historic and natural resource tourism opportunities are available. Farming operations have limited growth in the region due to its steep slopes and erodible soils, thus supporting the potential for outdoor recreation opportunities. While cost of living may signify a poor economy, it also presents opportunities for affordable living which itself can be an economic driver.

Lake Rathbun, the natural areas, historic resources and scenic byway attracts tourists to the region. Multiple opportunities exist to enhance local tourism by developing regional branding and collaborative community efforts. Indian Hills Community College has recognized this potential and has begun working with regional economic developers across the school's territory to embark on the process to create a regional brand.

Reliable broadband not only keeps rural Americans apace with the modern world – it's a critical economic lifeline. Connectivity will allow rural communities to realize the many benefits of the internet of things – enabling farmers to further advance precision farming, bringing healthcare advances to rural communities, and empowering local businesses to better compete with their urban counterparts.

Countless opportunities abound because Indian Hills Community College provides post-secondary educational opportunities, workforce training and re-capturing skills of residents, empowering youth with partnerships with public school systems, leadership programs, and community involvement.

The Chariton Valley CEDS region struggles to attract Millennials to return home after college. It will become essential for the rural regions and small towns to attract Millennials to sustain a local workforce. Millennials currently make up 35% of the workforce, and will account for 70% by 2025. (<https://www.forbes.com/sites/darrahrustein/2019/02/10/3-ways-to-attract-recruit-and-retain-millennial-talent/#778b244c486f>).

Research has found that the average Millennial is looking for a community that fits into their preferred lifestyle and this will play a huge role in determining their interest in living there. In general, Millennials are looking for:

- **High-Speed Internet:** Millennials are a generation that relies heavily on the Internet for shopping, socializing, recreation, and work. If they cannot get high-speed internet in an area, they won't be interested.
- **Affordable Housing:** Affordable housing is another key concern for Millennials, and it's one of the biggest assets a smaller town can offer. It's typically much more affordable to live in a rural or suburban area than a major city.
- **Hang-Out Spots:** Millennials like the option to spend time in locations that are not their home or work. Coffee shops, micro-breweries, and similar locations are a big draw for Millennials. They need a place that allows them to interact and be removed from technology to develop a greater sense of community.

– **Entrepreneurship Opportunities:** A high percentage of Millennials either already own a small business or plan to start a business soon. If a community is supportive of small businesses, entrepreneurial Millennials are more likely to move in.

<http://www.retailattractions.com/blog/small-towns-guide-attracting-retaining-millennials/>

Delinquent tax properties have developed as significant burden for communities and counties in the CEDS region. The unpaid property taxes threaten revenues for municipalities and their abilities to provide public services. Most government entities implement a tax lien/sale program that allows anyone to purchase said property. However, counties have not consistently pursued this option. Currently, Wayne County has 1,044 tax delinquent parcels that result in an annual loss of \$405,104 unpaid taxes. Appanoose County has about 1,350 parcels. Lucas County 5,736 parcels, about \$ 157,071 and Monroe County approximately 250 parcels about \$ 95,315. The Chariton Valley CEDS region will encourage and support the development of a Regional Landbank program that will assist the region in addressing dilapidated structures, abandon/blighted structures and tax-delinquent properties. A landbank type of program will reestablish properties back to a productive use, capture local taxpayer money, and assist currently landowners facing a hardship.

Chapter 7 – Key Partners:

Appanoose County:

1. *Appanoose Economic Development Corporation (AEDC)*– Mission is to facilitate the retention, expansion, attraction and creation of businesses and jobs in Appanoose County and collaboratively work to enhance the overall business climate of the county.

Priorities:

- Providing support & resources to existing and prospective industries and businesses
- Supporting a strong entrepreneurial environment.
- Marketing Appanoose County to attract new commercial & industrial development opportunities.

Current Projects:

*Working with local industries & the area transit provider to address challenges that some employees have getting to/from work.

*Recent completion of the IEDA certified site and promoting the availability to possible businesses across the nation.

*Supporting local businesses & industries to hire/fill vacant positions.

*Educating communities, residents, & businesses that AEDC partners with USDA to offer a revolving loan fund. The low interest loans can be for a variety of improvements that will ensure job retention and/or job creation in that business.

2. The *Centerville-Lake Rathbun Area Chamber of Commerce*, located in Centerville, IA, is an action-oriented, volunteer organization of individuals and businesses working together to advance economic growth and promote and preserve the community assets and positive business climate.

Priorities:

- Provide benefits to our members & provide opportunities for members to promote their business.
- Maintain the Chamber's image in the community with emphasis on retention, recruitment & services.
- Establish & maintain rapport with local, state, & national elected officials. Advocate for issues that are important to the Centerville-Lake Rathbun area.
- Bring visitors to the Centerville-Lake Rathbun area.
- Work with other community entities to facilitate beautification and enhancement efforts and assist with other organizations in achieving goals.

Current Projects:

*Expand Wine Fest in June to a larger community event

*Develop & promote more involvement of ALL businesses in Centerville (not just Square) with the Chamber by educating them the benefits of membership.

*Working to improve the atmosphere for Holiday Shopping Event by increasing decorations, light displays, caroling, etc.

*Exploring options for funds to install electric car charging stations.

*Continued efforts to promote tourism & events in the community.

3. ***Main Street Centerville*** builds the values and appeal of downtown by supporting business development, promoting a positive image and encouraging the rehabilitation of the historic core of the community. Our organization uses an inclusive approach to involve all stakeholders, through community involvement and volunteerism both private and public.

Vision:

Experience Downtown Centerville, as a regional commercial district, set apart by our “World’s Largest Town Square”. Residents, families, and visitors appreciate our vibrant, thriving culture and the architectural character of the downtown district. The walkable, clean downtown is well known for its unique shopping and dining options, we feel a sense of belonging, love and respect.

The mission & vision are achieved through four active committees. Each committee has a different focus. The ‘organization committee’ works to establish a strong Main Street Organization which utilizes a growing number of participants in the implementation & funding of the program. The ‘business committee’ emphasis is to strengthen and broaden the economic base of the Main Street District. The ‘promotion committee’ focuses efforts to market the Main Street District by establishing a unified image and encouraging an exciting variety of activities for the community. The ‘design committee’ has an important role to encourage the improvement of the Main Street District’s physical appearance and safety of the buildings.

4. ***Appanoose Industrial Corporation*** (AIC) is a privately held company in Centerville. AIC is an organization that can provide additional financial incentives to businesses relocating to or expanding in Appanoose County.

Lucas County:

1. ***Chariton Chamber of Commerce-Main Street***

Mission: Gather, Shop, Live - Building a historical vital and welcoming community around our vibrant town square.

Vision: Engage, Inspire, Enhance - Building a strong economy together on a foundation of historic preservation on our square and beyond.

Values: Empowerment of businesses, strong partnerships, community volunteers, and historic preservation.

As a nationally accredited Main Street Program, Chariton Area Chamber/Main Street follows the Eight Guiding Principles set out by the National Main Street Center. These principles guide our work and values through the comprehensive 4-point Approach, as we move forward incrementally, putting quality above quantity, form, encouraging public and private partnerships and changing attitudes through success while focusing on existing assets. Our program blends the tenets of the typical Main Street program with our Chamber roots, giving us a strong foundation that serves the entire community, strengthening endeavors, and promoting tourism in Lucas County. We continue to honor our roots while accepting the fact change does not occur overnight. We evaluate our projects through our mission and vision statements, maintaining our core values to create the highest quality impact for our community.

Current Projects:

- *Chariton Cares is a community cleanup/maintenance opportunity held in October.
- *Community Pride Day is another spring cleanup day, we partner with the high school in May.
- *Dazzle Fest is our lighted parade and live window displays held on the square the day after Thanksgiving.
- *Golf Fun Day at Honey Creek is a fundraiser teams can participate in, in June.
- *Our Annual Celebration is where we recognize volunteers and businesses in June.
- *Lunch on the Square is a community lunch held the last Friday of May, June, July, and August on the Courthouse Lawn.
- *Farmer's Market is held on the Courthouse lawn every Thursday 4-6 pm June through the first week in October.

Monroe County:

1. The *Albia Area Chamber of Commerce* is a voluntary non-profit organization of the business community advancing the interests of businesses, industries, services and professional firms in the Albia, Iowa area. Most importantly, the Chamber is people who realize that through the Chamber they can accomplish collectively what none of them can do individually. The strength of the Chamber lies in attracting the greatest number of members and creating a united pool of resources from which to draw ideas, energy and finances. Ultimately, the Albia Area Chamber of Commerce is Business helping Business. The Mission of the Albia Area Chamber of Commerce is to promote and develop the commerce and character of the Albia area through a cooperative network of leadership and involvement of businesses, industries and the community.

2. *Albia Industrial Development Corporation* (AIDC) is an IRS tax-exempt certified non-profit corporation. It was organized to improve the economy of Albia and Monroe County by developing new employment opportunities for the residents of our area. The goal is to provide employment opportunities for area residents which in turn will help the communities grow.

Following several rough years in the early 80's when the community felt the loss of 80% of the manufacturing jobs due to the closing of two plants lost to corporate buyouts, AIDC redoubled its efforts to attract new investment and to retain those companies that remained.

Since 1985, AIDC has assisted with 23 new plant locations in the county and 44 major plant expansions. Those projects have resulted in a total investment of over \$1.5 Billion to date and over 1,500 new jobs have been created.

During the same period we have seen our average overall wage rate rise from near the bottom of Iowa's 99 counties to 6th in the state, while our manufacturing wages have risen to 8th in the state (QCEW 2nd Quarter 2007). Per capita income has followed with Monroe County now among the top 40 in the state.

Current Projects: Continue to support and work with Businesses and Industries.

Wayne County:

1. The *Corydon-Allerton Chamber of Commerce* is a volunteer-based, member supported, non-profit organization that strives to serve all the communities in Wayne County by:

- Encouraging and fostering new and existing businesses
- Advocating business advancement, economic growth, and job creation within the entire area
- Promoting communication between business, government and individuals
- Informing members of available resources to promote and advance their business
- Supporting and initiating community events and local programs
- Promoting and protecting the commercial, industrial, agricultural, civic, educational and general interests of the Wayne County area.

2. *Wayne County Development Corporation:*

Mission:

The mission of the Wayne County Development Corp is to direct all economic development activities, facilitate community cooperation and development, and assist groups and individuals in their pursuit of local development opportunities which enhance the quality of life and create economic opportunity for Wayne County citizens.

The Wayne County Development Corporation is a volunteer directed, not-for-profit organization formed to facilitate community cooperation and expand economic growth.

The organization selects projects based on the following priority list:

- Promoting small business growth and development by providing business loans through the Revolving Loan Fund.
- Addressing the needs of a growing workforce in Wayne County.
- Providing adequate housing options.
- Providing recreational opportunities and enhancing our Natural Resources.

Current Projects:

Focuses on job creation, recruitment of new businesses, and expansion of current businesses.

Business Expansions & RLF - Wayne County Development was a key player in working with Iowa Economic Development and East Penn as business leaders worked through the process of expanding the East Penn Corydon facility. One major avenue in place for small businesses is the Revolving Loan Fund with money that was originally obtained from the USDA. The loan is used for GAP funding when purchasing or growing business.

Addressing workforce needs - Wayne County Development continues to work with the three school districts located within Wayne County, Indian Hills, local business owners and Iowa Workforce Development to assess the skills needed to perform jobs within Wayne County. WCDC attends events such as the Future Ready Iowa Employer Summit.

Housing Concerns - Wayne County Development has been working with the Wayne County Housing Committee, an unofficial group of Wayne County citizens, working toward developing housing opportunities throughout the entire county. A partnership of funds has produced a 2019 Wayne County Housing Study. One action step is to establish a revolving loan fund (RLF) that would allow developers to build housing that will be affordable for Wayne County residents. This revolving loan fund would need to be funded by cities and the county. The county and cities may also consider developing policies regarding long-term blighted and nuisance properties as well as chronic delinquent tax properties. Included in these policies would be potential remedies and assistance for those facing financial hardships, as well as procedures that could put some of the properties (primarily in towns) back to productive use and help capture dollars for local taxpayers.

In addition, employers, county entities, and/or local banks may wish to consider down payment assistance programs, tax abatements, forgivable loans, etc., to stimulate home construction/purchases.

Other next steps include gathering more information and more feedback from community leaders within the county. Extremely preliminary discussions have been held with potential developers, McClure & Associates, representatives from the Iowa Rural Development Council, the Iowa Economic Development Association, and the Iowa Finance Authority.

Enhance Natural Resources & Environment – Wayne County Development continues to pursue funding that allows for repairs, improvements and expansions to area parks and lakes. These recreational facilities attract people to the area and are important to be maintained.

Chapter 8: Implementation of Plan

As a planning document, implementation is straight-forward: Achievement of the goals will satisfy the purpose of this plan and open the path to an expanded CEDS process and ultimately Economic Development District recognition. The table below outlines action items that will help achieve the identified goals and objectives.

Monitoring regional impacts of economic growth and progress can be accomplished by two different avenues. Traditional growth will be evident through the number of jobs created and/or retained, as well as private investment. Non-traditional economic growth has a variety of factors considered which can indicate other local growth. The region may see more wealth creation, greater household income, increased per capita income, higher wages, and/or increased net worth.

Goal 1: Plan & invest in infrastructure improvements throughout the region including transportation systems, water/wastewater/storm water systems, broadband, and utility & communication systems.

<i>Objectives</i>	<i>Action Items</i>	<i>Responsibility</i>	<i>Funding Options</i>	<i>Evaluation</i>
TRANSPORTATION OBJECTIVE: Maintain and expand all transportation networks and intermodal networks to meet the demands of residents and industries.	Work with DOT & County Engineers for improvements of roads & bridges Specific locations may include roads & bridges that impact businesses/industry travel patterns and freight movement	RPA 17 Local Jurisdictions County Engineers COG	Local Funds RPA 17 IDOT	Locations of priority listed in county 5-year plans & RPA 17 TIP
	ID opportunities for regional airports to improve air freight Pursue transportation grants to improve facilities such as cross wind runways, improved lighting, re-surfacing, etc.	County Engineers RPA 17 Municipal Airport & Boards Local jurisdictions COG	IDOT Local Funds	Work projects outlined in RPA 17's LRTP
	Maintain & expand rail service for efficient movement of goods. Encourage local industries & local businesses to utilize Iowa Southern Rail.	County Engineers RPA 17 Iowa Southern Railway COG	IDOT Local Funds	More users accessing ISR
	Work with legislators to increase funding mechanisms for all transportation infrastructure & services; work with legislators to pass stable, long range transportation bill that will provide adequate funding; educate regional agencies on transportation funding opportunities available.	County Engineers RPA 17 Board of Supervisors COG	IDOT Local Funds	Increase in allocation by 2% in 10 years
	COG work with local governments & agencies to pursue funding for local road repairs Work with small communities for potential street & bridge repair LCDC: "Increase speed of street improvements".	RPA 17 Local jurisdictions COG	Local funds RPA 17 funds	Five small communities receive road improvements in the next 10 years
	Promote roadway improvements identified in traffic safety plans Potential Development of an Iowa "Super 2" highway along Highway 34 Encourage residents to contact county engineers to report locations of concern; improved signage and reflectivity;	RPA 17 County Engineers BOS/City Council COG	Local Funds IDOT	Decrease accidents related to road conditions
	Support annual work on Passenger Transportation Plan to identify transit needs & opportunities for collaboration Residents & professionals should promote and attend annual Passenger Transportation Plan meetings to identify gaps in service with potential remedies. Apply for grants to improve transit fleet	RPA 17 IDOT 10-15 Transit COG	Local funds IDOT FTA	10-15 Transit Replacement rate is enough for their service to this region

Increase the miles of recreational trails & connectivity by 20% in 20 years.	<p>Apply for funds that could finance a feasibility study to develop a regional trail system.</p> <p>Communities develop 'sidewalk programs' that aid in manual labor and equipment for residents to maintain or develop safe sidewalks; prioritize accessibility for all residents; partner 'Safe Routes to School' and trails systems to ensure connectivity.</p> <p>LCDC: "Increase walkability through new sidewalks & trails".</p>	RPA 17 Statewide & Federal TAP COG	Statewide & Federal TAP Local Funds Private Foundations	Report the miles of trails & changes each year.
ESSENTIAL INFRASTRUCTURE OBJECTIVE (Water/wastewater/ storm water, utilities, renewable energy, communication systems, public safety): Provide efficient, effective and safe infrastructure systems that meet the needs of residents and businesses.	<p>Maintain current infrastructure & expand when necessary</p> <p>Keep database and/or map of system conditions and rehabilitation phases</p> <p>Communities should implement a 'user fee' to provide funding for infrastructure improvements; Communities should have frequent evaluations of systems to prevent interruption in services and/or negative environmental impacts; Secure funding for water & sewer projects</p>	Local jurisdictions City/county engineers COG	USDA SRF IEDA	
	Reduce effects of natural hazards, utility, telecommunication disruptions through planning & mitigation projects	Emergency Management COG Local jurisdictions	FEMA Iowa Homeland Security	
	<p>Support training, equipment & personnel for local emergency management/first responders.</p> <p>Pursue funding opportunities & partnerships that would allow for additional training and equipment upgrades.</p>			
	<p>Renewable energy</p> <p>solar, wind, etc. jurisdictions regulate through zoning & ordinances</p>	City/County Government COG		
Implementation of Comprehensive Plan Strategies and Hazard Mitigation Plan Strategies	<p>Contact jurisdictions to determine what strategies have been accomplished</p> <p>Partner with Emergency Management for HMP</p>	Local Jurisdictions Emergency Management COG	Local funds HMGP PDM	
Regionally reduce the number of communities with inflow & infiltration issues by 5-10% in 15 years.	<p>Work with cities to determined amount of I&I</p> <p>Partner with engineering firms to assess wastewater issues</p> <p>Jurisdictions budget for repairs through user fees & line item budget</p> <p>Assist with grant applications for funding</p>	COG Engineers City/County government	IDNR USDA CDBG SRF	
BROADBAND OBJECTIVE: Support efforts that establish efficient broadband opportunities to residents throughout the Chariton Valley CEDS region.	<p>ID provider needs, partnerships & resources for broadband development</p> <p>Pursue funding opportunities for improved service</p> <p>Determine eligible funding sources for fiber and wireless services to not eliminate one another on expansion opportunities.</p>	<p>Economic Development agencies</p> <p>Local utilities & companies</p> <p>COG</p>	<p>Rural Telephone Cooperatives</p> <p>Local Funds</p> <p>State grants</p>	Increase the number of users by local providers

Develop plans for infrastructure development in each city with economic growth in mind for the next 10 years.	Regional Comprehensive Planning Encourage individual jurisdiction comprehensive or strategic planning	Local jurisdictions COG Engineers	Local Funds IEDA (if available)	
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Goal 2: Improve and expand housing options to all income levels.

<i>Objectives</i>	<i>Action Items</i>	<i>Responsibility</i>	<i>Funding Options</i>	<i>Evaluation</i>
Increase homeownership & new housing developments. Construct 4 new homes total throughout the region in the next 10 years.	CVRHTF complete home constructions Work with jurisdictions to determine proper growth patterns Partner with local contractors to construct in designed areas. Participate in “Homes of Iowa” AEDC: “Stay engaged and informed about issues and activities related to housing and development.”	CVRHTF Local jurisdictions Local contractors COG	Potential grant programs Private funding	Report the number of new homes constructed each year.
Provide owner-occupied housing rehabilitation assistance to low-to-moderate income residents. Assist 15 homeowners with home repairs in the next five years through community resources & foundations.	Pursue grant funding opportunities from CDBG, IFA, and loan programs Wayne County Development: Establish an RLF	CVRHTF IHCC Building Trades Local jurisdictions Local homeowners COG Local developers	Local foundations IFA CDBG	Report the number of homes repaired each year.
Identify and recruit developers for middle income housing and senior housing developments	Encourage infill on properties have existing infrastructure; establish locations for housing growth or retirement villages. Support to develop regional housing Consortium to work on creating a Regional Prospectus. LCDC: “Engage Stakeholders by hosting private & public meetings to increase communication.” LCDC: Provide resources/incentives for new building & home improvements for buyers & builders.	City/County Government GOC	IFA USDA Local funds Homes for Iowa	
Demolish 4 dilapidated homes per year regionally	Partner with local jurisdiction to identify dilapidated homes Utilized housing inspector to determine homes condition Work with DNR with Dilapidated Structures program.	Local jurisdictions BOS/city councils COG	Local funding IDNR	Report the number of dilapidated homes demolished each year

<p>Improve neighborhood appearance & conditions in communities</p>	<p>Support communities to establish and enforce statutory measures such as required property maintenance standards, rental codes, code updates and nuisance codes</p> <p>Jurisdictions need to employ a code enforcement officer; Encourage the development of property maintenance standards by utilizing the International Property Maintenance Code.</p> <p>Wayne County Development: Establish and communities approved countywide Property Maintenance Standard;</p> <p>LCDC: "Goal to pursue development opportunities."</p>	<p>Local jurisdictions COG</p>	<p>Local funds</p>	<p>Review the number of cities with code ordinances, enforcement procedures, & when last updated.</p>
	<p>Address derelict buildings with code enforcement, abandonment procedures, and potential demolition funds.</p> <p>Activities: Jurisdictions need to establish an abandonment process; develop a budget expense to create a demolishing fund; pursue development of regional landbank or similar program.</p> <p>Wayne County Development: County Environmental Health Department develop a process for enforcement of countywide utilizing Property Maintenance Code.</p>	<p>Local jurisdictions COG IDNR</p>	<p>Local funds</p>	
<p>Provide more diverse housing options</p>	<p>Develop supportive documentation that will identify needs and provide direction in future growth, i.e. housing surveys, comprehensive plans, etc.</p> <p>Activities: Conduct & develop county housing needs assessment documents.</p>	<p>Economic Development agencies COG</p>		
	<p>Support upper-story renovations & pursuit of funding</p> <p>Activities: Pursue CDBG program & Mainstreet District opportunities</p>	<p>Economic Development COG Mainstreet organizations Chamber of Commerce</p>		
	<p>Ensure high quality rental properties with enforced landlord codes & inspections.</p> <p>Activities: Code enforcement officers employed by cities & counties</p>	<p>Local jurisdiction Environmental Health COG</p>		

Goal 3: Strengthen the economic vitality of the region and provide a skilled workforce that meets the needs of current and future employers.

<i>Objectives</i>	<i>Action Items</i>	<i>Responsibility</i>	<i>Funding Options</i>	<i>Evaluation</i>
Provide a viable, educated, trained and skilled workforce. Including support services and opportunities to give residents and youth marketable skills.	Partner with higher learning institutions to provide continuing education, opportunities to cross-train workers; LCDC: "Train workforce by developing a partnership with schools, community colleges, region and businesses." AEDC: "AEDC understands the needs of business and industry within the county and assists them in accessing available financial and technical resources."	COG City/County Government IHCC School Systems	EDA Local funds	
Promote downtown businesses through development	Assist cities with potential CDBG downtown revitalization projects. Work with public works departments with streetscape improvements. Encourage use of existing buildings and downtown centers. Where possible consider upper-story housing.	Economic Development Agencies Mainstreet organizations, Chamber of Commerce Local jurisdictions IHCC	CDBG Downtown Revitalization CDBG Housing Local Funding Private Foundations	Increase downtown businesses throughout region. Number of unoccupied buildings on each downtown square
Support & create entrepreneurial initiatives/program for retail & business development	Each county provides supportive services to retail and commercial businesses for retention and growth. AEDC: "Provide a clear point of contact and assistance for small businesses, start-ups and prospective entrepreneurs in Appanoose County. ~ "Identify small business niches and market demands within the area that can be built upon. Coordinate resources necessary to support start-ups with business plans and financial packages."	COG IHCC USDA Rural Development	USDA IHCC	Development of technical assistance program. Increase in jobs created
Retain & develop a disciplined and skilled workforce that meet the needs for current & future employers	Support educational opportunities for current & future employers Establish a partnership with learning institutions to develop leadership skills, education, cross-train, train workers with modern technology equipment; establish more communities that are certified "Hometown Iowa" communities attracting veterans; Establish secondary education courses and training to prepare for the transition that will occur with an aging workforce LCDC: "Retain human assets by partnering with schools, community college, region & business." AEDC: "Maximum the well-being, wealth and profitability of residents and businesses by expanding the numbers and skills of Appanoose County's available workforce. ~Work with Moravia, Centerville, Moulton Community School Districts to increase the likelihood of graduates remaining in the county or returning for employments."	IHCC Local High Schools Business owners Economic Development Agencies COG	Potential Scholarships	Increase in local internships and apprenticeship programs. Increased rate of graduates obtaining jobs
	Promote career opportunities for industries within the region and surrounding area	COG School systems		

	<p>Work with area High Schools to provide exposure and opportunities for youth to have understanding and interest in local employment; Partner with local educational institutions to establish strong “Career Academies” that prepare students for life beyond school.</p> <p>LCDC: “Get employees to move invest & speed in the community by offering quality housing, jobs, entertainment, shopping & recreation.”</p>	<p>IHCC</p> <p>Economic Development Agencies</p>		
	<p>Area industries & businesses support & collaborate with Indian Hills Community College to provide state-of-the-art facilities and strengthen community resource opportunities</p> <p>This facility may house equipment and classes that will train individuals for employment with area industries to ensure a workforce base and longevity in the region.</p>	<p>IHCC</p> <p>COG</p> <p>Local industries & businesses</p> <p>Economic Development</p> <p>COG</p>		
<p>Enhance communication among businesses, governments & institutions</p>	<p>Conduct joint employment training sessions; Joint regional workshops</p> <p>AEDC: “Maximize the well-being, wealth and profitability of residents and businesses by expanding the numbers and skills of Appanoose County’s available workforce. ~ Communicate the status and plan for addressing the area’s workforce challenges and the organizations undertaking proactive, innovative and bold programming.”</p> <p>AEDC: “Visit to the county’s largest employers and other essential businesses are conducted annually to learn about the needs and issues facing local business and industry. “</p>	<p>COG</p> <p>Economic Development Agencies</p> <p>Local Jurisdictions</p> <p>IHCC</p>	<p>NA</p>	<p>Understanding & increased communication between all local agencies</p> <p>Increase joint projects between local agencies</p>
<p>Develop business opportunities or expansions within the region.</p>	<p>Foster growth of industrial parks and certified sites; Establish Succession Plans for each Historic Square District;</p> <p>Clarify that zoning regulations encourage local growth.</p> <p>AEDC “New business and industry have located in Appanoose County. ~ Prospect and site selector visits are well-planned and intentional. ~ Business recruitment is targeted to complement and add value to existing businesses and industry.”</p>	<p>Economic Development</p> <p>COG</p>		
<p>Establish regional promotions & marketing plan that would attract people to travel the region and provide economic support.</p>	<p>Partner with local economic development groups to identify activities & attractions</p> <p>Capitalize on guests at Honey Creek State Park & Resort; Support regional trail development that all connect at Lake Rathbun; Possible option would be to collaborate “bike nights/events” that are occurring in each county; collaborative bus tours; historic train rides from Centerville to Albia; Develop and maintain open communication with tourism organizations in region for potential collaboration or promotion of visits, attractions, or events. Support “Central Iowa Tourism” promotions and the development of a “local</p>	<p>Economic Development</p> <p>COG</p> <p>Tourism organizations</p> <p>Chamber of Commerce</p>		

	<p>attractions” newsletter that regionally promotes collaborative options.</p> <p>AEDC: “Maximize the well-being, wealth and profitability of residents and businesses by expanding the numbers and skills of Appanoose County’s available workforce.~ Respond to specific business attraction, retention, and expansion needs by growing the pool of available workers or enticing out commuting workers to consider local positions.”</p>			
Provide quality childcare options for residents that work a variety of shifts.	Make available Childhood Development classes/degrees in the region; Collaborate with State of Iowa Childcare Licensing office; partner with potential funding sources such as USDA; Work with area employers to determine the number of children in need of this service.	<p>IHCC</p> <p>Childcare Providers</p> <p>Local support programs for providers</p> <p>COG</p>	<p>USDA</p> <p>Private</p> <p>Local</p>	
Counties should make it a priority to preserve agricultural and natural land to sustain a strong Ag economy.	Utilize erosion control strategies; maintain wetlands; promote housing developments to be near the perimeter of communities.	<p>DNR</p> <p>County BOS</p> <p>COG</p> <p>Farm Services</p>		
	<p>All jurisdictions should be proactive in establishing and pursuing funding opportunities to enhance economic vitality of the region.</p> <p>Activities: TIF Districts; Urban renewal zones;</p>	<p>Local Jurisdiction</p> <p>COG</p>		
Jurisdictions need to develop a method to recapture lost revenue through tax-delinquent properties.	Support state legislation that allows for the development of local landbanks. Develop a Regional Landbank or similar model that will address dilapidated, abandoned or blighted and tax-delinquent properties. The program would allow land to be utilized again, as well as capture local tax revenue.	<p>Elected officials</p> <p>Residents</p> <p>Housing Programs</p> <p>COG</p>		
Pursue option of establishing a regional Revolving Loan Fund to support business growth & entrepreneurs	Apply to establish a regional revolving loan	<p>COG</p> <p>EDA</p> <p>SRF</p>	<p>EDA</p> <p>Private Foundations</p> <p>Opportunity2</p>	District is established
Increase the number of communities with zoning ordinances by 10% in the next 10 years	<p>Work with cities to develop zoning ordinances</p> <p>Update zoning for existing plans</p> <p>Provide necessary support as needed</p>	<p>COG</p> <p>Local Jurisdictions</p> <p>County Government</p>	Local Funds	Increase in the number of communities with zoning ordinances and plans.
Develop regional database of existing industrial parks with amenities and available space as marketing tool	<p>Contact cities & economic development agencies for data collection</p> <p>Support local efforts to establish IEDA ‘certified’ sites.</p>	<p>COG</p> <p>Economic Development Groups</p>	Local Funds	Development of industrial site database

Goal 4: Improve the region's quality of life to attract and retain residents & businesses.

<i>Objectives</i>	<i>Action Items</i>	<i>Responsibility</i>	<i>Funding Options</i>	<i>Evaluation</i>
Increase awareness & support recreational and cultural opportunities to residents & businesses	Create more diverse & attractive retail/commercial districts Support Mainstreet programs and Chamber of Commerce in establishing a local pool of funds to foster Historic Square/Mainstreet communities with district renovations. LCDC: "Improve appeal, quality and safety of downtown district."	Mainstreet organizations Chamber of Commerce COG		
	Increase businesses & organizations which provide healthy living incentives & initiatives. Encourage community participation in Wellmark's 5210 Program & Healthy Hometown program.	Local Health Dept Hospital Wellness Coalitions COG		
COG assist local counties and cities to have direction for the future through planning documents.	Establish current comprehensive plans and ordinances; Provide resources on land use & zoning polices; Create regional clearinghouse for planning docs accessible to general public; Preserve structures and artifacts that contain historical significance by pursuing any grant/loan opportunities	COG Local Jurisdictions		
Improve and expand recreational facilities to promote healthy lifestyles. Expand parks, historical attractions and green space within cities and counties by 5% in the next 15 years	Provide a feasibility study for the possible development of regional trail system; Develop new or improve existing recreational facilities, especially youth-focus opportunities; Enhance parks and natural areas that entice outdoor enthusiasts to the region; maintain existing parks & historical attractions; demolish dilapidated structures and convert to green space; increase attractions at parks.	Local jurisdictions COG Local support groups	Private Foundations Local Funds Keep Iowa Beautiful	Increase in acres of green space, parks, historical attractions and trails
Promote strong civic engagement of residents and youth in the region.	Support programs that enhance citizenship, patriotism and democracy Political teen advisory group for city council, keep aging seniors engaged in volunteer opportunities.	Jurisdictions Educational Institutions COG		
Increase ease of access to healthcare, mental health care, eldercare and veterans.	Partner with 10-15 Transit for transporting patients Lobby to stop closing mental health facilities/ retain services where available. Work with Veteran's Affairs to provide better services for Veteran's	COG Local jurisdictions Healthcare providers Veteran's Affairs 10-15 Transit	State Dept of Health Local Funds Dept of Justice (VA) County Government & Health Dept	Increase in ridership to healthcare centers. Continuation of existing mental health centers in region. New access points for veteran health.

Chapter 9: State and Federal Resources

Main Street Iowa/Iowa Finance Authority Loan Program: This program provides mortgage loans for multi-family housing and commercial development in Main Street districts. Infill construction and rehabilitation of upper floor housing in mixed-use buildings are typical projects.

Main Street Iowa Challenge Grant: Eligible projects must be within the identified Main Street project area. Only the Main Street organization in participating communities may submit applications on behalf of local projects, properties, and businesses. This program requires a dollar for dollar match.

Main Street Iowa Design & Business Assistance: Design & Business assistance is provided to downtown property owners and tenants as a free service through the Iowa Economic Development Authority's Main Street Iowa program. The Design Specialists will provide design recommendations and develop conceptual renderings for each proposed project. The Business Specialist will provide economic development assistance as well as one-on-one business consultations.

Sustainable Community Demonstration Projects: (Please contact Jeff Geerts, IEDA Jeff.Geerts@iowa.gov or 515-725-3069) Projects funded through this program must have tangible, unique impacts for environmental sustainability, and serve as a model demonstration for other communities in Iowa. Projects are intended to take place on a larger scale and anywhere within the community and meant to support and demonstrate community sustainability. Projects must take place in communities with a population of less than 50,000 people. All funded projects must meet the CDBG national objective to prevent or eliminate slum or blight. Projects shall also follow applicable HUD requirements such as environmental reviews, historical property reviews, Davis-Bacon wage requirements, and public participation requirements. All projects shall agree to follow the Iowa Green Streets Criteria. Applicants may apply for up to \$500,000.

Downtown Revitalization Projects: (<http://www.iowaeconomicdevelopment.com/CDBG/DowntownFund>)

Projects funded through this program must have long-lasting benefits for the downtown area that contribute toward a comprehensive downtown revitalization effort. The projects must take place in the downtown or historic commercial center of the community and are meant to support and demonstrate innovation. Projects must take place in communities with a population of less than 50,000 people. All funded projects must meet the CDBG national objective to prevent or eliminate slum or blight. Projects shall also follow applicable HUD requirements such as environmental reviews, historical property reviews, Davis-Bacon wage requirements, and public participation requirements. All projects shall agree to follow the Iowa Green Streets Criteria. Projects funded from the downtown revitalization fund must be part of a comprehensive downtown revitalization effort. Applicants may apply for up to \$500,000.

Small Business Linked Investments for Tomorrow (LIFT) Program (www.iowalift.com/)

The Small Business Linked Investments Program will inject capital into small businesses owned and operated by Iowa residents. One-half of the money invested will be available for qualifying small businesses which are 51 percent or more owned, operated, and actively managed by one or more women, minority persons, or persons with disabilities.

Opportunity Zones (www.opportunityzones@iowaeda.com) are identified by state agencies. The program is designed to provide tax breaks for investors and developers who promote growth in low-moderate income census tracts.

Brownfield/Grayfield Tax Credit Program:

(<http://www.iowaeconomicdevelopment.com/Regulatory/brownfield>)

State and federal incentive programs exist that can make the purchase and redevelopment of a Brownfield site a good economic opportunity for many businesses. These incentive programs exist because Brownfield redevelopment can promote general economic health by reducing environmental hazards, cleaning up neighborhood eyesores, creating jobs, boosting tax revenue, and so on.

Brownfield: sites are abandoned, idled or underutilized industrial or commercial properties where real or perceived environmental contamination prevents productive expansion or redevelopment. Examples of

Brownfield sites include former gas stations, dry cleaners, and other commercial operations that may have utilized products or materials potentially hazardous to the environment

Grayfield sites are industrial or commercial properties that are vacant, blighted, obsolete, or otherwise underutilized. A grayfield has been developed and has an infrastructure in place but the property's current use is outdated or prevents a better or more efficient use of the property. Iowa law defines a grayfield as having improvements and infrastructure that are at least 25 years old and one or more of the following conditions exists:

Thirty percent or more of a building located on the property that is available for occupancy has been vacant or unoccupied for a period of twelve months or more.

The assessed value of the improvements on the property has decreased by 25% or more.

The property is currently being used as a parking lot.

The improvements on the property no longer exist.

Housing Enterprise Zones :

(<http://www.iowaeconomicdevelopment.com/CommunityDevelopment/HousingEZ>)

Enterprise Zones are designed to stimulate development by targeting economically distressed areas in Iowa. Developers and contractors building or rehabilitating housing in an established Enterprise Zone may be eligible to receive certain state tax benefits.

Tax Increment Financing (TIF): TIF is a method to incite business to locate or expand operations in an area by directing the tax revenues generated within the TIF district for investment in the district. City councils or boards of supervisors may use the property taxes resulting from the increase in taxable valuation caused by the construction or substantial rehabilitation of commercial facilities to provide economic development incentives within the district.

State Historical Society of Iowa Programs

Certified Local Government Grants (CLG Grants): (<http://www.iowahistory.org/historic-preservation/local-preservation/clg-grant-information.html>) CLG Grant Funds can be used to develop building reuse plans and plans and specifications for buildings listed on the National Register of Historic Places. They can also be used to survey and evaluate properties and prepare National Register nominations.

Historic Resource Development Program (HRDP) :

(<http://www.iowahistory.org/about/grants/hrdp/index.html>)

The purpose of the HRDP Grants Program is to provide **funds** to preserve, conserve, interpret, enhance, and educate the public about the historical resources of Iowa. Grants are for historic preservation, museums, and documentary collections.

Historic Site Preservation Grant (HSPG) : (<http://www.iowahistory.org/about/grants/hspg/index.html>) The Historic Site Preservation Grant provides funds to acquire, repair, rehabilitate, and develop historic sites that preserve, interpret, or promote Iowa's cultural heritage. The grants are large (\$40K minimum and \$100K maximum) and they require dollar for dollar match. Eligibility is limited to a non-profit or government entity.

Iowa Community Cultural Grants (ICCG) Job Creation Grant:

(http://www.iowaartsCouncil.org/funding/assets/JobCreationGrant_Guidelines080113.pdf) The Iowa Department of Cultural Affairs is committed to encouraging cultural growth and development throughout the state. Job Creation Grants provide funds to support the creation of quality jobs for Iowans that contribute to the cultural vitality of Iowa. Funding for Job Creation Grants is made possible through an appropriation from the Iowa Legislature to the Iowa Community Cultural Grant program. Awards range from a minimum of \$1,000 to a maximum of \$10,000. Job Creation Grants support salaries, wages and job benefits for current Iowa residents. Employment must be tied to a cultural project (see glossary for definition) and must be a new, permanent full or part-time position or a new contract position. New, permanent full or part-time positions must be paid at least \$14.50/hour.

Small Operating Support Grants (SOS):

(http://www.culturalaffairs.org/funding/sos_grant_program/index.htm)

Healthy arts, history, and cultural organizations enhance the quality of life in Iowa communities. With SOS Grants, the Department of Cultural Affairs wants to help small and mid-sized arts, history, and cultural organizations: Take steps toward improved professionalism and standards of operation; to temporarily cover some operational costs to free up other funds for programming or purchases; become more effective at achieving goals that will directly affect their community. Applicants may apply for up to \$2,500.

Cultural and Entertainment District (CED):

(http://www.iowahistory.org/historicpreservation/cultural_districts/index.html)

The benefits available to certified districts could include historic tax credits for rehabilitation of historic structures or other incentives which create live/workspace for cultural workers, space for cultural and entertainment enterprises and access financial assistance programs from state agencies and other funding partners.

Historic Tax Credits

(<http://www.iowahistory.org/historic-preservation/tax-incentives-for-rehabilitation/index.html>)

The State Historic Preservation Office (SHPO) of the State Historical Society of Iowa administers the State Historic Preservation Tax Incentive Program and participates in the certification process for the Federal Historic Preservation Tax Incentives and county Historic Property Tax Exemption programs. The entire rehabilitation project must meet the Secretary of the Interior's Standards when utilizing historic tax credits.

Federal Historic Preservation Tax Incentives Program 20% or 10% of qualified rehabilitation costs

Description: 20% of qualified rehabilitation costs are available as a credit against federal income taxes on income-producing historic properties. Rehabilitation work on historic properties must be "substantial" (an IRS test) and meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Applications and photos must be reviewed by the SHPO and be approved by the National Park Service.

Eligibility Requirements: Properties must be listed on the National Register or be evaluated as National Register eligible and then listed within 30 months after claiming the credit on IRS tax forms. (A 10% tax credit is also available for non-historic, non-residential, income-producing properties built before 1936. These properties can neither be listed on the National Register nor be a contributing resource in a National Register-listed historic district.)

Statewide Historic Projects

Description: 25% of qualified rehabilitation costs are available as a credit against the owner(s) state income taxes. Properties do not need to be income-producing. The SHPO cannot reserve credits for more than three years into the future. For a residential property or barn constructed before 1937, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the assessed value (less the land value) - whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the assessed value of the property (less the land value) before rehabilitation. If there is no assessed value the insured value can be used. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Eligibility Requirements: Properties must be listed on or eligible for listing on the National Register of Historic Places or barns constructed before 1937 or barns that are eligible or listed on the National Register of Historic Places.

Temporary Historic Property Tax Exemption

(<http://www.iowahistory.org/historic-preservation/tax-incentives-for-rehabilitation/temporary-property-tax-exemption.html>)

4-year "freeze" on property tax increases, then 25% increase per year to adjusted value after rehabilitation.
Description: Local property tax incentive for the sensitive, "substantial rehabilitation" of historic buildings. Property taxes remain the same for four years followed by increases of 25% per year for the following four years. Two applications are required – one from SHPO and one from the county assessor.

Eligibility Requirements: Properties must be listed on or eligible for listing on the National Register, contributing to National Register or local historic districts, or designated by a county or municipal landmark ordinance.

The property must also be eligible based on the specific county's priority list for that tax year. The County Board of Supervisors will establish priorities for which an exemption may be granted and will annually designate real property in the county for a historic property tax exemption. A public meeting must be held, with notice given, at which the proposed priority list will be presented.

Small Business Administration (SBA)

504 Program (<http://www.sba.gov/content/cdc504-loan-program>)

The SBA 504 loan program is a long-term financing tool for economic development within a community. The 504 Program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings.

SBA 7(a) (<http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/7a-loan-program>)

The 7(a) Loan Program includes financial help for businesses with special requirements. For example, funds are available for loans to businesses that handle exports to foreign countries, businesses that operate in rural areas, and for other very specific purposes.

Microloan (<http://www.sba.gov/content/microloan-program>)

The Microloan Program provides small, short-term loans to small business concerns and certain types of not-for-profit child-care centers. The SBA makes funds available to specially designated intermediary lenders, which are nonprofit community-based organizations with experience in lending as well as management and technical assistance. These intermediaries make loans to eligible borrowers. The maximum loan amount is \$50,000, but the average microloan is about \$13,000.

Rural Business Loans (<http://www.sba.gov/content/rural-business-loans>)

The Small/Rural Lender Advantage (S/RLA) initiative is designed to accommodate the unique loan processing needs of small community/rural-based lenders by simplifying and streamlining loan application process and procedures especially for loans under \$350,000.

Patriot Express (<http://www.sba.gov/content/express-programs>)

The Patriot Express Pilot Loan Initiative allows lenders with Patriot Express authority to make offers like lenders with SBA Express authority, but the business owner is more limited. To be eligible to receive a Patriot Express Loan, the business must be owned and controlled (51 percent or more) by eligible veterans and members of the military community who want to establish or expand a small business.

Special Purpose Loans Program (<http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/sba-loan-programs/7a-loan-program/special-purpose-loans-program>)

SBA offers several special purpose 7(a) loans to aid businesses that have been impacted by NAFTA, to provide financial assistance to Employee Stock Ownership Plans, and to help implement pollution control mechanisms.

Advantage Loan Initiatives (<http://www.sba.gov/advantage>)

Small Loan Advantage and Community Advantage 7(a) Loan Initiatives SBA is committed to expanding access to capital for small businesses and entrepreneurs in underserved communities so that we can drive economic growth and job creation.

Other

ADA Federal Tax Credit (<http://www.ada.gov/taxcred.htm>)

This federal tax credit was created to help small businesses cover ADA-related eligible access expenditures. A business that for the previous tax year had either revenue of \$1,000,000 or less or 30 or fewer full-time workers may take advantage of this credit. This federal tax credit can cover 50% of the eligible access expenditures in a

year up to \$10,250 (maximum credit of \$5000). In addition, the tax deduction is available to all businesses with a maximum deduction of \$15,000 per year for the other costs the credit doesn't cover. The tax deduction can be claimed for expenses incurred in barrier removal and alterations.

Paint Iowa Beautiful (<http://www.keepiowabeautiful.com/grants/paint-iowa-beautiful>)

Keeping up the appearance of our buildings and facilities is an important component of viable communities. Well-maintained and painted buildings reflect pride in our communities. Through a partnership with Diamond Vogel Paint of Orange City, Iowa groups can receive paint for community enhancement projects. More than 5,000 gallons of paint have been donated to community groups through the Paint Iowa Beautiful program.

Derelict Building Grant

(<http://www.iowadnr.gov/Environment/LandStewardship/WasteManagement/DerelictBuildingProgram.aspx>)

Derelict Building Eligibility Requirements: entail the derelict building to reside in a town or unincorporated county area of 5,000 residents or less and require the building to be owned or in the process of being owned by the town or county. The program will provide the following:

- 100% reimbursement for a certified ACM inspection.
- 100% reimbursement, not to exceed \$10,000, for removing and disposal of ACM. A 50% cost share is required for those costs exceeding \$10,000.
- 100% reimbursement not to exceed \$1,500 for a structural engineering analysis to be completed by a licensed structural engineer or architectural historian to determine ability to renovate the building.
- 100% reimbursement not to exceed \$3,000 for conducting a Phase I Environmental Assessment. The applicant is responsible for all costs exceeding \$3,000.
- 50% reimbursement not to exceed \$2,500 for conducting a Phase II Environmental Assessment. The applicant is responsible for costs exceeding \$5,000. The need for this assessment is driven by the results of the Phase I Assessment and involves sampling of structure components, soil, and groundwater to confirm or deny if contamination is present.

Building Deconstruction: If the building is going to be deconstructed, 50% reimbursement not to exceed \$50,000 is available for offsetting costs related to deconstruction. It is a goal of all deconstruction projects that 30% of the structure by weight be diverted from landfill disposal.

Building Renovation: If the building is going to be renovated, 50% reimbursement not to exceed \$50,000 is available for offsetting costs related to removing materials for reuse, either at the site or offsite, or for recycling. The grant also compensates for the purchase and installation of reused or recycled materials that will be incorporated into the project.

Awarded amounts may not equal funding requests.

For every additional 10% of landfill diversion by weight above 30% that is documented upon completion of the project, Applicant cost share is reduced by 5% and grant award will increase accordingly. The maximum grant award for deconstruction projects shall not exceed \$75,000.

Iowa MicroLoan (<http://www.iowamicroloan.org/>) : Iowa MicroLoan has created a fund to provide a source of capital for micro-entrepreneurs who are seeking a direct loan of \$5,000 to \$50,000 or a co-financing arrangement of up to \$150,000. Applicants must have applied for a loan at a traditional credit source and have been denied being eligible to apply for IowaMicroLoan.

Small Business Credit Initiative: (<http://iowaeconomicdevelopment.com/Entrepreneurial/SSBCI>)

The Iowa Small Business Loan Support Program (ISBLSP) aids Iowa entrepreneurs and small businesses in their efforts to access capital for business purposes including start-up costs, working capital, business procurement, franchise fees, equipment, inventory, as well as the renovation or tenant improvements of an eligible place of business that is not for passive real estate investment purposes.

National Trust for Historic Preservation

Preservation Funds (<http://www.preservationnation.org/resources/find-funding>)

The National Trust for Historic Preservation, a privately funded non-profit organization, works to save America's historic places to enrich our future. The National Trust's grant programs have assisted thousands of innovative preservation projects that protect the continuity, diversity, and beauty of our communities. There are several grant programs available for use in Iowa. Eligible applicants are non-profit (501(c) (3) organizations and public agencies. Please contact the National Trust for grant details at grants@nthp.org or 202-588-6277. Please note that these funds are for planning grants -- the costs associated with actual restoration of a structure would not be fundable. However, if your organization needs to hire a consultant, prepare a preservation plan, or investigate reuse possibilities for a historic structure, these types of planning activities could be fundable.

Source & Administrator

<i>SOURCE and ADMINISTRATOR</i>	<i>DESCRIPTION</i>	<i>POSSIBLE USES</i>	<i>DEADLINE</i>
Community Attraction and Tourism Program: Vision Iowa, IEDA	Funding for the development and creation of multiple purpose attraction or tourism facilities.	Creation of a major recreation facility in the city.	Quarterly: Jan 15, April 15, July 15, Oct 15
Community Development Block Grant (CDBG); HUD and IEDA	Federal funding for housing, public facilities, and economic development to benefit low-and-moderate income residents.	Rehabilitation and infill projects directed to projects that benefit low and moderate-income households or eliminate blighted areas.	Varies by funding area
DOT/DNR Fund; IDOT and DNR	Roadside beautification of primary system corridors with plant materials.	Landscaping improvements along key corridors in the city.	Open
Federal Transportation Enhancement Program	Funding for enhancement or preservation activities transportation related projects.	The following projects are funded: facilities for pedestrians and bicyclists; safety and education activities for pedestrians and bicyclists; scenic or historic highway programs; acquisition of scenic or historic sites; landscaping and scenic beautification; historic preservation ; rehabilitation and operation of historic transportation facilities; preservation of abandoned railway corridors; control and removal of outdoor advertising; archeological planning and research; mitigation of water pollution due to highway runoff; or transportation museums.	October 1 for statewide applications; check with local Council of Governments for regional deadlines.
Federal Recreational Trails Program; IDOT	Federal Funding for creation and maintenance of motorized and non-motorized recreational trails and trails related projects.	Recreational trails extensions	October 1
Highway bridge program; IDOT	Funds for replacement or rehabilitation of structurally deficient or functionally obsolete public roadway bridges.	Bridge rehabilitation or replacement	October 1
Housing Fund (HOME); IDEA	Funds to develop and support affordable housing.	Rehabilitation of rental and owner-occupied homes; new construction of rental housing; assistance to home buyers; assistance to tenants; administration costs; HOME funds may be used in conjunction with Section 42 Low Income Housing Tax Credits. They may also be used for innovative project approaches, such as rent-to-own development.	Varies – Usually January
Iowa Clean Air Attainment Program (ICAAP); IDOT	Funding for highway/street, transit, bicycle/pedestrian or freight projects or programs which help maintain Iowa's	Projects which will reduce vehicle miles traveled or single-occupant vehicle trips;	October 1

	clean air quality by reducing transportation related emissions.	Transportation improvements to improve air quality.	
Land and Water Conservation Fund; Iowa DNR	Federal funding for outdoor recreation area development and acquisition.	Improvements to existing recreation facilities and development of new facilities.	March 15 or closest working day
Living Roadways Trust Fund; IDOT	Implement integrate Roadside Vegetation Management programs on city, county or state rights-of-ways or areas adjacent to traveled roads.	Roadside inventories, gateways, education, research, roadside enhancement, seed propagation and special equipment.	June 1
Pedestrian Curb Ramp Construction; IDOT	To assist cities in complying with American Disabilities Action primary roads.	Construction of curb ramps to ADA standards.	Accepted all year
Public Facilities Set-Aside Program (PFSA); IDEA	Financial assistance to cities and counties to provide infrastructure improvements for businesses which require such improvements in order to create new job opportunities.	Provision or improvement to sanitary sewer systems; water systems; streets, storm sewer, rail lines, and airports. For Iowa cities under, populations. 51% of persons benefiting must be low or moderate income.	Accepted all year long
Resource Enhancement and Protection (REAP); Iowa DNR	Funding for projects that enhance and protect natural resources. Grants available in categories such as: City Parks and Open space, County Conservation and Roadside vegetation.	Multi-purpose recreation developments, management of roadside vegetation.	Varies by Grant category
Revitalize Iowa's Sound Economy (RISE)	Funding to promote economic development through construction or improvement of roads and streets.	Construction or improvements of roadways that will facilitate job creation or retention, such as a street system for additional business or industrial development.	Feb 1 and Sept 1 for local projects; immediate opportunities accepted all year
Solid Waste Alternatives Program (SWAP); IDNR	Programs to encourage landfill alternatives- recycling, diversion, etc.	Financial support to programs that encourage landfill alternatives like recycling, diversion, etc.	Ongoing
Alliant Energy Foundation	Small typically non-capital projects, such as signage, exhibits, landscaping, computers, program support.	Signage, exhibits, landscaping, computers, program support	January
FEMA Fire Prevention and Safety Grants Fund; ADLM Emergency Mngmt	Fire prevention and safety activities and safety research/development with the goal to reduce injury and prevent death among high risk populations.	Supports projects that enhance the safety of the public and firefighters from fire and related hazards.	March
IEDA Downtown Revitalization Fund	Funds for facades and exterior building improvements in a downtown area	Downtown building facades and exterior building improvements	Varies – Consult IEDA
Water recreation Access Grant	IDNR funding for docks, boat ramps, shoreline projects, etc.	Docks, boat ramps, shoreline projects, etc.	January
Derelict Building Grant; IDNR/Keep Iowa Beautiful	Goal of the program is landfill diversion of materials from deteriorated structures.	Funding for asbestos assessment, removal, and cleanup of environmental hazards and abandoned buildings	April
Paint Iowa Beautiful; Keep Iowa Beautiful	Painting of community facility or public property to enhance appearance	Painting of community facility or public property to enhance appearance	February
Build with Bags Grant; Keep Iowa Beautiful	Address the environmental concerns created by the increased use of plastic shopping bags.	Programs that would reduce the use of plastic shopping bags and increase plastic bag recycling.	March
Iowa DNR Watershed Implementation Grant and IDALS Water Protection Fund and Watershed Protection Fund Grants	Water protection and watershed improvements	Watershed development	April
Yeoman and Company Tools Grant; Keep Iowa Beautiful	Allows for "Friends Groups" of parks to apply for \$200 in tools.	Tools that can assist volunteers in cleanup and beautification projects with Iowa's State Parks.	April
Historical Resource Development Program; State Historical Society	Funds provided to preserve, conserve, interpret, enhance, and educate the public about the historical resources of Iowa. Projects will encourage and support economic and cultural health and development of the state and the	Funding for documentary collections, museums, and historic preservation projects.	October

	communities in which the resources are located.		
Affordable Housing Program; Federal Home Loan Bank	Competitive grant program administered by FHLBank member financial institution. Funds are partnered with local developers and community organizations seeking to build and renovate housing for low-to-moderate-income households.	Affordable Housing programs-ownership, new constructions, rehabilitation, rental projects. Frequently designed for seniors, disabled, homeless, first-time homeowners and others with limited resources.	Consult with FHLBank
Community Investment Program: Federal Home Loan Bank	Program is designed to be a catalyst for economic development by supporting projects that create and preserve jobs and helps build infrastructure to support further growth.	Below-Market-Rate loans offered to members for long-term financing for housing and economic development that benefits low-and-moderate income families and neighborhoods.	Consult with FHLBank
Iowa Department of Cultural Affairs Grants	Funding that supports projects, organizations and communities that enhance quality of life in Iowa through arts, history and culture.	Art Project Grant – Arts Build Communities Grant – Capacity Building Grant – Certified Local Government Grant Program – Country School Grant Program – Cultural Heritage Project Grant- Cultural Leadership Partner Operating Support Grant – Historical Resource Development Program – Iowa Artist Fellowship Program- Iowa Great Places – Research Grant for Authors – School Arts Experience – Other Funding Opportunities.	Varies by grant
Rail Revolving Loan and Grant Program; IDOT	Goals of the program are to support existing, expanding or new businesses in gaining or improving access to the shipping opportunities provided by rail; Boost profitability of Iowa’s business and manufacturing communities through lower shipping rates and access to distant and export markets; make communities more attractive to new or expanded business b/c of rail connections; assist railroads in improving or maintaining a strong, dependable rail transportation system.	Grant and Loan Funding to build or improve rail facilities that create jobs, spur economic activity, and improve the rail transportation system in Iowa.	June
FEMA – Assistance to Firefighters Grant; ADLM Emergency Mangmt	Intends to enhance the safety of the public and fire fighters with respect to fire related hazards.	Obtain critically needed equipment, protective gear, emergency vehicles, training and other resources.	June
Rural Business Opportunity Grant; USDA	Competitive grant designed to support targeted technical assistance, training, and other activities leading to development or expansion of small or emerging businesses in a rural area.	Funds for feasibility studies, strategic planning, leadership training, and other business development activities	Consult local USDA office
State Recreational Trails (IDOT)	State Funding for creation and maintenance of motorized and non-motorized recreational trails and trails related projects.	Recreational trails improvements and expansions.	July
Clean Water SRF Sponsored Projects	Loan funds that allow a wide range of projects that address the highest priority of water quality needs.	Construct municipal wastewater facilities, control nonpoint sources of pollution, decentralize wastewater treatment systems, create green infrastructure projects, protect estuaries, and fund other water quality projects.	July

Traffic Safety Improvement Program; IDOT	Funding for roadway safety improvements; site specific, traffic control devices, research, studies, or public information initiatives	Traffic safety and operations at specific site with an accident history. New traffic control devices. Research, studies or public information initiatives.	August
Hazard Mitigation Grants; ADLM Emergency Management	Funds could assist communities in achieving mitigation strategies identified in the FEMA approved Hazard Mitigation Plan.	Tornado Safe Rooms, acquisition and relocation of flood prone structures, storm water management projects, structural retrofitting of utilities and buildings, flood protection of critical assets, development of hazard plans.	Notice of Interest – August 15
Statewide Transportation Alternative Program; RPA/ DOT	Enhancement transportation through trails, historic, archeological, scenic or environmental projects	Trails connectivity, construction or enhancement; Safe Routes to School, etc.	October
Iowa Water Trails Program; DNR	Projects related to current and future water trails areas	DNR would like to expand water trails in the state and is aiding establish	
Iowa Tourism Grant Program; CITR	Program promotes tourism in Iowa by funding tourism-related marketing initiatives, meetings and events that benefit both local economics and state economy.	Covers expenses related to the implementation of a tourism-related marketing initiative, meeting, or event and be incurred during the FY the funding is requested.	October
Regional Sports Authority District Program (RSAD); CITR	Program is designed to promote tourism in Iowa by funding projects that relate to the active promotion of nonprofessional sporting events in the state. RSAD must be established by Iowa Code and operated under the administrative rules in Iowa Administrative Code.	A convention and visitors bureau can apply for \$50,000	July
Fish Habitat Program Grant; DNR	Fish habitat development projects and related improvements to fisheries, land acquisition for such projects	Possible project activities include physical placement of fish habitat in ponds/streams; armoring of water body; construction of aeration systems; dredging of pond/lake; construction of ponds/lakes; construction of sediment retaining basins; repair of lake dams and outlets; manipulation of fish population and aquatic vegetation; removal of dams; construction of fish ladders; construction of fish barriers or rock-faced jetties.	November
Solid Waste Management Grant Program; USDA	Funds used to reduce or eliminate pollution of water resources by providing funding for organizations that provide technical assistance or training to improve the planning and management of solid waste sites.	Projects may include: evaluation of current landfill conditions to identify threats to water resources; provide technical assistance or training to enhance the operation and maintenance of active landfills; provide technical assistance or training to help communities reduce the amount of solid waste coming into a landfill; provide technical assistance or training to prepare for closure and future use of a landfill site.	December
Regional Transportation Alternative Program Grant funds; RPA	Supports transportation alternative projects such as trails, safe routes to school, transportation facilities with historical value, etc.	Trails connectivity, construction or enhancement; Safe Routes to School, etc.	Bi- Annually December 1 and July 1
Nuisance Property and Abandoned Building Remediation (Loan); IEDA	Financial Assistance for communities to remediate nuisance buildings/structures	Projects may include residential, commercial or industrial structures;	Ongoing

	that are a hazard to public health and safety.	properties at multiple locations; long term loans can be 12-60 months and interest rates vary on the term of the loan (usually from 0%-0%) and there is no minimum or maximum amount.	
Economic Development Set-Aside (EDSA) – grant or loan; IEDA	Designed to assist businesses and industries requiring assistance to create or retain job opportunities in Iowa.	Priority is given to create manufacturing jobs, add value to Iowa resources and/or exports. Preference is given to businesses that create or retain the greatest number of jobs with the least amount of program dollars. Three valid criteria to determine need are: financing gap, insufficient return on investment or locational disadvantage.	Any time
Community Facilities Loans or Grants; USDA	Improve or develop essential public services and facilities in rural communities.	Funds can be used to construct/ expand/ improve facilities that provide health care, education, public safety, and public services. Frequent projects include fire and rescue stations, town halls, health care clinics, public buildings, schools, libraries, etc.	Any time
Business Loans and Grant; USDA	Funding is intended to help improve the quality of life in rural communities by enhancing opportunities and ensuring self-sustainability for generation to come.	Projects that create or preserve quality jobs and/or promote a clean rural environment. 15+ programs offered	Any time
FEMA – Staffing for Adequate Fire and Emergency Response Grants (SAFER); ADLM Emergency Mangmt	Goal is to enhance local fire department abilities to comply with staffing response and operational standards established by the NFPA.	Education and training of local fire department personnel to help increase or train “front line” fire fighters available in communities.	Any time
Community Enhancement Grant Funds; Iowa Farm Bureau Federation	4 areas; farmers and agriculture; community and rural development; youth and education; and health and wellness	Supports safety and education programs	Any time
IDOT Highway bridge program	Funds for replacement or rehabilitation of structurally deficient or functionally obsolete public roadway bridges.	Bridge rehabilitation or replacement	
Section 42 Low Income Housing Tax Credit; HUD	Tax credits for affordable housing developers through the state. Developments can utilize either a 4% or 9% credit, depending on the mix of low-income residents.	Multi-family housing development for low and moderate-income families.	NA
Self-Supported Business Improvements; Main Street	Contributions by business owners used for various businesses.	Physical improvements to businesses and restoration of buildings.	NA
Surface Transportation Improvement Program (STIP); IDOT	Funding for road or bridge projects on the federal aid system.	Road or bridge projects. Trails improvements. Bicycle facilities.	Check with local RPA
Tax Abatement; City	Reduction or elimination of property taxes for set period on new improvements to property granted as an incentive to do such projects.	Available for commercial, industrial, or residential developments.	NA
Tax Increment Financing (TIF); City	Use added property tax revenues created by growth and development to finance improvements within boundaries of a redevelopment district.	New residential, commercial, or industrial developments including public improvement, land acquisition, and some development costs.	NA
Transportation and Community and System Preservation program; IDOT	Funding for planning and implementing strategies that improve the efficiency of the transportation system, reduce the environmental impacts of transportation, reduce the need for costly future public infrastructure investments, ensure efficient access to jobs, services and centers of trade and examine private sector development patterns and investments that support these goals.	Innovative transportation improvements that address stated goals.	Established yearly
Watershed Planning Grant; DNR (Clean Water Act Sections 319)	Watershed planning grants for impaired waters in less than 50,000-acre watersheds.	Watershed management plan	April 1

Five-Star Restoration Program; EPA	Focuses on partnerships; provides environmental education and training through restoration projects.	Wetland and stream restoration.	Late Fall
Wetland Program Development Grants; EPA	Assists with implementing and accelerating water pollution reduction projections.	Research, investigations, experiments, training, demonstrations, surveys and studies relating to the causes, effects, extent, prevention, reduction and elimination of water pollution.	July
User fees; City	Fee assessed to users for the service of water, sewer and storm water.	Funds generated are used to repair, replace or rehabilitate water/sewer lines and storm water drainage systems.	NA
Hotel/Motel Tax; City/County	User tax on hotel/motel rooms.	Tourism, Economic Development, Other	NA
Morgan E. Cline Foundation	Two grants available: Cornerstone Grants for \$20,000+ or Growing Good grant with staggered funding of \$10,000	Community and Economic Development, Historic Preservation and Redevelopment, Seniors and Healthcare, and Culture and Art	Applications accepted before August and invitations to apply after that.
Environmental Clean Up funding – Iowa DNR	Cost reimbursement for environmental clean ups. 50% of costs up to \$25,000	Single site cleanup	www.iowadnr.gov
Brownfield – Assessment grants, revolving loan fund & clean up grants - EPA	Funds to assess & clean up brownfield sites. Award amounts vary by program	Can be used for single sites, multiple sites, communities or regions	www.epa.gov
Chariton Valley Regional Housing Trust Fund	Provides grants & loans to LMI households for owner-occupied rehab or home development	Single house rehabilitation; new home development.	
Broadband Grant Funds – Office of the Chief Information Officer	Funding assistance for broadband expansion in Target Service Areas	Specific region areas that are underserved	www.ocio.iowa.gov
Alternative Energy Grants	Funding intended to help residents establish alternative energy sources such as solar & wind	Homeowner or small business	www.energy-grants.net
Energy-efficiency & renewable energy grants IDEA	Grants, loans & tax credits to help offset cost of efficient equipment	Commercial districts	www.iowaeconomicdevelopment.com
“Healthy Hometown” Blue Cross & Blue Shield			
“Community Visioning” by Iowa Living Roadways			

Chapter 10- Appendix

- ii. Appanoose County Affordability Analysis
- iii. Lucas County Affordability Analysis
- iv. Monroe County Affordability Analysis
- v. Wayne County Affordability Analysis
- vi. Regional Affordability Analysis
- vii. Appanoose County Bridge Conditions
- viii. Lucas County Bridge Conditions
- ix. Monroe County Bridge Conditions
- x. Wayne County Bridge Conditions
- xi. Centerville Pavement Conditions
- xii. Chariton Pavement Conditions
- xiii. Albia Pavement Conditions
- xiv. Corydon Pavement Conditions
- xv. Regions State Pavement Conditions
- xvi. City of Chariton Urban Renewal/TIF Districts
- xvii. City of Centerville Urban Renewal/TIF Districts
- xviii. Lucas County – Opportunity Zones Map
- xix. City of Chariton – Opportunity Zones Map
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Appanoose County Housing Affordability Analysis

Total Households: 5,407

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0 \$25,000	31%	1689	\$0-\$50,000	1,166	\$0-\$500	425	1,591	-98
\$25,000 \$49,999	30%	1597	\$50,000-\$99,999	1,495	\$500-\$999	703	2,198	+601
\$50,000 \$74,999	19%	1002	\$100,000-\$149,999	586	\$1,000-1,499	40	626	-376
\$75,000 \$99,999	10%	543	\$150,000-\$199,999	353	\$1,500-1,999	2	355	-188
\$100,000 \$149,999	7%	380	\$200,000-\$299,999	296	\$2,000-2,499	0	296	-84
\$150,000+	4%	196	\$300,000+	215	\$2,500+	9	224	+28
2017 ACS								

Lucas County Housing Affordability Analysis

Total Households: 3,703

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-\$25,000	23%	852	\$0-\$50,000	827	\$0-\$500	234	1,061	+209
\$25,000-\$49,999	29%	1089	\$50,000-\$99,999	890	\$500-\$999	440	1,330	+241
\$50,000-\$74,999	19%	706	\$100,000-\$149,999	329	\$1,000-\$1,499	13	342	-364
\$75,000-\$99,999	11%	404	\$150,000-\$199,999	263	\$1,500-1,999	0	263	-141
\$100,000-\$149,999	12%	429	\$200,000-\$299,999	361	\$2,000-2,499	0	361	-68
\$150,000+	6%	223	\$300,000+	182	\$2,500+	25	207	-16
2017 ACS								

Cha

Monroe County Housing Affordability Analysis

Total Households: 3,347

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0 \$25,000	19.2%	645	\$0-\$50,000	390	\$0-\$500	197	587	-58
\$25,000 \$49,999	30.6%	1,024	\$50,000-\$99,999	901	\$500-\$999	456	1357	+333
\$50,000 \$74,999	22.4%	749	\$100,000-\$149,999	426	\$1,000-1,499	27	483	-266
\$75,000 \$99,999	12.9%	431	\$150,000-\$199,999	283	\$1,500-1,999	0	283	-148
\$100,000 \$149,999	12.3%	412	\$200,000-\$299,999	289	\$2,000-2,499	0	289	-123
\$150,000+	2.5%	86	\$300,000+	263	\$2,500+	0	263	+177
2017 ACS								

Wayne County Housing Affordability Analysis

Total Households: 2,631

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0 \$25,000	26.4%	693	\$0-\$50,000	718	\$0-\$500	206	924	+231
\$25,000 \$49,999	3%	788	\$50,000-\$99,999	642	\$500-\$999	167	809	+21
\$50,000 \$74,999	23.1%	607	\$100,000-\$149,999	275	\$1,000-\$1,499	15	290	-317
\$75,000 \$99,999	8.8%	231	\$150,000-\$199,999	195	\$1,500-\$1,999	0	195	-36
\$100,000 \$149,999	7.6%	201	\$200,000-\$299,999	126	\$2,000-\$2,499	0	126	-75
\$150,000+	4.3%	111	\$300,000+	166	\$2,500+	3	166	+55
2017 ACS								

Regional Housing Affordability Analysis

Total Households: 15,088

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0 \$25,000	25%	3,879	\$0-\$50,000	3101	\$0-\$500	1,062	4163	+284
\$25,000 \$49,999	30%	4,498	\$50,000-\$99,999	3928	\$500-\$999	1,766	5694	+1196
\$50,000 \$74,999	20.8%	3,064	\$100,000-\$149,999	1616	\$1,000-1,499	125	1741	-1323
\$75,000 \$99,999	10.6%	1,609	\$150,000-\$199,999	1094	\$1,500-1,999	2	1096	-513
\$100,000 \$149,999	9.6%	1,422	\$200,000-\$299,999	1072	\$2,000-2,499	0	1072	-350
\$150,000+	4.2%	616	\$300,000+	826	\$2,500+	37	863	+47
2017 ACS								

County Bridges

- By Senate District
- By House District
- By County
- By City

BRIDGE INFO. LEGEND

ZOOM TO SEE BRIDGE DETAILS

CLICK A SECTION OF THE MAP FOR DETAILS ABOUT THAT AREA

Bridge Restriction

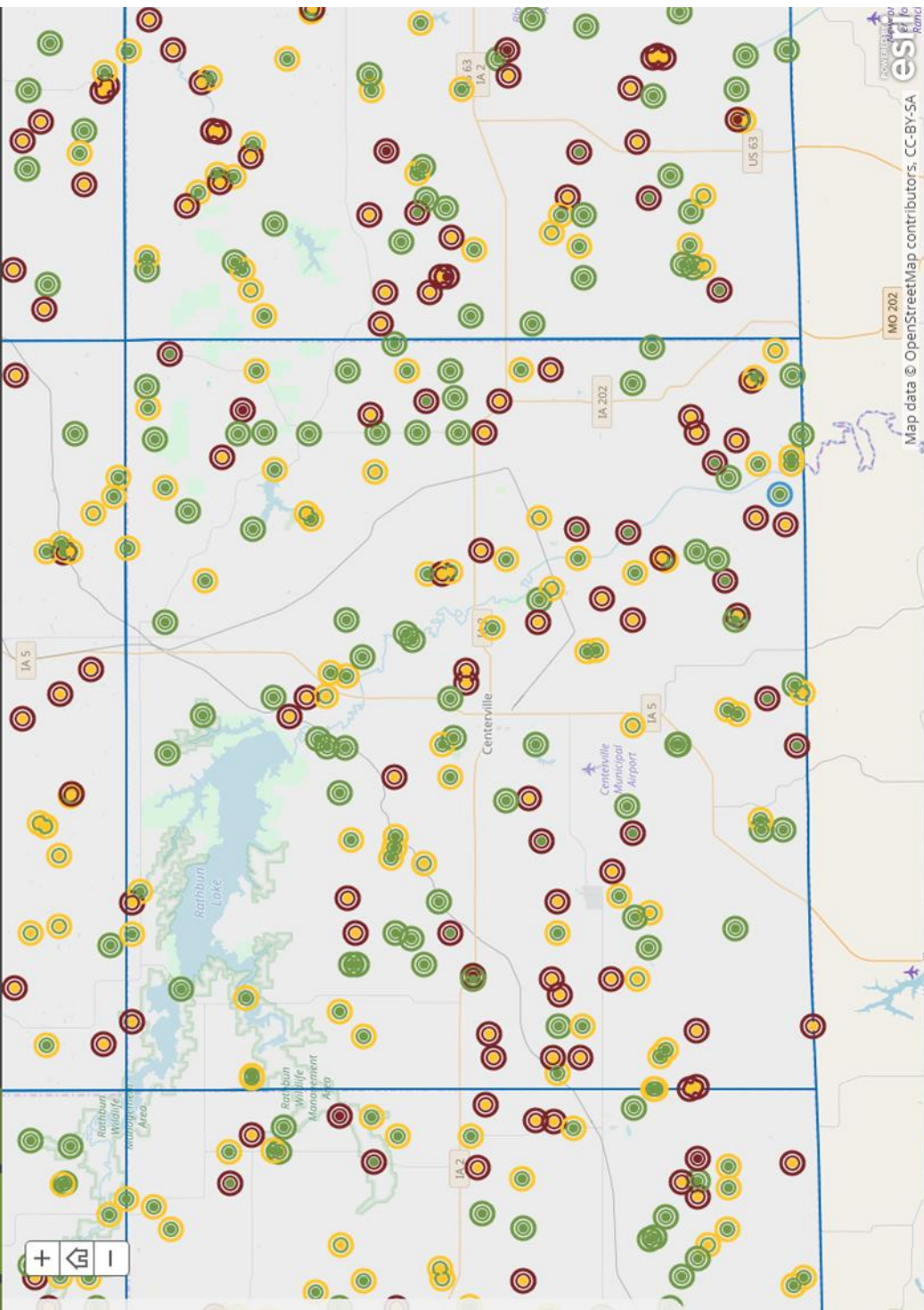
- Unrestricted
- Restricted
- Closed
- TBD

Bridge Serviceability
Federal bridge rating standard

- Non Deficient
- Structurally Deficient

Bridge Condition Index
Reflects the overall condition of the bridge

- Good
- Fair
- Poor
- TBD - To be determined.



County Bridges

By Senate District

By House District

By County

By City

BRIDGE INFO. LEGEND

ZOOM TO SEE BRIDGE DETAILS

CLICK A SECTION OF THE MAP FOR DETAILS ABOUT THAT AREA

Bridge Restriction

- Unrestricted
- Restricted
- Closed
- TBD

Bridge Serviceability

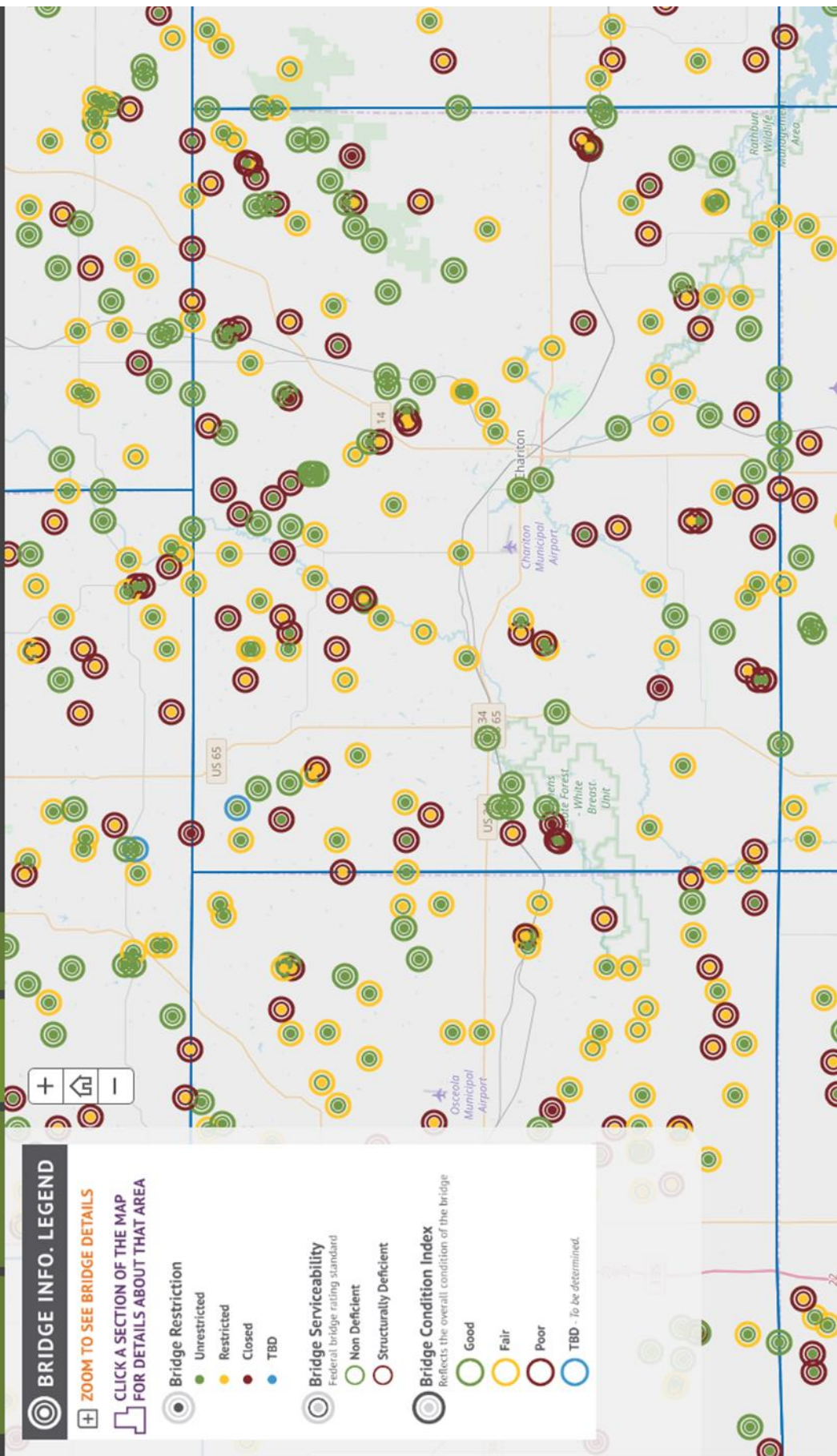
Federal bridge rating standard

- Non Deficient
- Structurally Deficient

Bridge Condition Index

Reflects the overall condition of the bridge

- Good
- Fair
- Poor
- TBD - To be determined.



County Bridges

By Senate District

By House District

By County

By City

BRIDGE INFO. LEGEND

ZOOM TO SEE BRIDGE DETAILS

CLICK A SECTION OF THE MAP FOR DETAILS ABOUT THAT AREA

Bridge Restriction

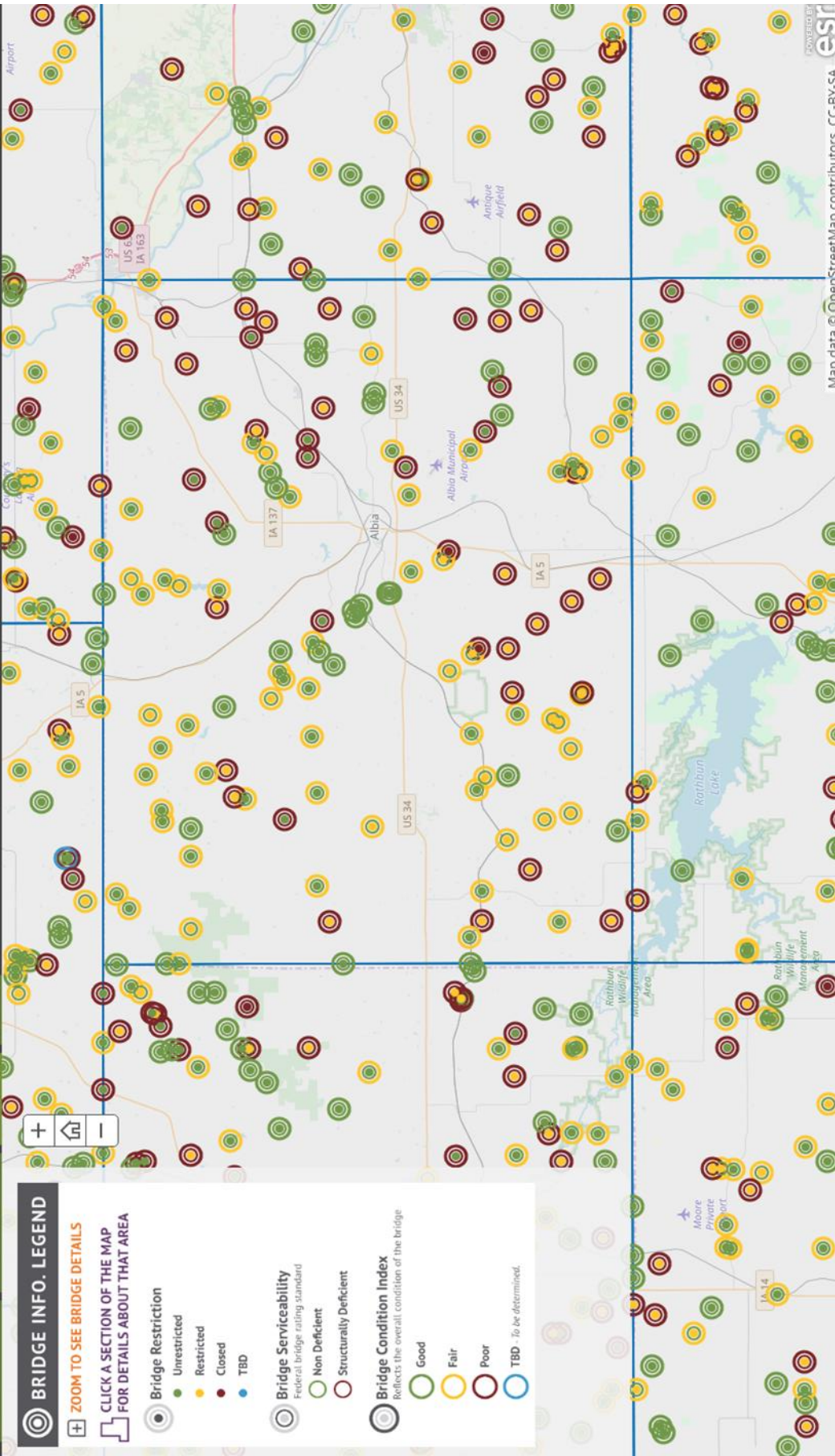
- Unrestricted
- Restricted
- Closed
- TBD

Bridge Serviceability

- Federal bridge rating standard
- Non Deficient
 - Structurally Deficient

Bridge Condition Index

- Reflects the overall condition of the bridge
- Good
 - Fair
 - Poor
 - TBD - To be determined.



County Bridges

By Senate District

By House District

By County

By City

BRIDGE INFO. LEGEND

ZOOM TO SEE BRIDGE DETAILS

CLICK A SECTION OF THE MAP FOR DETAILS ABOUT THAT AREA

Bridge Restriction

- Unrestricted
- Restricted
- Closed
- TBD

Bridge Serviceability

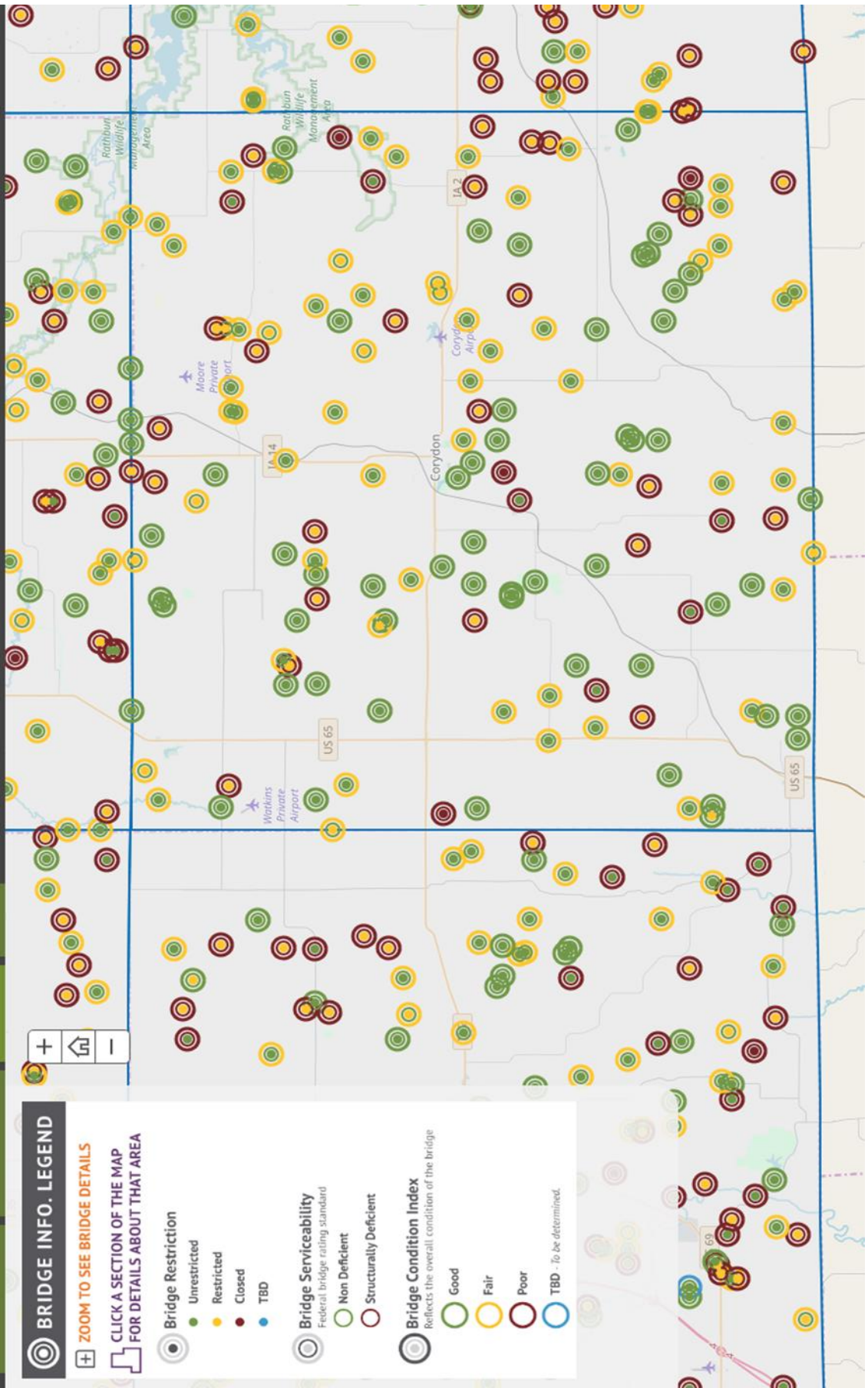
Federal bridge rating standard

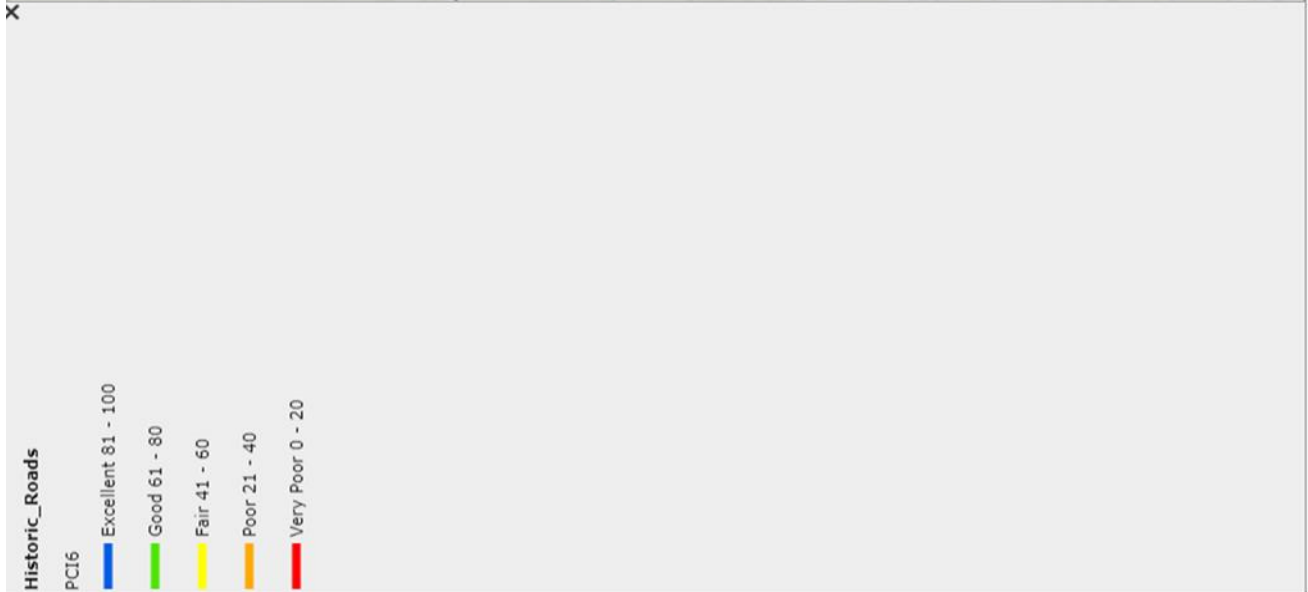
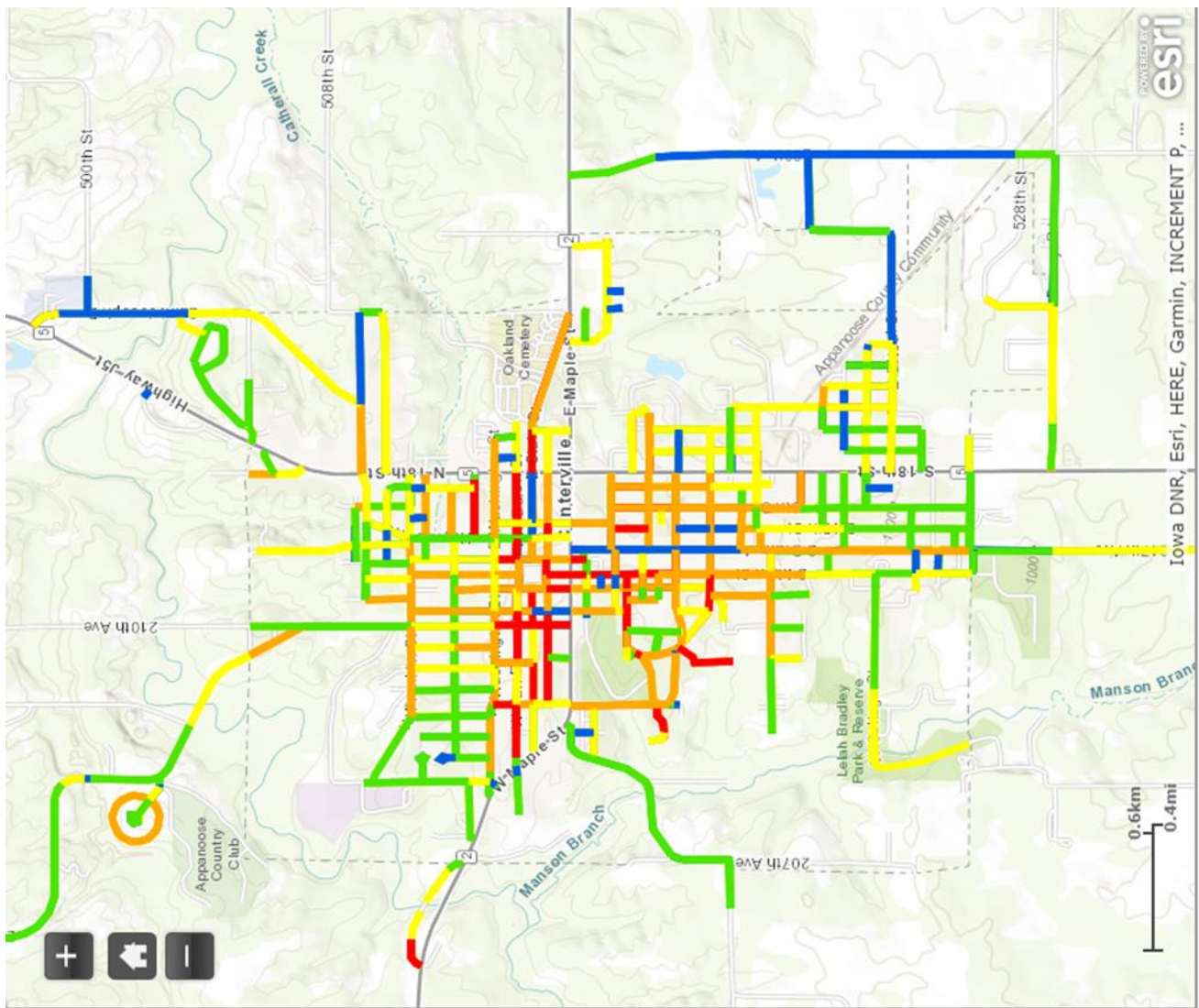
- Non Deficient
- Structurally Deficient

Bridge Condition Index

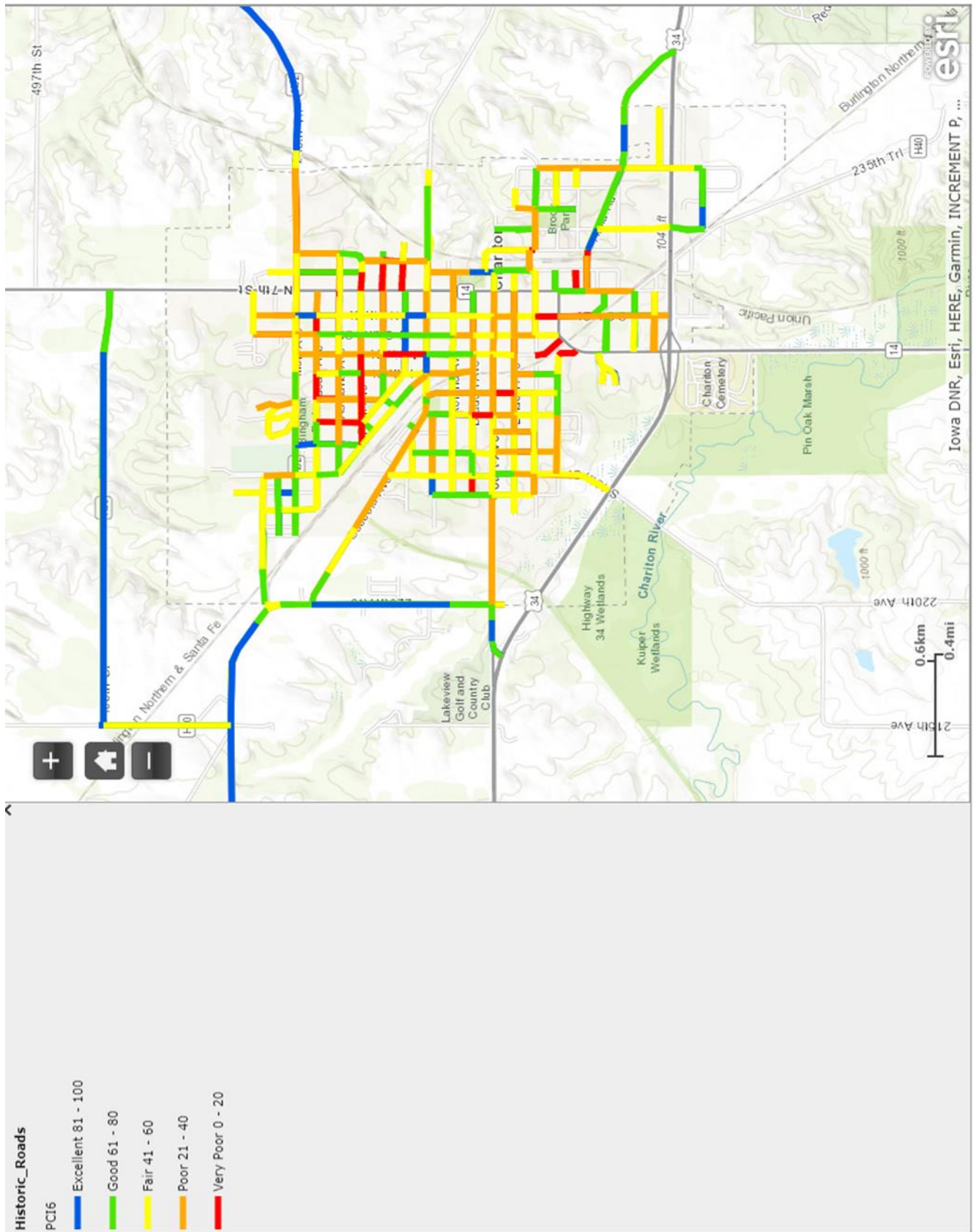
Reflects the overall condition of the bridge

- Good
- Fair
- Poor
- TBD - to be determined.

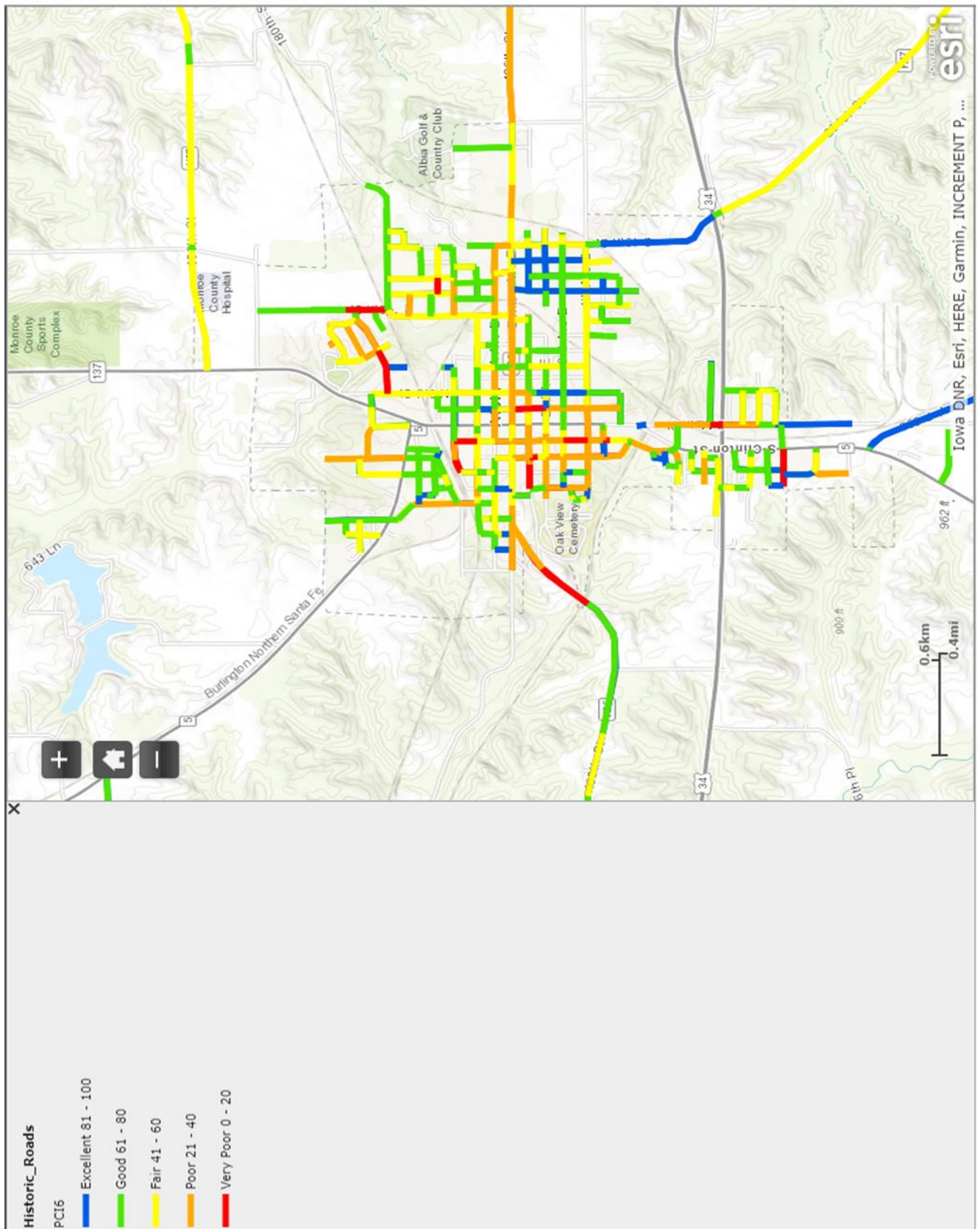




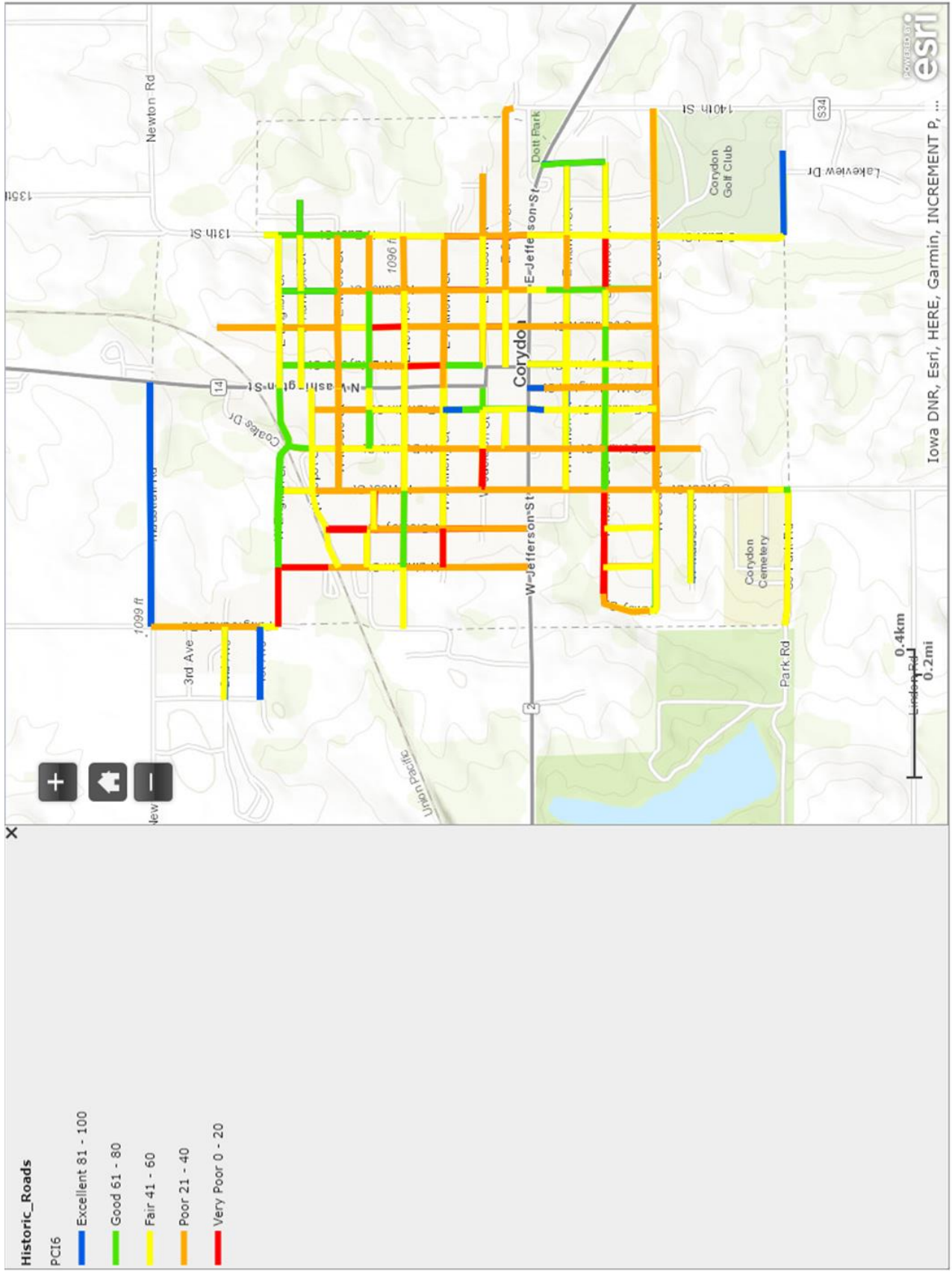
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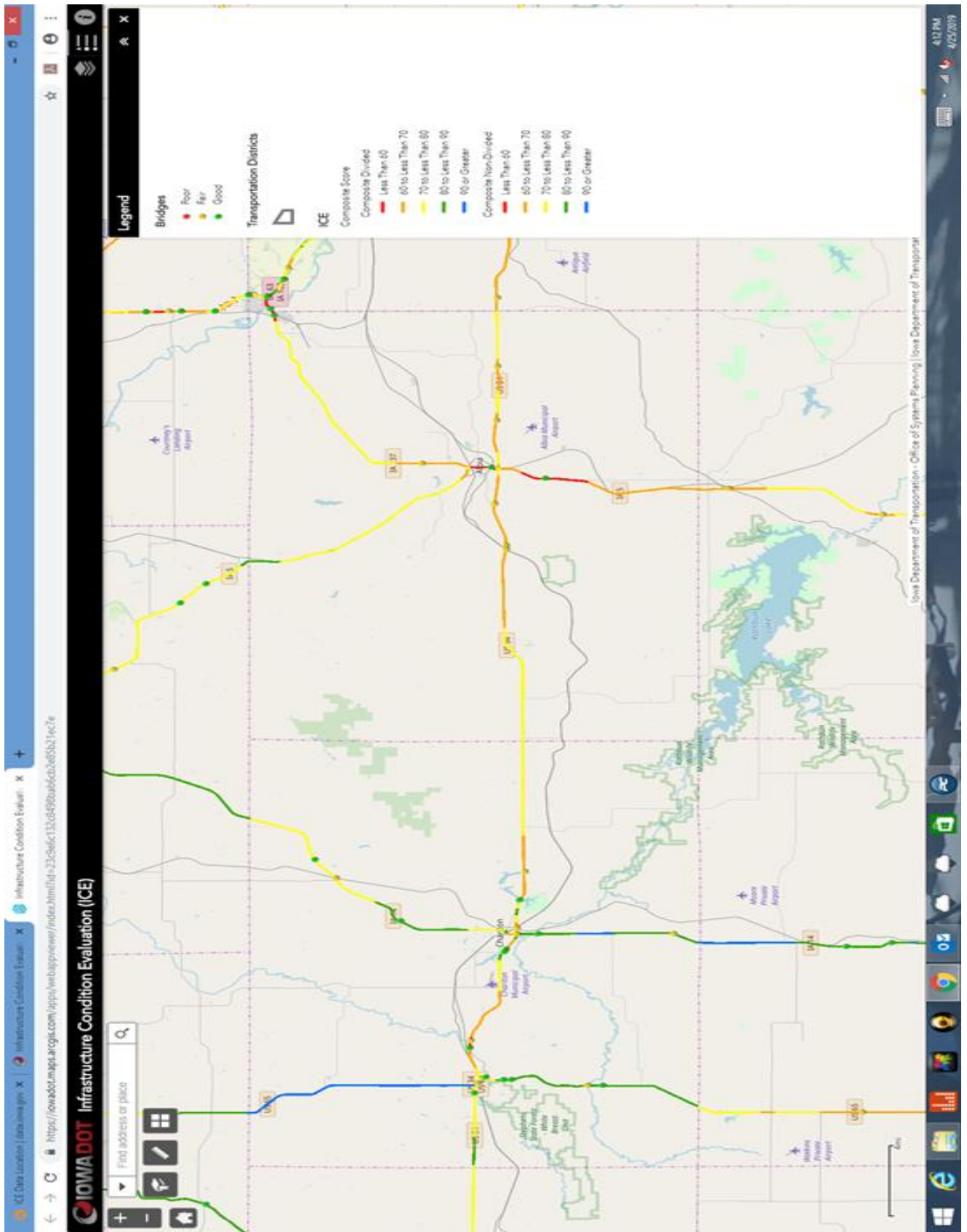
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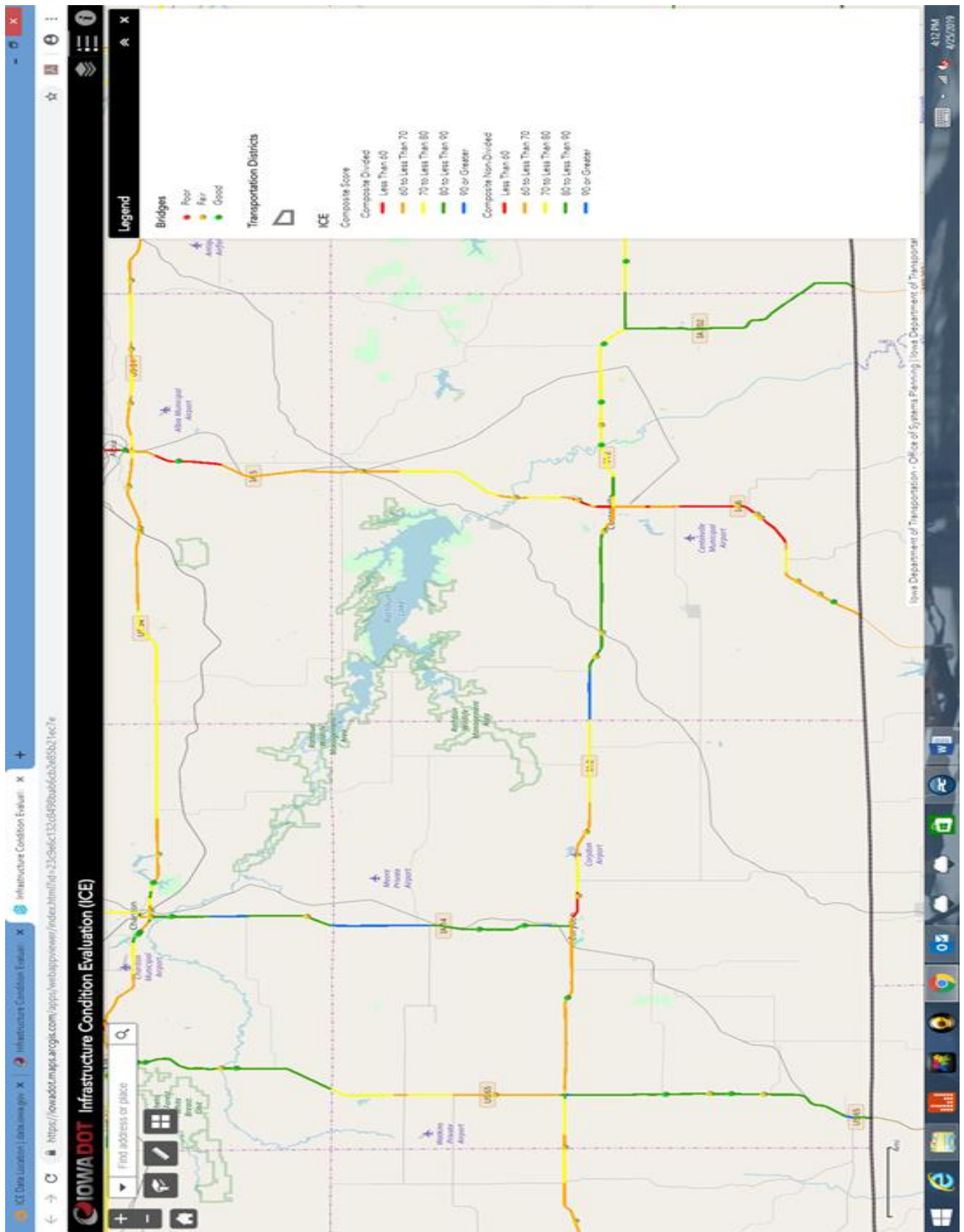
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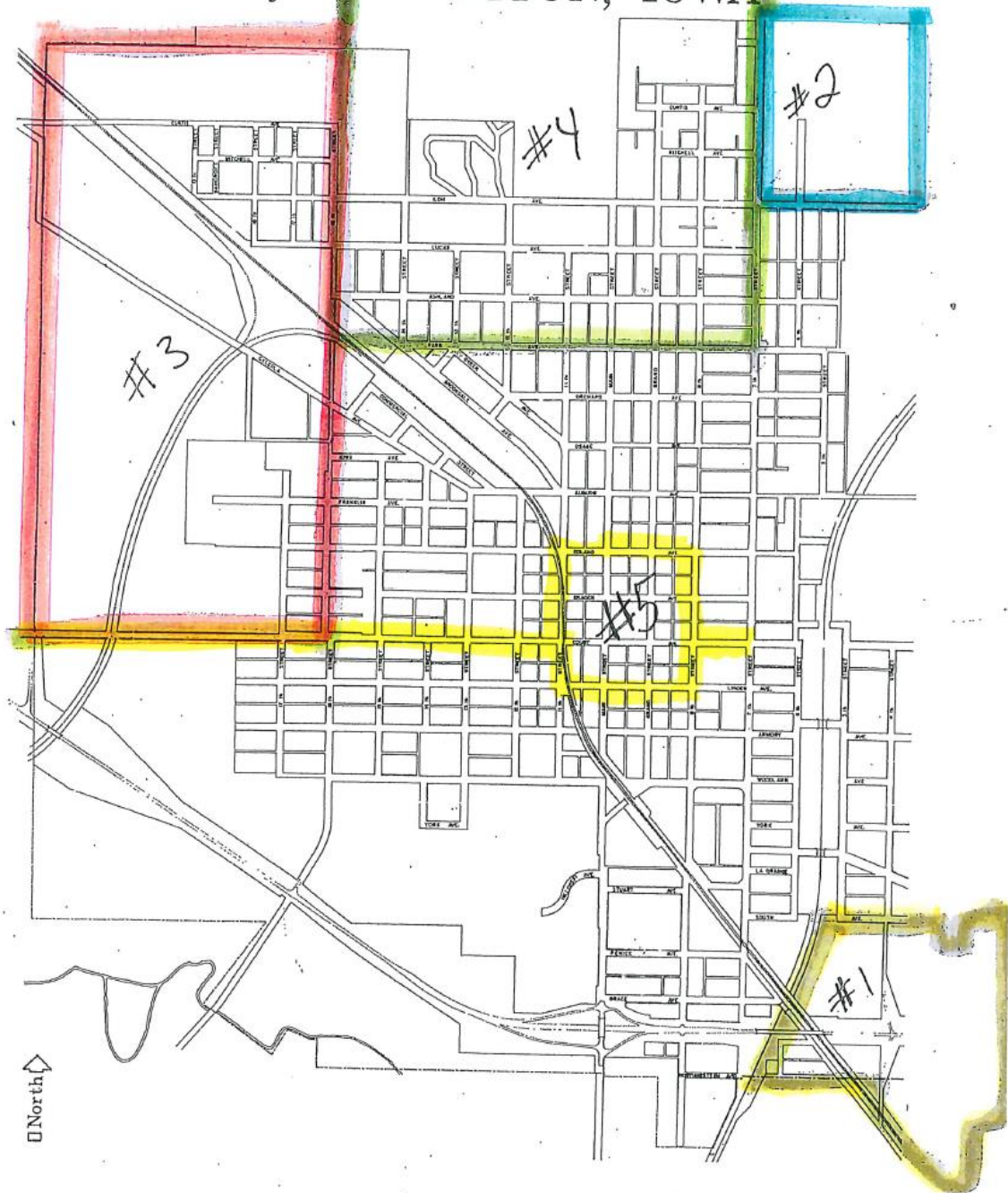


State highway pavement conditions



State highway pavement conditions

City of CHARITON, IOWA



City of Chariton

Urban Renewal/TIF Timeline

January 2012- Consolidated 4 urban renewal areas into one consolidated area. Map Attached #1-4 were existing areas.

February 2012- Added the downtown district to the Consolidated Urban Renewal Area. Designated on map as #5.

March 2012- Ordinance passed allowing for division of taxes for future debt.

December 2012- Urban Renewal Plan Amendment- Added Hotel Charitone Project.

October 2013- Urban Renewal Plan Amendment- Added territory and project- Court Avenue from 7th Street to West City Limits.

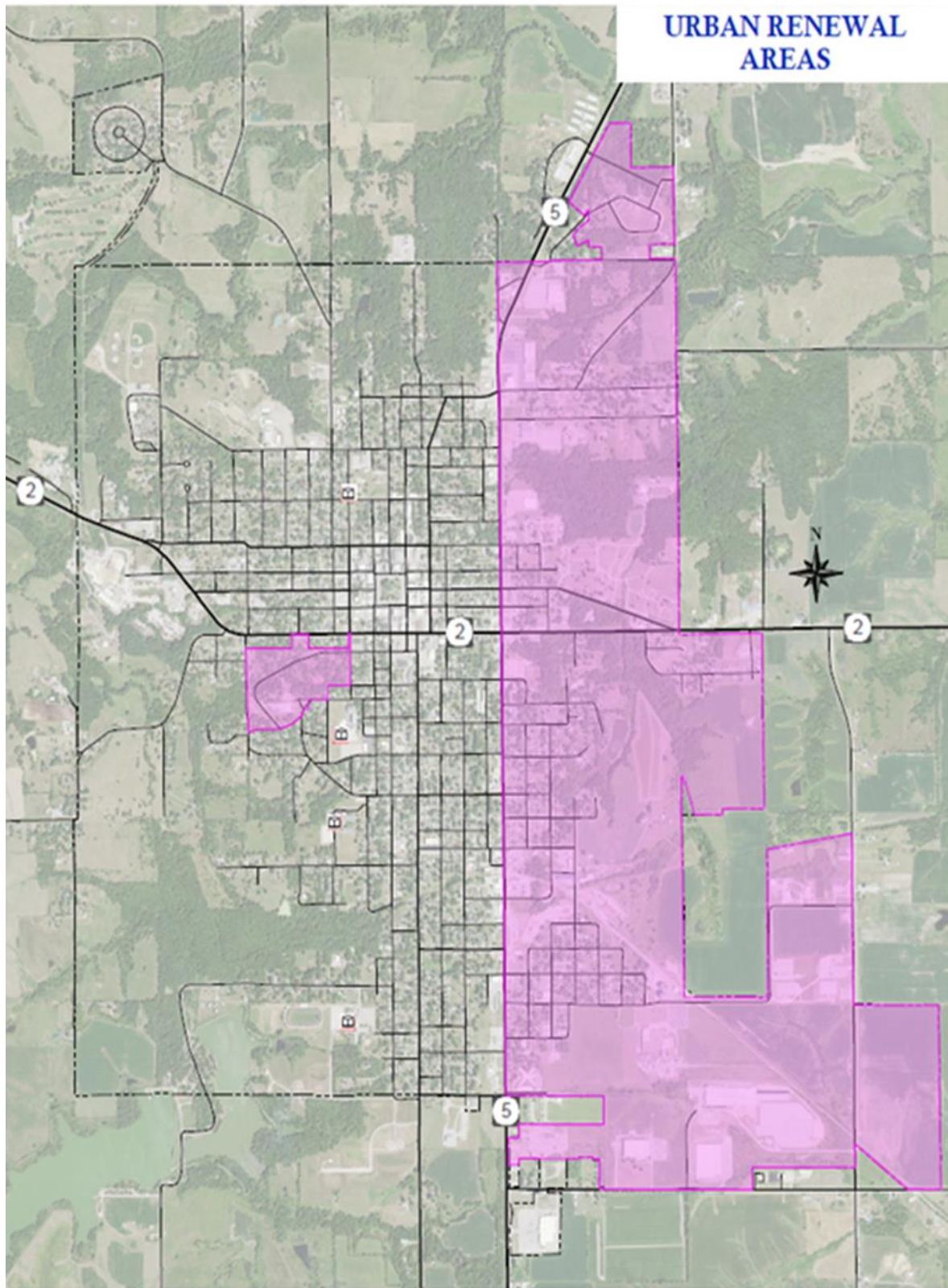
February 2014- Urban Renewal Plan Amendment- Added Façade Master Plan Project

As of January 1, 2015- Incremental value increase equals approximately \$260,000

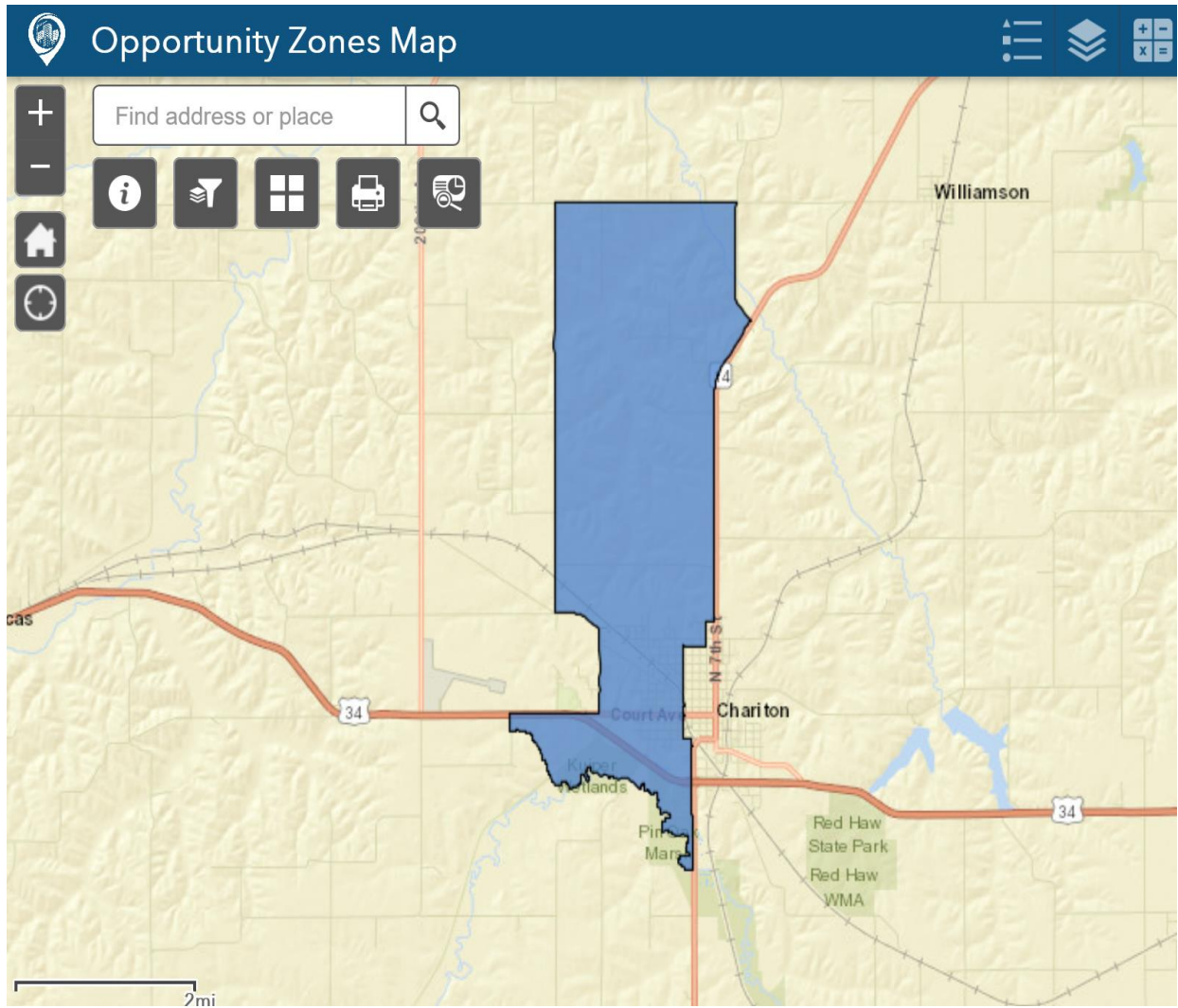
December 2014- Declared Indebtedness of \$865,800 (\$500,000 Hotel Charitone, \$350,000 Façade Master Plan, \$15,800 Administrative Costs (Legal, Engineering, Housing Study)

January 2015- City approved accepting less than the maximum increment. FY2016 appropriation of \$150,000. All taxes paid from Hotel Charitone will be rebated. Remaining amount will go toward remaining indebtedness from a total of \$365,800.

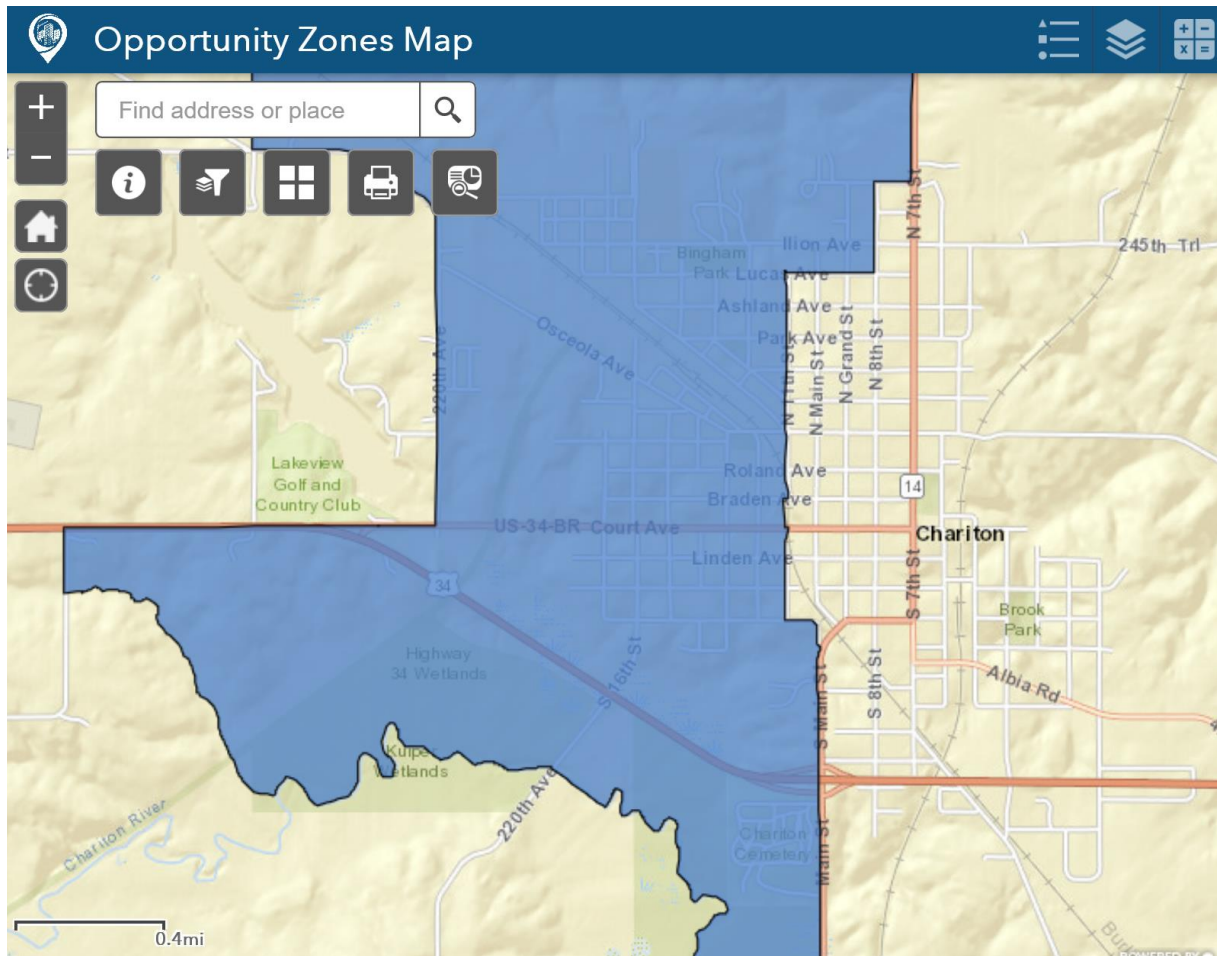
City of Centerville – TIF Districts



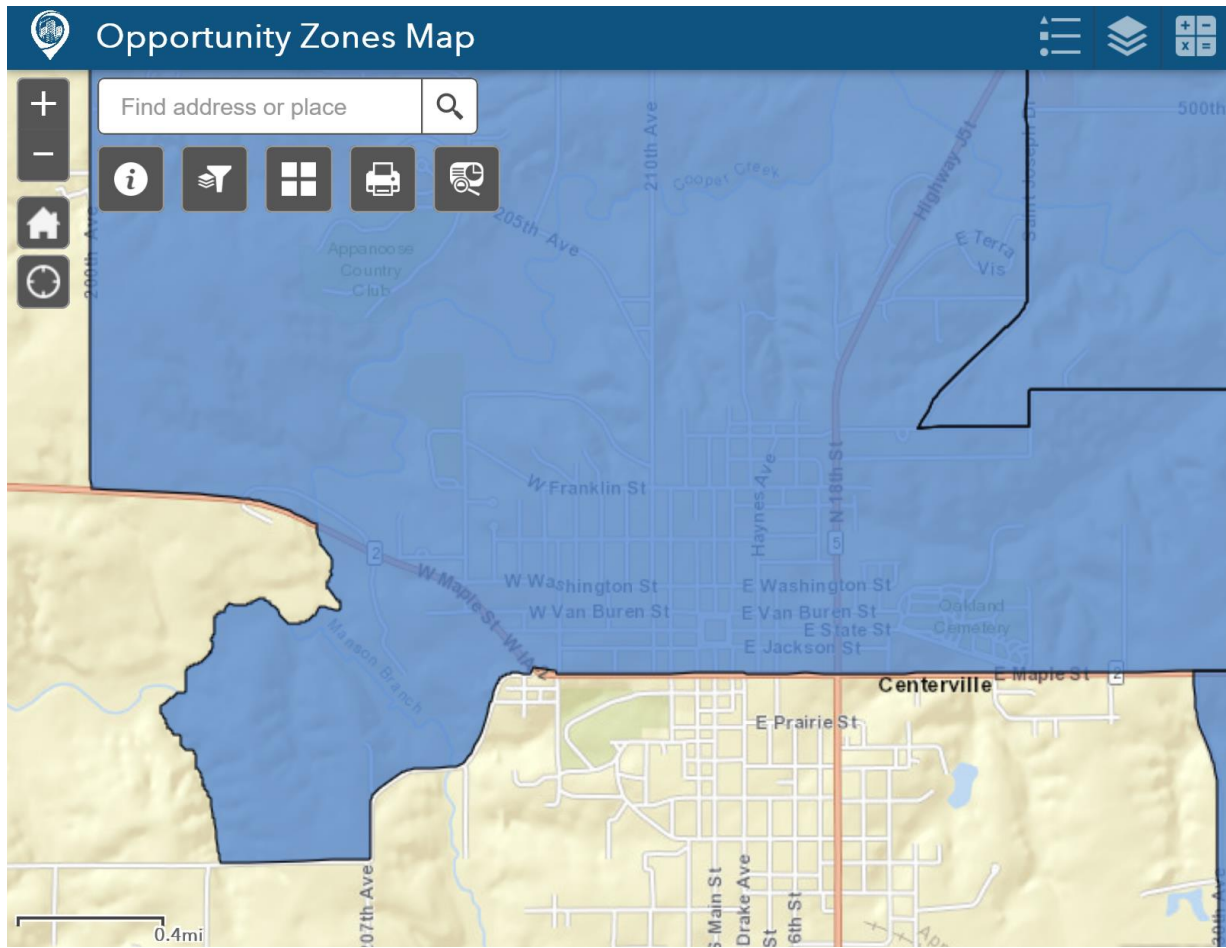
Opportunity Zones in Chariton Valley CEDS Region



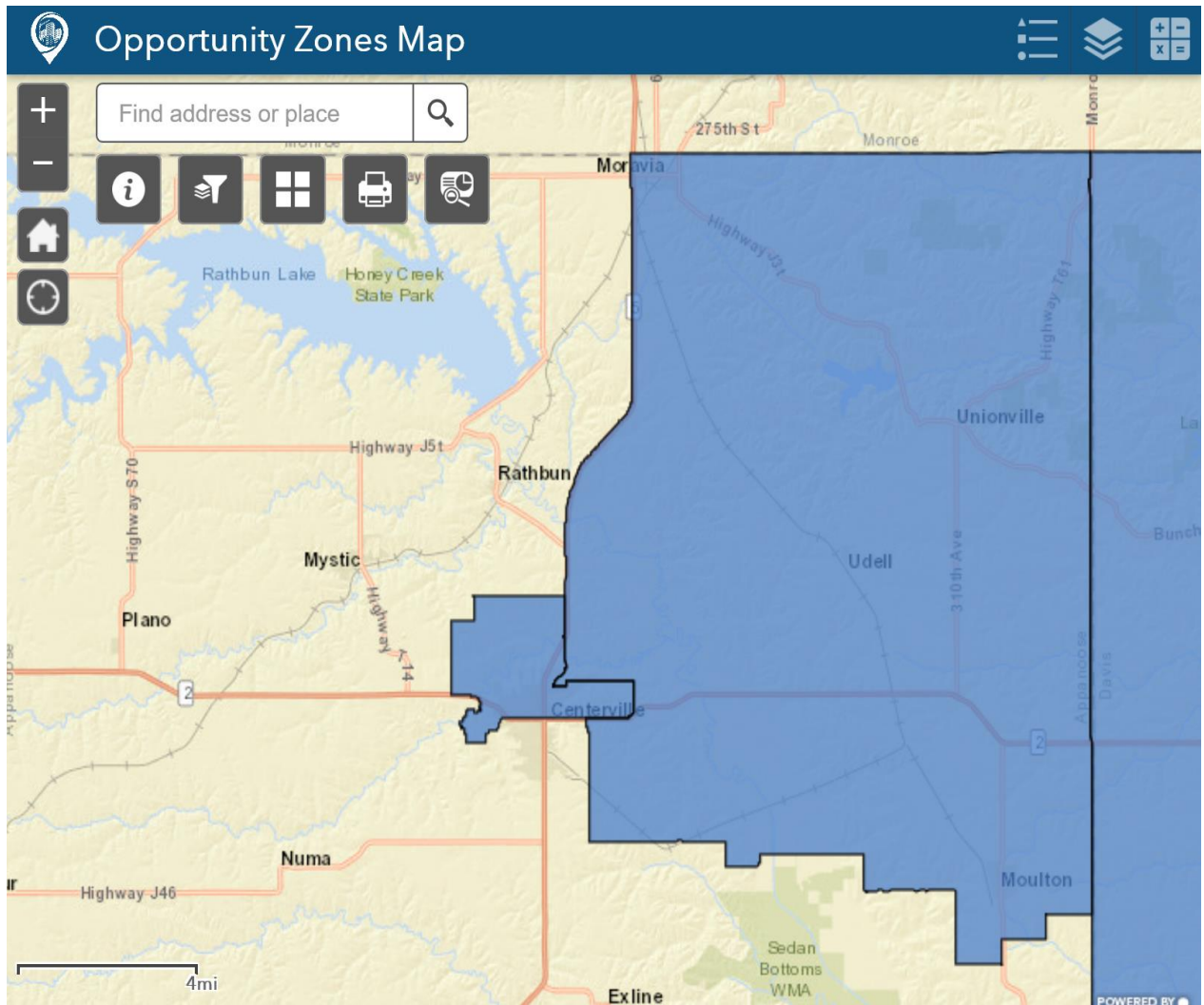
Lucas County, Iowa



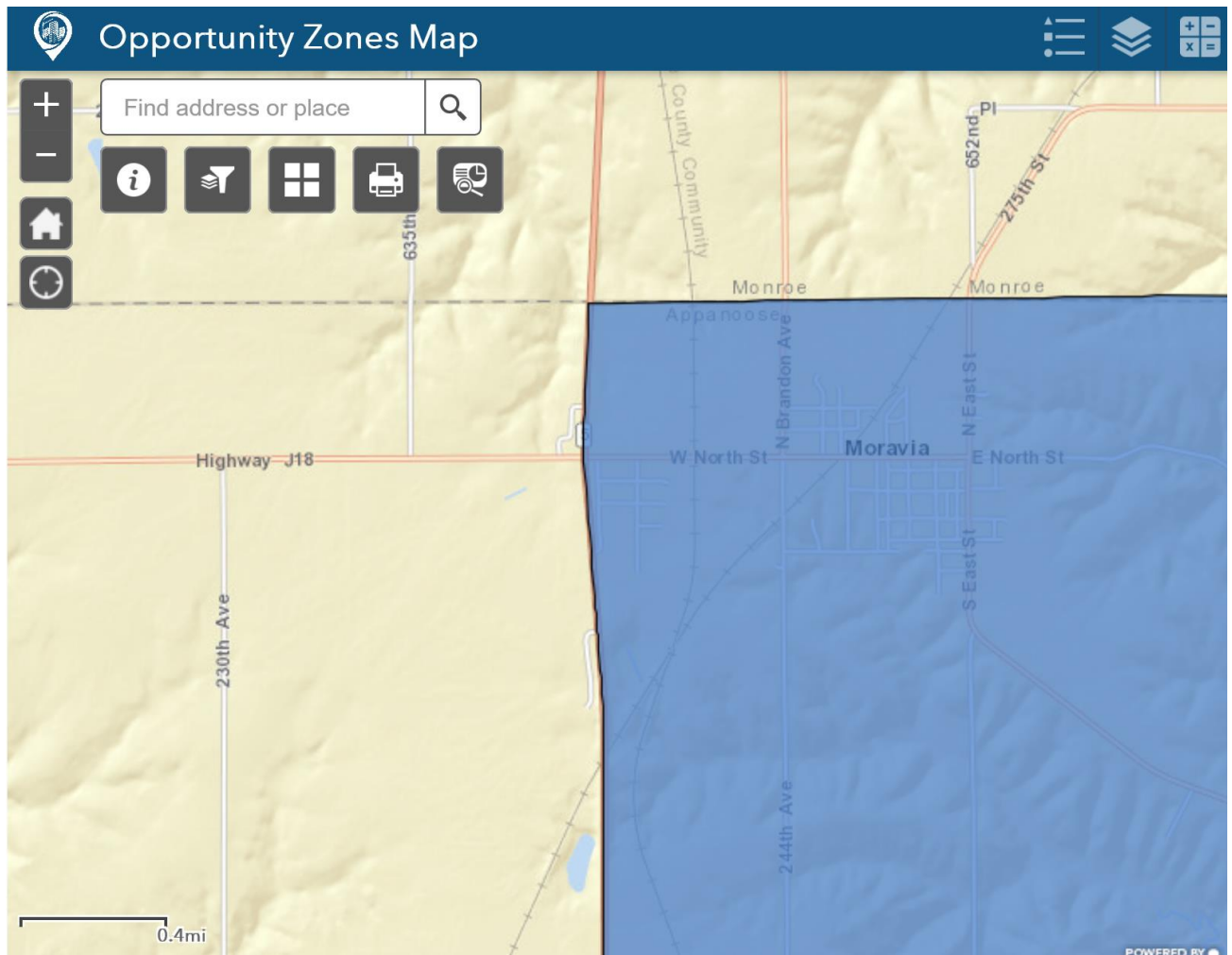
City of Chariton, Lucas County, Iowa



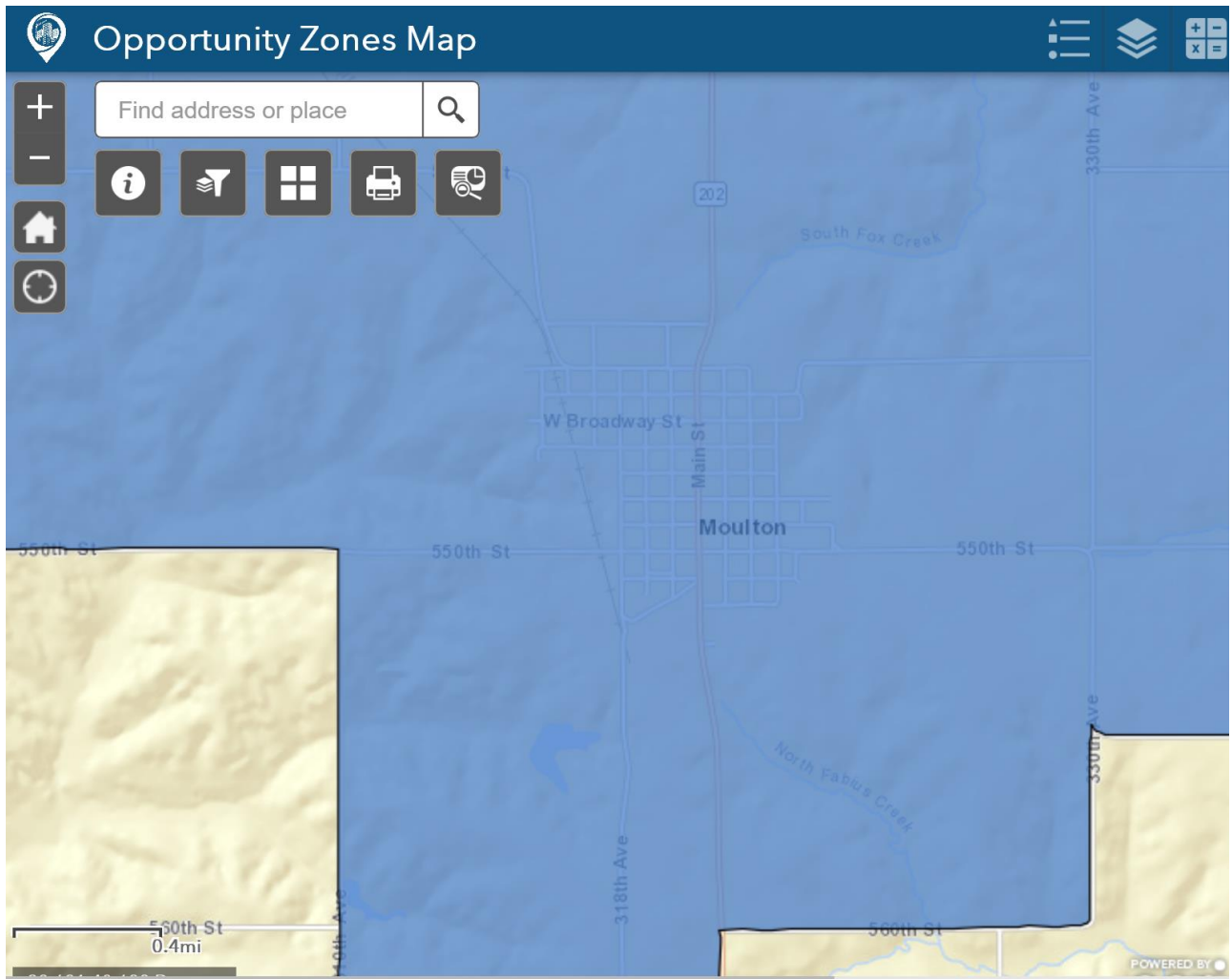
City of Centerville, Appanoose County, Iowa



Appanoose County, Iowa



City of Moravia, Appanoose County, Iowa



City of Moulton, Appanoose County, Iowa

