

Alta Vista Urban Revitalization Plan

November 2018

1.0 Introduction

The following plan describes certain provisions of the Iowa Urban Revitalization Act and proposes the establishment of the Alta Vista Urban Revitalization area.

The State of Iowa, under Iowa Code Chapter 404, allows cities to designate areas as urban revitalization districts. Under this Act, improvements to qualified areas may receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by the reduction of tax increases related to property improvements.

Once an area is deemed to meet the requirements established in Chapter 404, a plan must be established which identifies the district boundaries, property owners, existing conditions, proposed plans and the basic abatement provisions for the revitalization area.

Iowa Code Chapter 404.1 lists five reasons for which a city or county may establish urban revitalization plans. These include:

1. The existence of numerous buildings that are dilapidated or deteriorated, detrimental to the public health, safety, or welfare of the area
2. An area challenged by the presence of a substantial number of deteriorated or deteriorating structures along with additional other defective or unsafe conditions impairing the provision of housing
3. 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.
4. An area which is appropriate as an economic development area as defined in section 403.17.
5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The Alta Vista Urban Revitalization Plan will be based upon the need for the encouragement of housing and residential development.

2.0 The Area

2.1 Location

Exhibit A identifies the location of the Revitalization District. As indicated on the map, this area is located at 1225 Alta Vista Road or Church of the Nativity PI to the centerline of the adjoining public right-of-way.

The boundaries of the district are restricted to the property of Church of the Nativity PI to the centerline of the adjoining public right-of-way.

2.2 Zoning

The proposed area is zoned as OR Office Residential District to accommodate a multi-residential structure.

2.3 Existing and Proposed Land Use

The subject property has been used as two school buildings associated with Nativity Church. The proposed land use is OR Office Residential District.

2.4 Assessed Valuations and Owners of Records

The existing assessed valuation of the land in the Revitalization District is \$655,250 and the building value is \$2,850,820 for a total Revitalization District value of \$3,506,070.

2.5 City Services

This area is served by city services that would support a multi-residential structure.

3.0 Relocation

No relocation should occur due to the rehabilitation of the parcels identified for expansion of this district. Should relocation occur because of rehabilitation in the proposed district, the person(s) causing a qualified tenant to be displaced shall pay all the relocation costs of the tenant as a condition for receiving a tax-exemption under Iowa Code Section 404.3. "Qualified tenant" shall mean the legal occupant of a residential dwelling unit which is located within this designated revitalization area and who has occupied the same dwelling unit continuously for one year prior to the city's adoption of this plan pursuant to Iowa Code Section 404.2.

4.0 Qualification of Areas

The Alta Vista Urban Revitalization District Area for purposes of this initiative is an area restricted to Church of the Nativity PI to the centerline of the adjoining public right-of-way. The housing in the area consists of single-family homes.

The Revitalization District is one block from Lincoln Elementary School. Within one mile of the district there is a college, childcare center, city library, pharmacy, retail establishments, local transit, and restaurants.

4.1 Historic Significance

The Alta Vista Urban Revitalization Area has historically been used as two school buildings associated with Nativity Church. The two former school buildings have been demolished.

5.0 Revitalization Program

5.1 Tax Exemption

- a) Residential property, assessed as residential 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, will be eligible for property tax exemption. The property tax exemption will be in accordance with the Code of Iowa, Chapter 404.3(4), providing for a ten-year, 100% exemption of the actual value added by the improvements.

Property assessed as commercial, other than described above, will be eligible for property tax exemption in accordance with Code of Iowa, Chapter 404.3 (3), providing for a three-year, 100% exemption of the actual value added by the improvements. This will provide an incentive for neighborhood commercial uses to expand and grow in the area.

- b) "Qualified real estate" means real property, other than land, which is located in a designated revitalization area and to which improvements have been added, during the time the area was so designated, which have increased the actual value by at least fifteen percent., or at least ten percent in the case of real property assessed as residential, or which have, in the case of land upon which is located more than one building and not assessed as residential property, increased the actual value of the buildings to which the improvements have been made by at least fifteen percent.
- c) Property tax exemption shall be available only for 'new construction' that is considered an in-fill development. The development of in-fill sites must be done in a manner compatible with the existing development pattern as to not negatively impact the use and enjoyment of surrounding property. "Actual value added" means the actual value added as of the first year for which the exemption was received.
- d) Any construction or improvements that were assessed before the area was officially designated will not be eligible for exemption. Construction begun prior to one year prior to the area becoming designated will not be eligible for exemption. All exemptions existing at the time of the repeal of the Alta Vista Urban Revitalization District shall continue until their expiration.

- e) New Construction must result in a structure meeting applicable building, plumbing, mechanical, electrical, and other code requirements of the City of Dubuque.
- f) The actual value of the improvements must result in an increase in assessed value as stated above in (b). Each year that an application is made for tax exemption, the assessed value must have increased in that year by the required percentage.
- g) The area shall become a Revitalization District commencing upon the adoption of the ordinance approving this Revitalization District by the City Council. The designation of the Alta Vista Urban Revitalization Plan Area will remain in effect until the desired level of revitalization has been attained. Upon repeal of the ordinance establishing this revitalization area, all existing exemptions would continue until their previously established expiration date.

5.2 Availability of funding

There are two active programs, which may provide a source of funding for residential and commercial improvements to the proposed district. These include; Community Development Block Grant Funds (CDBG), Housing Tax Increment Financing.

6.0 Application Procedure

This area, upon designation, will follow the procedures for application and granting of the property tax exemption within the City of Dubuque.

- a) The property owner must apply for an exemption by February 1st of the assessment year for which the exemption is first claimed, but not later than the year in which all the 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. Upon the request of the owner, the governing body of the City may provide by resolution that the owner may file an application no later than February 1 of the tenth assessment year.
- b) The application must contain, at a minimum, the following:
 - a. The nature of the improvements,
 - b. The cost of the improvements,
 - c. The actual or estimated date of completion, and
 - d. The tenants occupying the property as of the date of the City's resolution adopting this plan.

- c) The City reviews all applications to determine whether the improvement project conforms to the revitalization plan, is within a designated area, and if the improvements were made during the appropriate time period. If the project meets all three criteria, the City shall forward the application to the assessor by March 1st, with a statement as to which exemption applies. Applications for exemptions for succeeding years on approved projects shall not be required.
- d) The local assessor shall review each 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 or ten percent in the case of real property assessed as residential property. If the assessor determines that the actual value of that real estate has increased by at least the requisite percent, the assessor shall certify the property valuation, determined pursuant to the tax exemption schedule, 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 time specified in Iowa Code. The property owner may also refile an application in a subsequent year after additional improvements have been made.
- e) After the tax exemption is granted, the assessor shall continue to grant the tax exemption, with periodic physical review by the assessor, for the ten-year time period specified in the tax exemption schedule.
- f) An application for exemption received by February 1 in any year after the year in which the improvement was completed and first assessed for taxation, is a late application. Late application may be made in any year up to the tenth year following completion of the improvement. The exemption period will be the remainder of the ten-year period, which began upon completion of the improvement, except the total number of years in the exemption schedule will be allowed if a claim for exemption is filed within two years of the February 1 filing deadline.

7.0 Conclusion

The proposed urban revitalization district will encourage new in-fill construction to provide needed housing units uses for the citizens of Dubuque and the surrounding area. After the ten-year abatement period lapses, the full assessed value of the property will go on the tax rolls to the benefit of the entire community.

EXHIBIT A (Map)

1225 Alta Vista Property Map

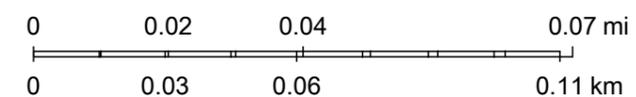
Exhibit A



May 15, 2018

- Public Land Survey Townships
- County Boundary
- Parcels

1:2,000



Esri, Inc., Dubuque County, Iowa