



URBAN REVITALIZATION PLAN
For Responsible and Sustainable Growth and Development

CITY OF ADEL, IOWA

Final Version

(Effective for construction starts on or after
effective date (date of publication) of Ordinance adopting the Plan,
which occurred on January 27, 2011)

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INTRODUCTION

The Urban Revitalization Act (Chapter 404 of the Code of Iowa, 2009, as amended) (the "Act") authorizes a city's governing body to designate an area or areas which, among other things, are appropriate for some or all of the following and the City finds that the Area covered by this Plan includes some or all of the following:

- Presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use;
- An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use; and
- An area which is appropriate as an economic development area as defined in section 403.17

The City is making this designation so that properties in the designated area may benefit from the abatement of taxes on the value added by development or redevelopment activities.

THE URBAN REVITALIZATION AREA

This plan is called the Urban Revitalization Plan (the "Plan") of the City of Adel, Iowa (the "City"). The Plan encompasses an area that is legally described as follows:

All properties located within the corporate limits of the City (the "Urban Revitalization Area"). A map depicting the existing parcels of real estate included in the Urban Revitalization Area is attached as Exhibit A.

PLAN OBJECTIVES

The primary objectives of this Plan are as follows:

- Encourage new construction of, and remodeling and additions to, residential properties through abatement of taxes on the value of the improvements.
- Improve economic conditions and housing opportunities in the area and take steps to enhance the general attractiveness of the Urban Revitalization Area.

It may be that some of the improvements will be on land that is assessed as agricultural land. The City will present justification at the public hearing held pursuant to section 404.2 for the revitalization of land assessed as agricultural property by means of new construction. Such justification will include information about the City's urgent need for additional housing. Such justification shall demonstrate, in addition to the other requirements of this chapter and section 419.17, that the improvements on land assessed as agricultural land will utilize the minimum amount of agricultural land necessary to accomplish the revitalization of the other classes of property (i.e. residential property) within the urban revitalization area. To the extent the Planning and Zoning Commission has input in revitalization of land assessed as agricultural land, the Planning and Zoning Commission will ensure that use of agricultural land for revitalization purposes under this Plan follows all the City's zoning rules. The City's also finds that the amount of land assessed as agricultural land in the City, when that amount is compared to the amount of agricultural land in the County, is minimal and use of such land is necessary to accomplish the objectives of this Plan, as set out above.

ELIGIBILITY REQUIREMENTS

Qualified Real Estate shall include both land and buildings assessed as residential or commercial property if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes located in the Urban Revitalization Area, to which Improvements have been made during the time the area was so designated.

Improvements shall include rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

Green Building Standards shall be incorporated into all new construction and existing residential improvement projects in order to be eligible Improvements. The City of Adel is working to make our community a City of Choice. In doing so, Adel seeks to provide affordable housing that reduces the costs to home buyers and renters for heating & cooling, reduces the environmental impact of our community and provides universal access to the elderly and disabled. The City of Adel will continue to develop green building policies that help create houses that are affordable to operate and maintain, are energy efficient, healthy, and reduce the impact on the environment by managing storm water run-off and provide green space for healthy neighborhoods.

In addition to increasing resource efficiency and reducing environmental impacts, green building strategies can yield cost savings through long-term reduction in operating expenses. The benefits include improved energy performance and comfort, a healthier indoor environment, increased durability of building components, and simplified maintenance requirements that can lead to financial efficiencies for property owners.

To qualify for abatement under this plan, new construction improvements must achieve a minimum of ten of the 43 enumerated items below, including the two mandatory items of the following sustainable criteria. Rehabilitation projects strive to obtain and incorporate as many of the items as possible, although it is acknowledged that most of these items may not apply to some forms of rehabilitation.

Integrated Design		
1.1	Universal Design and Visitability Create spaces that meet the needs of all people, young, old, abled, and disabled.	

Site, Location, and Neighborhood Fabric		
2.1	Smart Site Location: Passive Solar Heating / Cooling Orient building to make greatest use of passive solar heating and cooling.	
2.2	Erosion and Sediment Control Implement SUDAS and City standards for best practices for erosion and sedimentation control during construction.	Mandatory
2.3	Landscaping Plant a minimum of two trees, one of which is placed in the front yard. Trees must be at least 1” caliper trees and be on the City’s approved Tree List found in City Code Section 151. Provide a plan for additional landscaping that mitigates the effects of storm water and / or solar impact on the structure. Plan shall be provided at time of Certificate of Occupancy inspection. Locate plants to provide shading in the summer and allow for heat gain in the winter.	
2.4	Surface Water Management Capture, retain, infiltrate and / or harvest the first ½ inch of rainfall that falls in a 24 hour period.	

Water Conservation		
3.1	Water – Conserving Appliances and Fixtures: New Construction Install water-conserving fixtures with the following minimum specifications: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	
3.2	Water – Conserving Appliances and Fixtures: Rehabilitation Install water-conserving fixtures with the following minimum specifications <i>for toilets and shower heads</i> and following requirements for other fixtures wherever and whenever they are replaced: toilets – 1.3 GPF; showerheads – 2.0 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	
3.3	Water – Conserving Appliances and Fixtures Install water-conserving fixtures with the following minimum specifications: toilets – 1.1 GPF; showerheads – 1.75 GPM; kitchen faucets – 2.0 GPM; bathroom faucets – 1.5 GPM. Implementation of this task also qualifies homeowner with meeting 3.1 or 3.2 above.	
3.4	Efficient Irrigation If irrigation is necessary, use recycled gray water, roof water, collected site run-off, water from municipal storm system. Use of a highly efficient irrigation system including all of the following: system designed by EPA Water Sense professional, plant beds with a drip irrigation system, separately zoned turf and bedding types, a watering zone timer / controller, and moisture sensor control.	
3.5	No Irrigation Do not install irrigation	

Energy Efficiency		
4.1	Efficient Energy Use: New Construction Meet IECC 2009 and Energy Star standards and achieve a HERS Index of 70 using a third-party HERS Rater.	Mandatory
4.2	Efficient Energy Use: New Construction Meet Energy Star standards (single family and low rise residential); exceed ASHRAE 90.1 – 2007 by 10 percent.	
4.3	Efficient Energy Use: Rehabilitation Perform an energy audit / analysis of existing building condition, estimate costs of improvements, and implement measures that will improve building energy performance by 15% from pre-renovation figures.	
4.4	Energy Star Appliances If providing appliances, install Energy Star clothes washers, dishwashers, and refrigerators, and dryers with built-in moisture sensors. Energy Star rating is the current rating system in effect at the time of the effective date of this ordinance.	
4.5	Efficient Lighting: Interior Install the Energy Star Advanced Lighting Package in all interior units and use Energy Star or high-efficiency commercial grade fixtures in all common areas and out doors.	IECC 404.1
4.6	Efficient Lighting: Exterior Install daylight sensors or timers on all outdoor lighting, including front and rear porch lights in single family homes.	IECC 404.1
4.7	HVAC Sizing, Installation and Duct Systems Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACCA) Manual, part J or other approved heating and cooling methods.	IECC 403.6

4.8	Ventilation: New Construction Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.2 – 2007 for single family and low-rise multifamily dwellings.	
4.9	Additional Reductions in Energy Use Exceed the relevant Energy Star HERS score for residential buildings or exceed other standards by increased percentages.	
4.10	Renewable Energy Install PV panels, wind turbines or other renewable energy source to provide at least 10% of the project’s estimated electricity demand. (All such applications must meet current zoning and building code regulations.)	
4.11	Photovoltaic (PV) Ready Site, design, engineer and wire the project to accommodate installation of PV in the future.	

Materials Beneficial to the Environment		
5.1	Construction Waste Management Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill by at least 25 percent.	
5.2	Recycled Content Material Use materials with recycled content, provide calculation for recycled content percentage based on cost or value or recycled content in relation to total materials for project. Minimum recycled material must be 5 percent.	
5.3	Certified, Salvaged and Engineered Wood Commit to using at least 25% (by cost) wood products and materials that are salvaged wood, engineered framing materials or certified in accordance with the Forest Stewardship Council.	
5.4	Water-Permeable Walkways / Parking areas Use water-permeable materials in 50 percent or more of all walkways and parking areas.	
5.5	Reduce Heat – Island Effect: Roofing Use Energy Star-compliant and high-emissive roofing.	
5.6	Reduce Heat – Island Effect: Paving Use light-colored, high albedo materials and/or open grid pavement with a minimum Solar Reflective Index of 6.0 over at least 30 percent of the site’s hardscape area.	
5.7	Reduce Heat – Island Effect: Plantings Locate trees or other plantings to provide shading for at least 50 percent of sidewalks, patios and driveways within 50 feet of buildings.	

Healthy Living Environment		
6.1	Low / No Volatile Organic Compounds (VOC) Paints and Primers Specify that all interior paints and primers must comply with current Green Seal standards for low VOC	
6.2	Exhaust Fans: Bathroom Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer or operate continuously.	IRC M1506.2
6.3	Exhaust Fans: Kitchen – New Construction or Rehabilitation Install power vented fans or range hoods that exhaust to the exterior.	IRC M1502.1
6.4	Water Heaters: Mold Prevention Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.	
6.5	Material in Wet Areas: Surfaces In wet area, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.	
6.6	Basements and Concrete Slabs: Vapor Barrier Provide vapor barrier under all slabs. For concrete floors either in basements or on-grade slab install a capillary break of 4 inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints overlapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.	
6.7	Water Drainage Provide drainage of water to the lowest level of concrete away from windows, walls, and foundations.	IRC 405.1
6.8	Garage Isolation Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.	
6.9	Clothes Dryer Exhaust Clothes dryers must be exhausted directly to the outdoors.	IRC M1501.1
6.10	Cold and Hot Water Pipe Insulation Insulate exposed cold and hot water pipes in climates and building conditions susceptible to moisture condensation.	
6.11	Combustion Equipment: Includes Space and Water-Heating Equipment Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum of one per floor.	

Operations and Maintenance	
7.1	<p>Building Maintenance Manual Provide a manual that includes the following: a routine maintenance plan; instructions for all appliance, HVAC operation, water-systems turnoffs, lighting equipment, paving materials and landscaping, pest control and other systems that are part of each occupancy unit.</p>
7.2	<p>Occupant's Manual Provide a guide for homeowners / building owners and renters that explains the intent, benefits, use and maintenance of green building features, along with the location of transit stops, transit opportunities in the community and other neighborhood conveniences, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials, alternate measures for pest control and purchase of green power. Promotion of additional recycling programs within the City or with the South Dallas County Landfill should also be distributed.</p>
7.3	<p>Homeowner / Building Owner Orientation Provide a walk-through and orientation to the homeowner / building owner or new occupant using the Occupant Manual from 7.1 above that reviews the building/s green features, operations and maintenance along with neighborhood conveniences.</p>

* IECC = International Energy Code Council, IRC = International Residential Code

The Improvements must result in the following increases in value:
 Increase the actual value of the building (not land) by at least fifteen percent (15%). If more than one building is located on property the fifteen percent (15%) increase requirement applies only to the structure or structures upon which the improvements were made. If no structures were located on the property prior to the improvements, any improvements may qualify.

Actual Value Added by the Improvements means the actual value added as of the first year for which the exemption was received. However, if such construction, rehabilitation or additions were begun one year prior to the adoption of the Plan, the value added by such construction, rehabilitation or additions shall not constitute an increase in value for purposes of qualifying for the exemption listed in the Plan. In addition, improvements added before the effective date of the adoption of this Plan by City ordinance, will not qualify for any exemption.

The area defined in the Plan shall remain a designated urban revitalization area through December 31, 2013. The City reserves the right to amend this Plan or to extend the designation, in accordance with the Act.

EXEMPTION SCHEDULE

For Improvements completed during the 2011 calendar year (but after the effective date of the Ordinance adopting this Plan) (so that the Assessor can make a full assessment of the Improvements as of 1/1/2012) and for which applications are filed with the City by no later than February 1, 2012, all Qualified Real Estate assessed as residential property, or assessed as commercial property if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a 100 percent exemption from taxation on the Actual Value Added by the Improvements. The exemption is for a period of seven (7) years.

For Improvements completed during the 2012 calendar year (but after the effective date of the Ordinance adopting this Plan) (so that the Assessor can make a full assessment of the Improvements as of 1/1/2013) and for which applications are filed with the City by no later than February 1, 2013, all Qualified Real Estate assessed as residential property, or assessed as commercial property if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a 100 percent exemption from taxation on the Actual Value Added by the Improvements. The exemption is for a period of five (5) years.

For Improvements completed during the 2013 calendar year (but after the effective date of the Ordinance adopting this Plan) (so that the Assessor can make a full assessment of the Improvements as of 1/1/2014) and for which applications are filed with the City by no later than February 1, 2014, all Qualified Real Estate assessed as residential property, or assessed as commercial property if the commercial property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive a 100 percent exemption from taxation on the Actual Value Added by the Improvements. The exemption is for a period of three (3) years.

If Improvements were made more than one (1) year before the effective date of the Plan, the Improvements are NOT eligible.

If Improvements were started before the effective date of the Plan and continued after the effective date, only the Improvements made on or after the effective date of the Urban Revitalization Plan are eligible.

APPLICATION PROCEDURES

A person may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall, by resolution, give its prior approval for an improvement project if the project is in conformance with this Plan. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the City Council to approve or reject.

An application shall be filed for each new exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. Subsequent applications may also be considered, to the extent permitted by the Act. A form of application may be obtained from the City Clerk.

The City Council shall approve the application, subject to review by the local assessor pursuant to the Act, if the project is in conformance with the Plan, is located within the Urban Revitalization Area and if the improvements were made during the time the area was so designated. The City Council shall forward for review all approved applications to the appropriate local assessor by March 1 of each year with a statement indicating which exemption applies. Applications for exemption for succeeding years on approved projects shall not be required.

The local assessor shall review each first-year application by making a physical review of the property, to determine if the improvements made increased the actual value of the qualified real estate by at least fifteen percent (15%). If the assessor determines that the actual value of the real estate has increased by at least the requisite percent, the assessor shall proceed to determine the actual value of the property and certify the valuation determined pursuant to the Act to the county auditor at the time of transmitting the assessment rolls. However, if a new structure is erected on land upon which no structure existed at the start of the new construction, the assessor shall proceed to determine the actual value of the property and certify the valuations to the county auditor at the time of transmitting the assessment rolls. The assessor shall notify the applicant of the determination and the assessor's decision may be appealed to the local board of review at the times specified in Section 441.37 of the Code. If an application for exemption is denied as a result of failure to sufficiently increase the value of the real estate as provided in the Act, the owner may file a first annual application in a subsequent

year when additional improvements are made to satisfy the requirements of the Act. After the tax exemption is granted, with periodic physical review by the assessor, for the time period specified in the tax exemption schedule under which the exemption was granted, the tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years.

ASSESSED VALUATIONS

A list setting forth the existing assessed valuation of the real estate in the Urban Revitalization Area, listing the land and building values separately is attached hereto as Exhibit B.

OWNERS OF RECORD

A list of names and addresses of the owners of record of real estate within the Urban Revitalization Area is attached hereto as Exhibit B.

EXISTING ZONING AND LAND USES

The existing zoning classifications and land uses existing within the Urban Revitalization Area are identified on the map attached hereto as Exhibit C.

CITY SERVICES

There are no proposals currently pending for improving or expanding City services within the Urban Revitalization Area.

REVENUE BONDS

The City has no plans at the present time to issue revenue bonds for revitalization projects within the Urban Revitalization Area.

RELOCATION

No relocation of any persons, families or businesses is anticipated as a result of improvements expected to be undertaken within the Urban Revitalization Area.

ADDITIONAL FEDERAL, STATE OR PRIVATE GRANT OR LOAN PROGRAMS

No programs affecting the Urban Revitalization Area are currently anticipated to serve as a source of funding for improvements.

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