

# City of Stanley

## Community Background

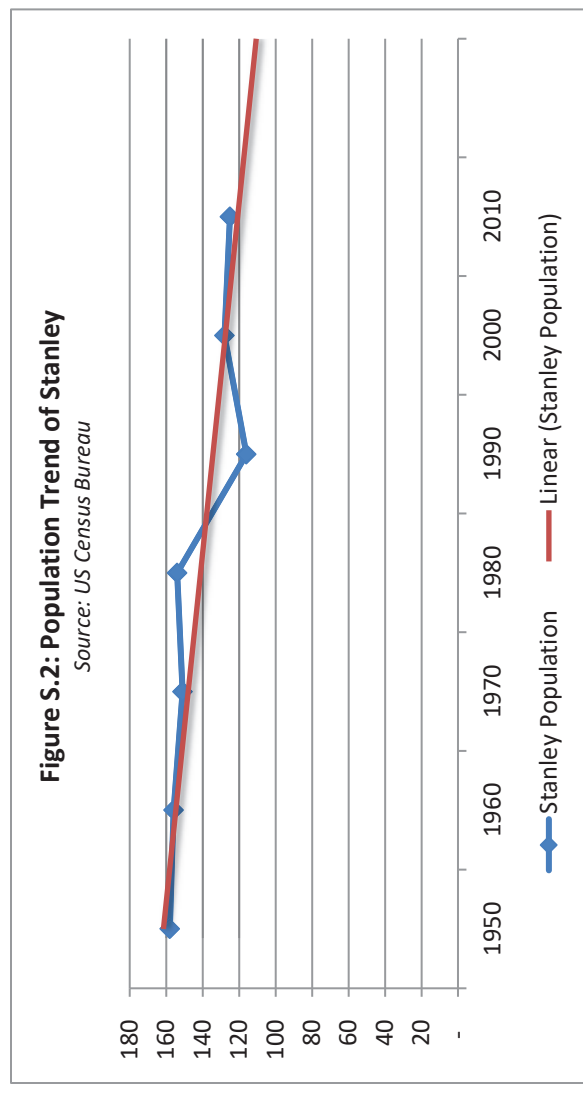
The City of Stanley is located along the northern border of Buchanan County, with a small portion of the city in Fayette County. County Road W33 runs north south. The City of Stanley has a total area of 0.2 square miles, all of which is land.

The West Branch of Buffalo Creek runs along the western portion of the community, with a tributary running down the eastern half of the community. The community is relatively flat with rolling hills. County Road W-33 provides primary access to Stanley.

## Demographic and Social Characteristics

The city had a population of 125 at the time of the 2010 US Census. The city represented less than one percent of the county's total 2010 population of 20,958. Figure S.1 provides a general overview of the city's population change since 1950 as well as projected population changes based on historic trends. Figure S.2 is a trend line of the city's population since 1950.

Year	Census Population	# Change (Linear)	% Change (Geometric)
1950	158	-	-
1960	156	-2	-1.3%
1970	151	-5	-3.2%
1980	154	+3	+2.0%
1990	116	-38	-24.7%
2000	128	+12	+10.3%
2010	125	-3	-2.3%
<b>Avg. (1950-2010)</b>		<b>-5.5</b>	<b>-3.2%</b>
<b>Projected 2020</b>		119	121
<b>Projected 2030</b>		113	117
<b>Projected 2040</b>		107	113



According to US Census data, the city's population peaked in 1940 with 185 residents. In 2015, the US Census Bureau estimated the city's population to be 125 persons – unchanged from the 2010 Census count of 125. However, task force members estimates that the city's 2017 population was approximately 90. Based on long-term trends and task force input, the city should anticipate a continued reduction in population.

Figures S.3 provide an overview of the population characteristics of the city.

In 2010, the city's median age was 34.3 – younger than the state-wide (38.1) and national (37.2) median ages. More recent 2011-2014 American Community Survey (ACS) data, also shows the city has a younger person than the general state and national population. Shown in Figure S.4, an estimated 32 percent of the city's population is under the age of 19. The largest age group, with 35 percent, is persons between the ages of 35 and 54.

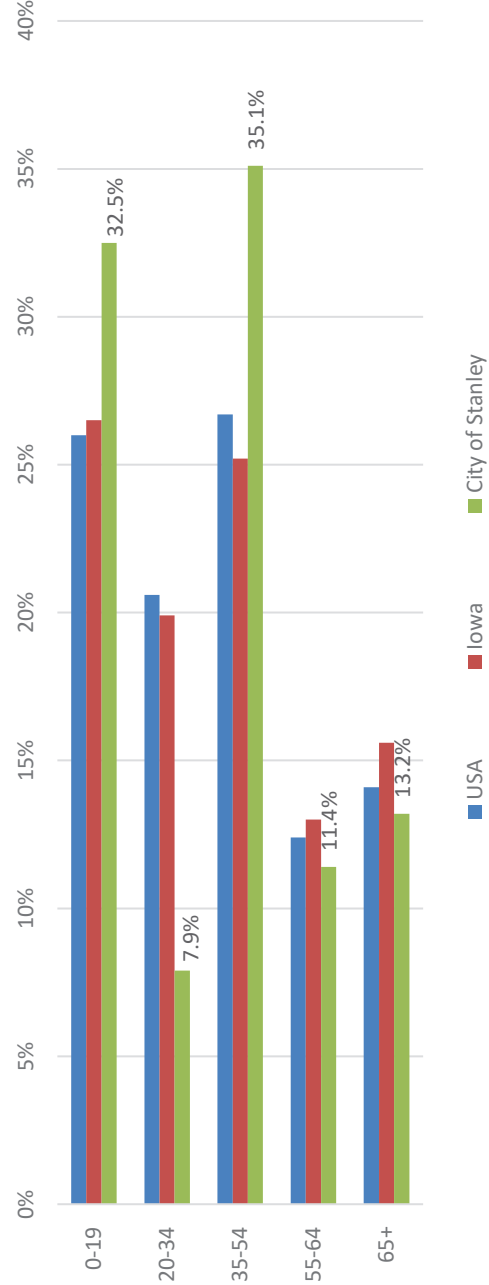
**Figure S.3: Population Characteristics**

Population	
Total Population	125
Total Males	58
Total Females	67
Median Age	34.3
Race	
One Race-White	113
One Race-Black or African American	1
One Race-American Indian an Alaskan Native	2
Two or More Races	9
Hispanic or Latino (of any race)	2
Households	
Total Population in Group Quarters	0
Total Family Households	34
Total Family Households with Children under 18	16
Households with individuals 65yrs and over	15

Source: 2010 US Census

**Figure S.4 Percent of Population by Age Group**

Source: 2011-2015 ACS



## American Community Survey Housing Data

The following section consists of data gathered by the American Community Survey (ACS). The ACS is a survey conducted by the U.S. Census Bureau. Unlike the 10-year census survey, the ACS survey is conducted on ongoing basis, with data updated annually, of randomly sampled addresses.

Figure S.5 shows the value of homes in the city. According to the data, there are two-renter occupied units in the city – however, additional data on rental rates was not available from ACS.

According to estimates, all of the city’s housing units are one-unit, detached structures. A majority of the city’ households (40 or 43) moved to the city before 2010.

Task Force members stated that as of 2017, the city had an estimated 40 single-family homes and no multifamily units.

**Figure S.5: Housing Characteristics**

	Estimate	MOE	Percent	MOE
<b>HOUSING OCCUPANCY</b>				
Total housing units	43	+/-16	43	(X)
Occupied housing units	43	+/-16	100.0%	+/-35.1
Vacant housing units	0	+/-9	0.0%	+/-35.1
Homeowner vacancy rate	0.0	+/-36.1	(X)	(X)
Rental vacancy rate	0.0	+/-100.0	(X)	(X)
<b>UNITS IN STRUCTURES</b>				
Total housing units	43	+/-16	43	(X)
1-unit, detached	43	+/-16	100.0%	+/-35.1
1-unit, attached	0	+/-9	0.0%	+/-35.1
2 units	0	+/-9	0.0%	+/-35.1
3 or 4 units	0	+/-9	0.0%	+/-35.1
5 to 9 units	0	+/-9	0.0%	+/-35.1
10 to 19 units	0	+/-9	0.0%	+/-35.1
20 or more units	0	+/-9	0.0%	+/-35.1
Mobile home	0	+/-9	0.0%	+/-35.1
<b>BEDROOMS</b>				
Total housing units	43	+/-16	43	(X)
No bedroom	0	+/-9	0.0%	+/-35.1
1 bedroom	2	+/-3	4.7%	+/-6.9
2 bedrooms	9	+/-6	20.9%	+/-11.5
3 bedrooms	23	+/-11	53.5%	+/-15.6
4 bedrooms	7	+/-6	16.3%	+/-11.6
5 or more bedrooms	2	+/-3	4.7%	+/-6.2
<b>HOUSING TENURE</b>				
Occupied housing units	43	+/-16	43	(X)
Owner-occupied	41	+/-16	95.3%	+/-6.1
Renter-occupied	2	+/-3	4.7%	+/-6.1
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Occupied housing units	43	+/-16	43	(X)
Moved in 2015 or later	0	+/-9	0.0%	+/-35.1
Moved in 2010 to 2014	3	+/-3	7.0%	+/-6.9
Moved in 2000 to 2009	18	+/-11	41.9%	+/-18.1
Moved in 1990 to 1999	12	+/-10	27.9%	+/-16.8
Moved in 1980 to 1989	7	+/-6	16.3%	+/-11.1
Moved in 1979 and earlier	3	+/-4	7.0%	+/-8.3

Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics

Residents can buy a home in Stanley for very reasonable rates. As shown in figure S.6 over half (27 of 41) owner-occupied units had a value less than \$50,000. Task Force members commented that the number of homes valued above \$100,000 appeared high. According to 2016 data from the Buchanan County Assessor's Office, there were 44 properties in Stanley, with addresses, assessed as residential. Only one (1) had a value greater than \$100,000. The median value was \$33,630 and the mean (average) value was \$37,135.

Figure S.7 shows homeownership characteristics. Among homeowners, slightly more than half (22) have a mortgage compared to those that do not (19). Of those with a mortgage, nearly all (20 of 22) spend less than 20 percent of their household income on housing. Typically, housing is considered to be "affordable" if it accounts for less than 30 percent of the household income.

**Figure S.6: Home Value Characteristics**

	Estimate	MOE	Percent	MOE
<b>VALUE</b>				
<b>Owner-occupied units</b>	41	+/-16	41	(X)
Less than \$50,000	27	+/-13	65.9%	+/-23.7
\$50,000 to \$99,999	11	+/-10	26.8%	+/-19.9
\$100,000 to \$149,999	1	+/-2	2.4%	+/-5.3
\$150,000 to \$199,999	2	+/-3	4.9%	+/-7.7
\$200,000 to \$299,999	0	+/-9	0.0%	+/-36.1
\$300,000 to \$499,999	0	+/-9	0.0%	+/-36.1
Median (dollars)	\$33,600	+/- \$2,172	(X)	(X)

*Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics*

**Figure S.7: Home Ownership Characteristics**

	Estimate	MOE	Percent	MOE
<b>MORTGAGE STATUS</b>				
<b>Owner-occupied units</b>	41	+/-16	41	(X)
Housing units with a mortgage	22	+/-11	53.7%	+/-17.2
Housing units without a mortgage	19	+/-12	46.3%	+/-17.2
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
<b>Housing Units With a Mortgage</b>	22	+/-11	22	(X)
Less than \$500	2	+/-3	9.1%	+/-13.8
\$500 to \$999	19	+/-10	86.4%	+/-17.7
\$1,000 to \$1,499	1	+/-2	4.5%	+/-7.9
\$1,500 to \$1,999	0	+/-9	0.0%	+/-49.6
\$2,000 to \$2,499	0	+/-9	0.0%	+/-49.6
\$2,500 to \$2,999	0	+/-9	0.0%	+/-49.6
\$3,000 or more	0	+/-9	0.0%	+/-49.6
Median (dollars)	667	+/-85	(X)	(X)
<b>Housing Units Without a Mortgage</b>	19	+/-12	19	(X)
Less than \$250	15	+/-10	78.9%	+/-19.1
\$250 to \$399	2	+/-3	10.5%	+/-13.2
\$400 to \$599	2	+/-4	10.5%	+/-17.4
\$600 to \$799	0	+/-9	0.0%	+/-53.4
\$800 to \$999	0	+/-9	0.0%	+/-53.4
\$1,000 or more	0	+/-9	0.0%	+/-53.4
Median (dollars)	219	+/-20	(X)	(X)
<b>SELECTED MONTHLY OWNERS COST AS A PERCENTAGE OF HOUSEHOLD INCOME</b> (excluding units unable to calculate)				
<b>Housing Units With a Mortgage</b>	22	+/-11	22	(X)
Less than 20.0 percent	20	+/-10	90.9%	+/-13.8
20.0 to 24.9 percent	0	+/-9	0.0%	+/-49.6
25.0 to 29.9 percent	1	+/-2	4.5%	+/-9.3
30.0 to 34.9 percent	0	+/-9	0.0%	+/-49.6
35.0 percent or more	1	+/-2	4.5%	+/-9.9
<b>Housing Units Without a Mortgage</b>	19	+/-12	19	(X)
Less than 10.0 percent	5	+/-7	26.3%	+/-27.7
10.0 to 14.9 percent	8	+/-8	42.1%	+/-29.3
15.0 to 19.9 percent	2	+/-3	10.5%	+/-16.6
20.0 to 24.9 percent	2	+/-3	10.5%	+/-14.9
25.0 to 29.9 percent	1	+/-2	5.3%	+/-11.0
30.0 to 34.9 percent	1	+/-2	5.3%	+/-8.9
35.0 percent or more	0	+/-9	0.0%	+/-53.4

*Source: ACS, 2011-2015 5-Year Estimates, Selected Housing Characteristics*

## Selected Housing Characteristics

### Historic Housing Unit Counts

**Table S.8: Historic Number of Housing Units in Stanley**

Community	1980	1990	2000	2010	2017*	Net Change 2000-2010	% Change 2000-2010
<b>Stanley</b>	NA	NA	50	49	40	--1	-2.0%
Buchanan Co. (Total)	8,222	8,272	8,697	8,968	(X)	271	3.1%
State of Iowa	1,121,314	1,143,669	1,232,511	1,336,417	(X)	103,906	8.4%

*Source: US Census Bureau; \*2017 estimate from City of Stanley*

Between 2000 and 2010, the number of housing units in the city has decreased by 2 percent. In 2017, city data indicated the city's housing stock had decreased to 40 residential units.

### Vacancy Rate

Figure S.9, shows the city's housing vacancy rate for the city from 2000 through 2015. Note, this data is based on rolling five-year extrapolated estimates determined by the American Community Survey – which accounts for the varying number of estimated housing units per year.

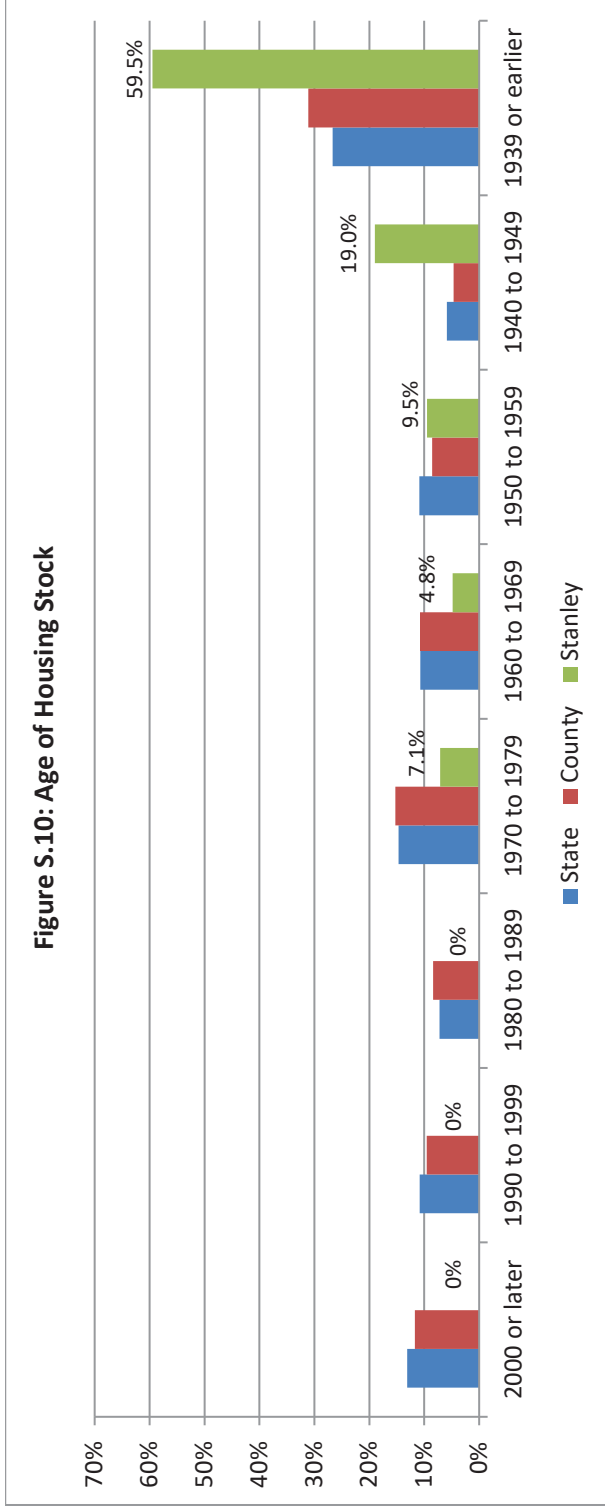
**Figure S.9: Historic Housing Vacancy Rate Estimates, 2010-2015**

Year	Occupied Housing Units	Vacant Housing Units	Est. Total Housing Units	Vacancy Rate	Vacancy Rate MOE
2015	43	0	43	0%	+/-35.1%
2014	42	0	42	0%	+/-35.6%
2013	41	0	41	0%	+/-38.5%
2012	40	0	40	0%	+/-39.0%
2011	43	0	43	0%	+/-37.6%
2010	38	3	41	7.3%	+/-10.9%
2010*	43	6	49	12.2%	(X)
2000*	42	8	50	16.0%	(X)

*Source: 2010-2015 ACS 5-Year Averages, Selected Housing Characteristics; \*Source: 2000 and 2010 US Census; MOE=Margin of Error*

### Age of Housing Stock

The graph below displays the percent of Stanley's housing stock by decade when the unit was built.



Stanley has the oldest housing stock in the county. Well over half (60 percent) of the city's housing units were built in 1939 or earlier. These pre-World War II homes represent a much larger portion of the city's housing compared to Buchanan County as a whole (31 percent) and the State of Iowa (27 percent). According to ACS data, no new homes have been built within the city since 1980.

### Household Size

Stanley also has a greater than average household size and family size compared to the rest of the county as well as the state. Between 2000 and 2010 the average family size and household size decreased in all three jurisdictions. Following national and state trends, the city's average household size is projected to decline. Factors contributing to smaller households includes smaller families as well as more single and two-person households, and seniors living longer in their homes.

**Figure S.11: Household and Family Size**

	Average Household Size		Average Family Size	
	2000	2010	2000	2010
Stanley	3.05	2.94	3.41	3.29
Buchanan Co.	2.61	2.53	3.13	3.05
State of Iowa	2.46	2.41	3.00	2.97

*Source: 2000 and 2010 US Census Bureau*

## Windshield Survey

The quality of a community’s housing stock is an important component in understanding its housing needs. If poor-quality housing is widespread in a community, many low- and moderate-income households may have housing-related hardships even if they are not cost burdened. A prevalence of housing with maintenance needs may also indicate an opportunity to meet existing and future demand by rehabilitating vacant units.

### Methodology

As part of this study, a windshield survey was conducted in the incorporated Buchanan County cities. A windshield survey is an assessment of the external conditions of a building. A residential parcel map for each city was created by only selecting parcels which had a residential “dwelling” value associated with the parcel. The windshield survey assessed residential structures – not dwelling units. For example, a single-family detached house on one parcel and a four-unit apartment building on one parcel would each be evaluated as one structure.

The primary considerations for evaluation are the apparent structural soundness of the unit as well as appearance and unit’s functional use as a residential structure. Parcels were valued and assigned on the designations shown in Figure S.12.

Figure S.12: Windshield Survey Category Condition Criteria

Condition Categories	Description
<b>Great</b>	<ul style="list-style-type: none"> <li>No visible repairs or needed updates are apparent</li> <li>Typically new construction, recently renovated, or extremely well-maintained structures</li> </ul>
<b>Good</b>	<ul style="list-style-type: none"> <li>Building appears structurally sound (foundation, building envelope, roof)</li> <li>Unit appears well maintained – most siding, gutters, trim, windows, and doors are in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other routine maintenance items may exist.</li> </ul>
<b>Fair</b>	<ul style="list-style-type: none"> <li>Unit shows wear but appears structurally sound (foundation, building envelope, roof)</li> <li>Need for some maintenance or repair - painting the house, fixing a broken door or window, putting on new shutters, replace or fix awnings, etc.</li> <li>Roof shows age and likely will need to be replaced in coming years</li> <li>Issues are primarily cosmetic but cover a sufficient portion of the structure</li> </ul>
<b>Poor</b>	<ul style="list-style-type: none"> <li>One or more visible structural defects (foundation, building envelope, or roof) but still habitable. Building requires significant work, to address items such as uneven roof lines; shingles in need of immediate replacement; falling-in porch; major cracks or shifting of the foundation, etc.</li> <li>Building requires significant repairs or updates, which would be difficult to correct through normal maintenance (multiple broken doors or windows, roof needing to be re-shingled, excessive paint peeling/missing, etc.)</li> </ul>
<b>Dilapidated</b>	<ul style="list-style-type: none"> <li>Unit is suffering from excessive neglect; maintenance appears non-existent; Building appears structurally unsound</li> <li>Building not fit for habitation in current condition. Multiple windows and/or doors may be boarded up. The building may be considered for demolition or, at minimum, major rehabilitation will be required</li> </ul>



Other Categories	Description
Vacant	<ul style="list-style-type: none"> <li>Parcels within residential neighborhoods that are vacant and, based on neighborhood characteristics and lot size, appear to be positioned for residential development. This is not a comprehensive list of all vacant parcels within a city.</li> </ul>
N/A	<ul style="list-style-type: none"> <li>Dwelling structure not located on parcel. For example, a dwelling structure may be on one parcel and the dwelling's garage on an adjacent parcel. Residential parcels that did not have a dwelling on them were marked as N/A</li> </ul>
Undetermined	<ul style="list-style-type: none"> <li>Structure was not visible from the road or data was not recorded for</li> </ul>

### Results

Figure S.13 displays the results city's windshield survey. Of structures evaluated, over half of the homes were either in great (2%) or good (54%) condition. Approximately 12 percent of the city's residential structures were deemed to be in either Poor condition.

The mean (average) condition of the condition of the city's housing units was calculated by assigning the following values to the condition categories: Great=5; Good=4; Fair=3; Poor=2; Dilapidated=1. Based on these weights, the mean score of condition units in the city is 3.46. (between Good and Fair)

Overall, 41 parcels with dwelling structures were evaluated. Four (4) parcels were identified has vacant residential lots. A map of the windshield survey results was provided to the city. The Windshield Survey was conducted in July of 2017.

**Figure S.13: Windshield Survey Results, City of Stanley**

Condition of Parcels Evaluated	Number Parcels	Percent of Parcels Evaluated
Great	1	2.4%
Good	22	53.7%
Fair	13	31.7%
Poor	5	12.2%
Dilapidated	0	0%
<b>Total</b>	<b>41</b>	<b>100%</b>

Status	Number Parcels	Percent
Parcels Evaluated	41	77.4%
Vacant	4	7.5%
N/A	3	5.7%
Undetermined	5	9.4%
<b>Total</b>	<b>53</b>	<b>100%</b>



## Future Development Floodplain Considerations

Stanley’s Flood Insurance Rate Maps (FIRM) were last updated July 16, 2008. Using GIS spatial data from FIRM maps, in combination with property value data from the Buchanan Assessor’s office, estimates of value in the floodplain were calculated. Table S.14 shows the estimated value of land, buildings, and dwellings, within the city, in a floodplain.

Table S.14: Floodplain Data for Stanley						
	Number of Parcels	Land Value	Building Value	Dwelling Value	Total Value	Percent of City Affected
1.0% Annual Floodplain	12	\$147,100	\$32,850	\$53,740*	\$233,690	10.85%
0.2% Annual Floodplain	-	-	-	-	-	-
<i>Source: Buchanan County Assessor’s Office; Analysis conducted by INRCOG; Parcel values and FIRM maps as of 6/6/2016; *One dwelling – part of the dwelling’s parcel is within the floodplain, but not dwelling itself.</i>						

A map of the city’s floodplain is attached at the back of this appendix. The city should avoid development within the floodplain or establish and enforce a floodplain ordinance to ensure new developments are designed and built to adequately handle flooding.

### Areas for Development

In the past five years, 2012-2016, no new homes were built in Stanley. According to Task Force members, the last new residential construction in the city occurred in the 1980s.

There are four vacant residential lots identified within the developed portion of the city that could be built upon. Benefits of infill development include reduced infrastructure costs with the new property on an established street and able to tie into existing water and sewer lines.

In general, the developed portions of the city are surrounded by farm land that extends well within the city limits. Because of this, the city would not need to annex land for a new residential development. Based on current land use, the best opportunity for new construction appears to be in the northeast corner of the city – in Buchanan County south of W33/100<sup>th</sup> Street.

Considering the city’s decreasing population trend, lack of new construction, aged housing stock, and relatively low home values, the city should prioritize redevelopment and rehabilitation followed by new construction vacant infill lots.

## Housing Projections

Using the information, data, and observed trends in the city’s profile and throughout the plan, projections for future housing demands were generated. Below, is an explanation of the numbers used for the calculations followed by the city’s projected housing needs in Figure S.15.

- **Total Population:** See *city population projections in Figure S.1*
- **Population in Group Quarters** –Group Quarters include residences such as group homes, skilled nursing facilities, treatment facilities, correction facilities, or similar institutions. The city does not have any group quarters
- **Population in Housing** – An average of the Projected Total Population range minus Population in Group Quarters
- **Household Size** – Projected Household size based on a combination of county and city trends; Stanley has much higher household size than the county – projections expect the city’s household size to decrease, but remain above the county’s overall rate.
- **Total Projected Households** – The estimated number of households that will require a housing unit
- **Assumed Vacancy Rate** – City’s vacancy rate, based on historic city and county averages. Historically, the city has had a very small vacancy rate. Five (5) percent is considered a standard rate and is used for these calculations
- **Total Housing Units** – Total housing needed when considering both projected household demand and vacancy rate.

The projected number of households in the City is expected to remain relatively constant. Both the city’s household size and income are expected to decline. Based on projection, it is estimated that the city will be home to an estimated 44 households from 2020 to 2040. To maintain vacancy rate of 5 percent the city will need 47-48 housing units in the coming decades.

**Figure S.15: Projected Housing Unit Demand**

Year	2010	2020	2030	2040
<b>Total Population</b>	125	119-121	113-117	107-113
<b>Population in Group Quarters</b>	0	0	0	0
<b>Population in Housing</b>	125	120	115	110
<b>Household Size</b>	2.91	2.75	2.6	2.5
<b>Total Projected Households</b>	<b>43</b>	<b>44</b>	<b>44</b>	<b>44</b>
<b>Assumed Vacancy Rate (5%)</b>	4	4	4	4
<b>Total Housing Units</b>	<b>47</b>	<b>47</b>	<b>48</b>	<b>48</b>

After that the expected demand of number of housing units has been established, the next analysis considers recent home building and home loss trends. The forecasted Change in units are shown in Figure S.16, an explanation of the numbers used in the calculation are below. Based on the housing demolition/attrition rate

- **2010 Housing Unit Count** – Number of Housing Units as determined by the 2010 Census
- **Unit Loss (Housing Attrition)** – Projected number of housing unit loss based on historic and projected County trends, see Figure 5.14. Note, the city's rate is expected to be higher than the county rate due to the city's large percentage of older homes. A 2017 count of the city's housing stock indicated a inventory of 40 units – therefore the 2020 attrition projection is higher than the one percent rate.
- **Unit Added (new Construction)** – Projected units added from new construction, based on the city's new housing unit construction start rates from 2012 to 2016. The City has not had a new home constructed within it for several decades.
- **Projected # of Units** – Projected number of units housing units in the community based on unit loss and unit added forecasts

Figure S.16: Projected Housing Unit Changes			
Year	2020	2030	2040
2010 Housing Unit Count	49		
Unit Loss (Housing Attrition)	-10	-16	-21
Unit Added (New Construction)	0	1	1
<b>Projected # of Units</b>	<b>39</b>	<b>34</b>	<b>29</b>

Based on the considerations discussed, the city will not have enough housing, based on the projected number of households, to accommodate the growth of the expected number of households. A new home has not been built in the city for several years and the city has an aged housing inventory – 80 percent built before 1950.

The city's future attention will need to be on maintaining and preventing the loss its existing units. Furthermore, without the construction of any new homes, the city's available housing units and population will inevitably continue to decline.

## City Housing Priorities

### Key Issues

Aging Housing Stock: Stanley has the oldest housing stock among cities in the county. An estimated 60 percent of housing units were built pre-1940. In all, 88 percent of the housing stock was built before 1960.

Decrease in Housing Units: US Census and City data shows the number of city housing units has decreased from 50 in 2000 to less than 40 in 2017. Removal/loss of vacant and bighted structures is beneficial to the city. However, lack of new construction to replace the removed units is concerning.

Suspected Low Vacancy Rate: According to recent ACS data, the city does not have any vacant housing units. However, due to the small sample size and large margin of error, further assessment by the city should be conducted to realize the actual rate.

Lack of Population Growth: Based on historic population trends from 1950-2010, the city's population is expected to continue to decrease by approximately 3 percent between each Census. According to Task Force members, the city's population has dropped nearly 30 percent to approximately 90 in 2017.

As a "bedroom community" Stanley benefits from the employment and economic drivers from the cities of Oelwein (approximately 7.5-mile drive northwest) and Independence (approximately 18-mile drive south). The city's proximity to both of these communities offers potential residents the opportunity for small-town living and short commute times. Community amenities include the city park, and community center. The city has lots available for building.

### Housing Goals and Action Steps

#### 1. Upgrade Conditions of Existing Housing Stock

Rationale: As discussed, the city's housing stock is quite aged and is the oldest of any city in the county. Many older dwellings require moderate to substantial rehabilitation to make them attractive, energy efficient, and in compliance with local building codes.

#### Actions:

- o Explore housing rehabilitation programs. With limited city funds, the city should explore use of local incentives increase value of properties such as tax rebates on home improvements of a certain value. The city should also explore outside funding options, including state and federal programs, including the Housing Rehabilitation grant program administered by the Iowa Economic Development Authority.

## **2. Promote Construction of New Homes**

Rationale: The number of housing units in the city continues to decline with no new residential construction. When possible, should encourage infill development. However, with few lots to choose from with the city's limit footprint, it may make the most sense to work with a developer to identify new subdivision opportunity. Incentives could be offered to home builders as well as buyers of new homes. Communities have guaranteed the sale of homes, waived building permit fees, and offered services to builders. Likewise, many communities have offered tax abatements and free city services to home buyers.

Actions:

- Contact and recruit developers to the City
- Explore and establish tax incentives and rebates programs to incentivize developers to invest and build in the city

## **3. Remove blighted and abandoned buildings**

Rationale: The city should continue its efforts to remove abandoned or dilapidated homes

Action Steps:

- Continue to identify and remove dilapidated homes and buildings.

## **4. Increase Number of Multi-Unit and Rental Properties**

Rationale: According to city officials, there are no rental units in the city. In addition, all the city's dwellings are single family homes. Demand for rental properties in the city was identified during the planning process. The City should explore duplex or triplex facilities to reduce to reduce construction costs.

Action Steps:

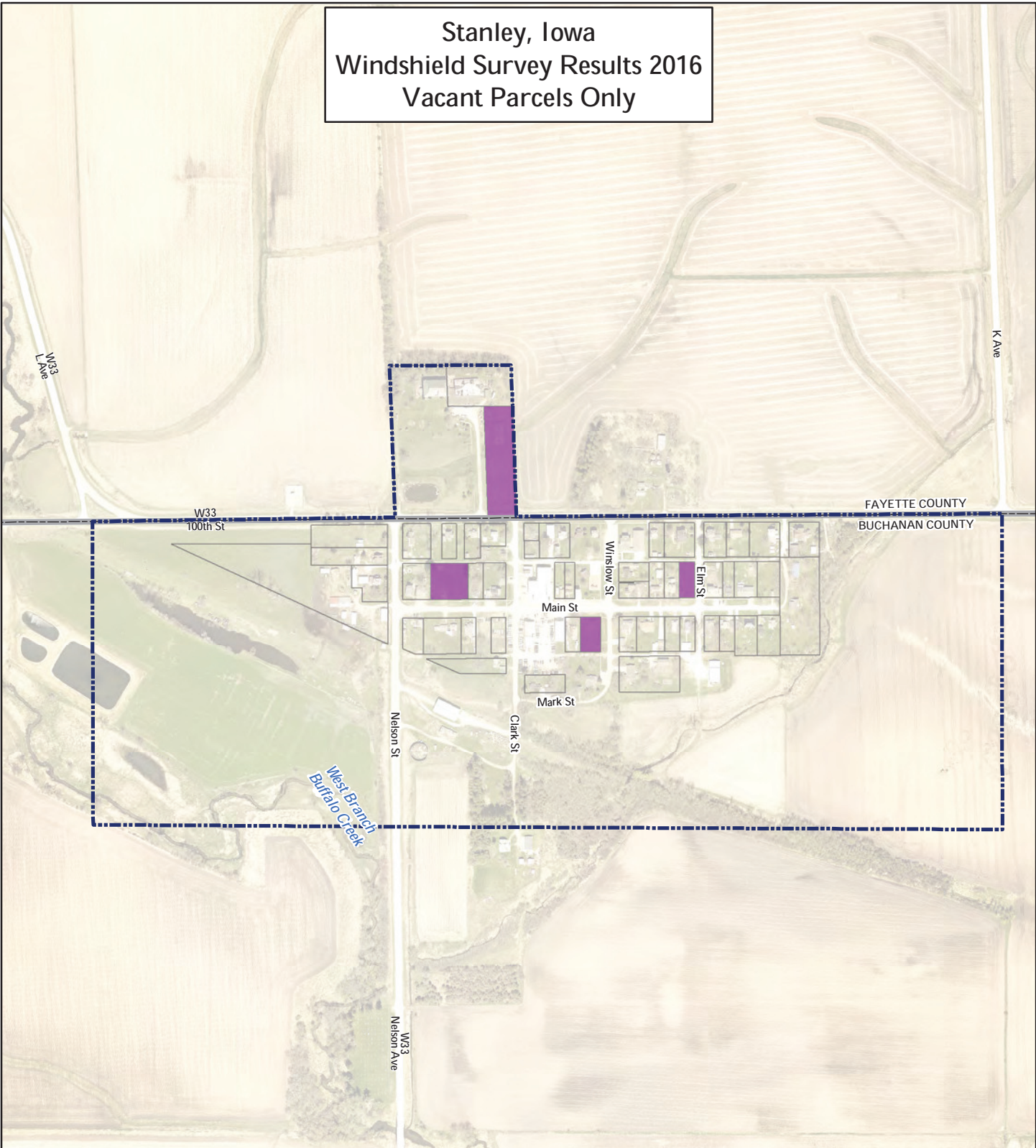
- Identify area for and recruit developer to construct multi-unit rental properties

## **5. Establish a City Housing Task Force**

Rationale: The City Council should appoint a "housing committee" that will be responsible for investigating the housing issues. The Committee can take the lead in identifying and recruiting developers to the city. The City, or its appointed committee, should prioritize the housing needs and make the necessary contacts with other communities that have successfully met those needs. The committee would also be responsible for investigating funding sources and potential project partners. The committee may determine that it should utilize the planning grants offered by the State that will assist the community in following through with their housing action plan.



# Stanley, Iowa Windshield Survey Results 2016 Vacant Parcels Only



LEGEND	
	City Limits
	County Boundary
Condition of Housing	
	Vacant Lot
	Other Residential Parcel
	Parcel Count within City Limits
	4
	49

**Aerial Photography 2017**

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