



sheffield, iowa

PLACEMAKING ACTION PLAN

TABLE OF CONTENTS

HOUSING	3
OVERVIEW	
RECOMMENDED STRATEGIES	
BEST PRACTICES & RESOURCES	
PARTNERSHIPS	
BUILDING REVITALIZATION	17
OVERVIEW	
RECOMMENDED STRATEGIES	
MARKET ANALYSIS	
BEST PRACTICES & RESOURCES	
GETTING STARTED	
PARTNERSHIPS	
PRIORITY PROJECTS & INITIATIVES	
FUNDING	
CHILDCARE	44
OVERVIEW	
RECOMMENDED STRATEGIES & RESOURCES	
PARTNERSHIPS	
FUNDING	



housing



OVERVIEW

Sheffield is a community with fantastic amenities and access to major employment opportunities and a great school district but lacks the appropriate housing to support its future growth and prosperity. There are too few existing homes on the market allowing new residents to move into the community along with minimal new housing products being built. This is due to the fact that new homes are too costly for a majority of the local pool of interested buyers. The remedy for this is to provide subsidy in the housing development process to lower sale price of the resulting product. This can come in the form of accessing state and federal programs or providing low or no-cost lots to build on.

The following Strategic Opportunities Areas are recommendations to address these issues head on and support new housing development in Sheffield.

RECOMMENDED STRATEGIES

Homeownership Counseling

Homeownership is an important decision and a long-term commitment and helps establish generational wealth. Housing counseling can help prospective buyers access the right tools and funding resources to make responsible and sustainable choices. Many first-time homebuyer programs and lending products require homebuyer education to qualify for the benefit. The Iowa Finance Authority and other agencies can help a buyer gain access to training and then be eligible down payment assistance program, closing cost assistance, and other financing tools. Providing pre-purchase counseling not only can help inform a prospective buyer's decisions about the purchase of the home and financing options, but these participants also learn about the long-term responsibilities of homeownership and the need for ongoing maintenance.

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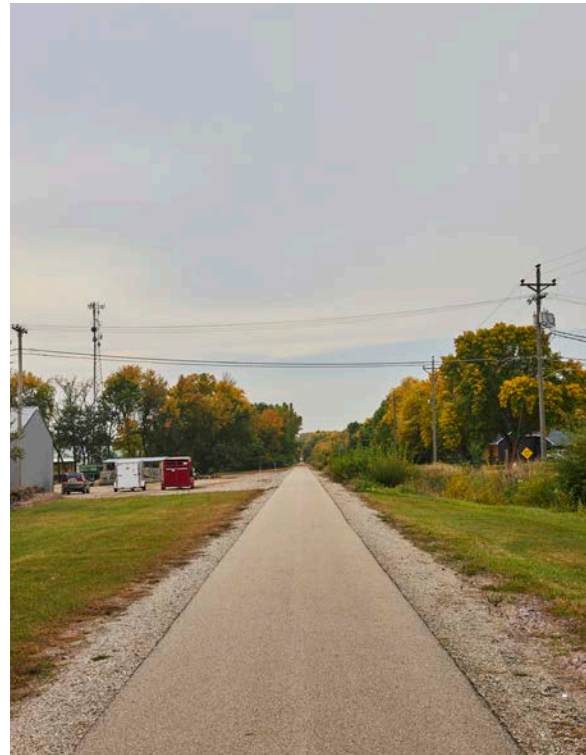
There are several available online training services offered both by state and federal agencies. While many government agencies provide these services for free, some private and nonprofit service providers charge a nominal fee of \$75 to \$100.

- [Framework](#)
- [eHome America](#)
- [HUD Office of Housing Counseling](#)

The City of Sheffield and major employers such as Sukup and West Fork Schools should consider promoting these services via their respective website and partner with other service providers to bring greater awareness to these resources. In addition to these online tools, providing in-person, one-on-one counseling would further improve the likelihood of participation and long-term success as the participants must be accountable to a counselor.

Infill Lot Development

The vacant and infill lots previously identified provide an immediate opportunity to build out much needed workforce housing. Utilizing a program such as the Home for Iowa, homes could be secured by a third-party with a \$1,500 down payment and get in the queue. Then the home could be marketed publicly but provide special incentives only available to workers at participating local employers. The home counseling service could also be utilized to help support the end buyer secure the appropriate financing to purchase the home.

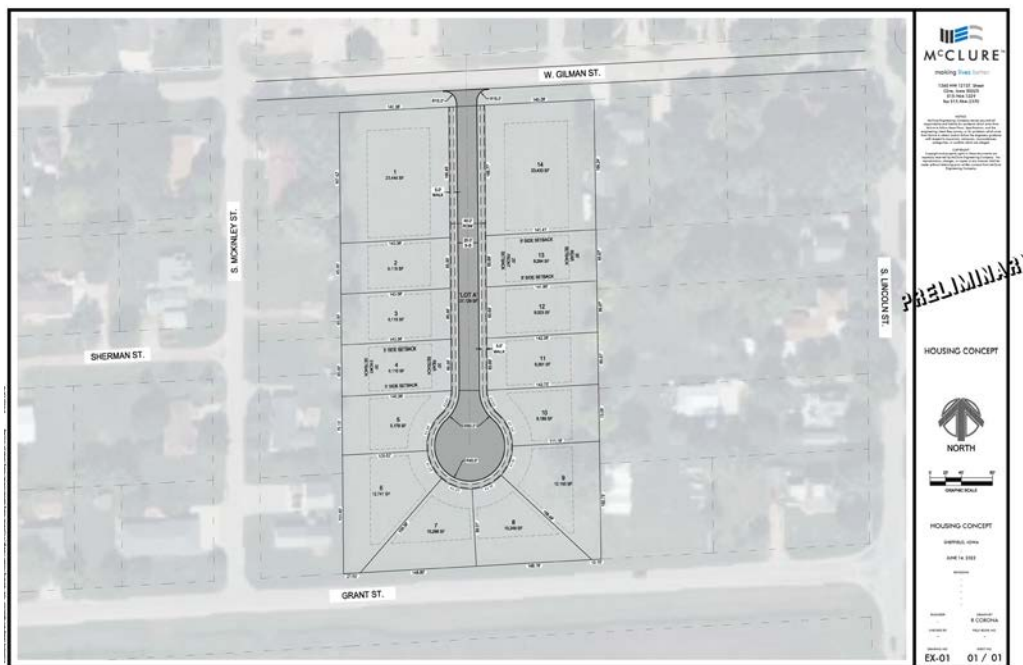


Attainable Workforce Housing

The City of Sheffield owns a vacant parcel just north of Grant Street and west of S Lincoln Street. The site is 4.4 acres in total with potential to site up to 14 single family homes or a mix of single family and multifamily products. Multiple concepts were considered on the site, but the City requested a subdivision layout that did not access Grant Street to reduce additional traffic load near a major intersection into the community.

The proposed layout includes 12 single family lots with lots sizes of at least 65 feet. These lots are sized to accommodate more modest homes and align with existing units adjacent to the site. Two additional oversized lots are included at the entrance to the cul-de-sac as an opportunity for small multifamily homes, up to four townhome units per lot. This proposed site could provide up to 20 new housing units, a mix of single family and multifamily units as well as the option for owner- or renter-occupied units.

Attainable Housing Lots – Proposed Subdivision Layout



In order to build out the subdivision, Residential TIF is an option to help fund the initial infrastructure expense. The City would need to go through the process of working with a bond attorney to create a separate TIF district for the site. Per state regulations, a total of 33% of the collected TIF will be set aside to support low to

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moderate income programming (LMI) while the balance of the revenue – a total of 57% - could go directly toward paying down the debt from the infrastructure. It should be noted the intent of this proposed subdivision is to be exclusively targeted at workforce housing which would allow the City to utilize the LMI set-aside to help build out subsequent homes within the project area or support the infill housing initiative.

Homes could be built using financing from Homeward, Inc's Community Construction Loan Program. The City would be the leading partner with the support of local employers. Two homes could be built at a time with the \$240,000 loan available through Homeward Inc. Local banks and/or employers such as Sukup Manufacturing could provide gap financing to get the homes built. Once homes are sold, the program could be repeated until the subdivision is completed. Both Homes for Iowa and Soyland Homes would be well-suited to these proposed lots and the target audience.

Steel Metal ["Barndominium" House](#)



Another option is to work with Sukup Manufacturing and their design team to build a model home utilizing their pre-engineered steel building materials. Sometimes referred to as a "shouse" or "barndominium", these metal post frame buildings take about half the time to build as a traditional stick frame building and can save the builder money on both labor and materials. Ready-made designs could be purchased from third-parties and modified to align with the available materials and meet the target price point of the workforce housing needs in Sheffield. The state of Iowa may also provide special funding to support this pilot effort as a model for other workforce housing across the state.

BEST PRACTICES & RESOURCES

There are various existing tools and resources available to residents and developers to help incentivize investment in new and existing homes. The challenge is many people are unaware of these programs or how to access them directly. While there are limits to the impact of these programs, better awareness would help address some of the challenges previously noted.

Local Development Incentives

Tax Abatement

The primary residential development tool used by Sheffield is property tax abatement. When applied, this tool provides a temporary reduction in property taxes over a specified period on the portion of assessed value added by new construction or improvements to an existing structure. This program aims to stimulate community revitalization and improve existing housing stock by reducing the long-term costs of owning a home.

The current program is a standard abatement schedules for residential properties: 100 percent exemption on the first \$75,000 in improved value for a total of five years for properties within the designated Urban Renewal Area (URA). Typically, improvements must increase the assessed valuation of the property by at least 15 percent to qualify. New construction, additions, major rehabilitation, and remodeling improvements generally meet these thresholds.

Those who take advantage of this program can see actual cash savings. For example, a homeowner builds a new home with an assessed dwelling value of \$350,000. They would be expected to pay \$7,760 in property taxes on that property, but they requested and were awarded tax abatement. The current tax abatement program would reduce that assessed dwelling value by \$75,000 for

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a five-year period for a reduced value of \$275,000 plus a land value of \$30,000 for total property assessed value of \$305,000. Once the appropriate rollback is applied, the total taxable property value is \$172,052 and the reduced property tax owed is \$6,193, a savings of \$1,567. Keeping all tax levy's constant, the homeowner would be expected to save upwards of \$7,800 over this five-year tax abatement period.

New House	Regular	Abatement
Land Value	\$30,000	\$30,000
Dwelling Value	\$350,000	\$350,000
Abatement Reduction	-	\$(75,000)
Total Assessed Value	\$380,000	\$305,000
Rollback	0.5641	0.5641
Taxable Value	\$214,360	\$172,052
Levy Rate (2020)	37.04166	37.04166
Gross Taxes Due	\$7,940	\$6,373
Homestead Tax Credit	\$(179.65)	\$(179.65)
Net Taxes Due	\$7,760.59	\$6,193.43

Total Annual Savings: \$1,567.15

Total Five-Year Savings: \$7,835.76

Residential Tax Increment Financing

Tax abatement programs are intended to be a marketing tool to attract buyers to your community and differentiate yourself from neighboring towns. But Sheffield is in need of incentives to support builders who construct spec homes while much of the new development in recent years has been custom-built homes by the end consumer. One tool that helps builders fill the cost gaps is Residential tax increment financing (Residential TIF).

Residential TIF allows a builder to borrow funds against the future valuation of the residential parcels to assist with the repayment of debt incurred to build out the needed infrastructure – primarily roads, water, and sewer. The dedication of these funds provides the builder and their financing partner with some level of assurances the loan will be repaid once homes are built, property taxes are collected, and rebates are paid to the builder.

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To create a TIF district, the City would first need to create or update their Urban Renewal Plan outlining the area to receive TIF. The City would then create a separate TIF district should the project be planned in phases. The typical 10-year collection period will not begin until the start of each phase maximizing the tax capture. Per state regulations, a portion of the collected tax revenue will be set aside to support low to moderate income programming (LMI). The share of the LMI set-aside is equivalent to the share of the local resident population classified as “low to moderate income”, 33% according to the current state standards. The remaining 57% of the TIF funds collected would be rebated to the builder to cover the expenses associated with the infrastructure.

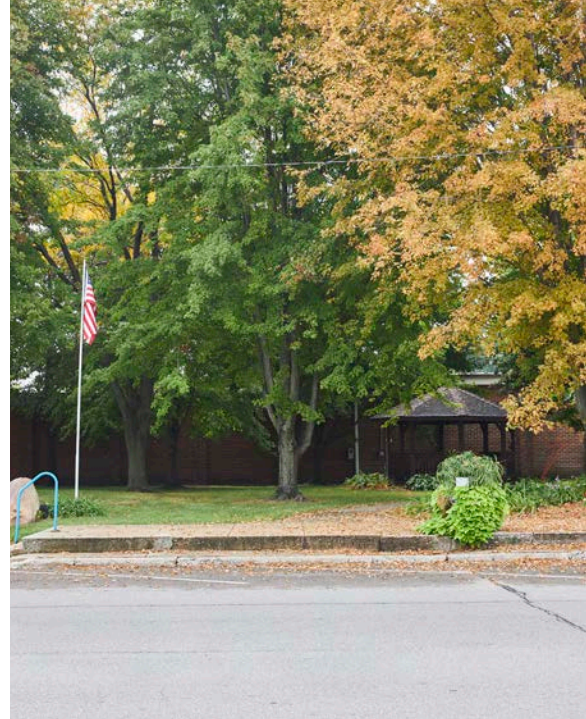
For example, the current tax collected on a parcel of vacant land is \$5,000 a year. Once ten new homes are built, this property produces a total of \$80,000 in property tax revenue. The difference of \$75,000 would be considered the increment with \$42,750 allocated toward the builder rebate and the balance of \$24,750 allocated to the LMI set-aside fund. Over a ten-year period, this total could collect as much as \$750,000, or \$427,500 toward builder rebate and \$247,500 toward the LMI set-aside.

The resulting LMI funds are intended to be utilized for projects that support the low to moderate income population from public services or park spaces to direct funding to support blight removal and forgivable loans to property owners seeking to make improvements in their homes. These funds could also be utilized to build homes on infill lots throughout the community. In many cases the city or another local partner could provide land at a reduced price or even free to the home buyer which can be used as collateral toward a down payment.

One caveat to note is TIF and tax abatement are mutually exclusive; you can only use one tool, not both. If the housing challenge is the cost to develop land, then Residential TIF is the appropriate tool to support the developer. However, if you have an abundance of lots available to build upon, then tax abatement can be applied as an incentive to set the community apart from local competition.

Homeward, Inc

[Homeward, Inc.](#) is a non-profit established in 1996 by four rural electric cooperatives (RECs) in Iowa. Today eight RECs are members, including Butler County REC, Calhoun County REC, Franklin REC, Grundy County REC, Heartland Power Cooperative, Midland Power Cooperative, Prairie Energy Cooperative and Raccoon Valley Electric Cooperative. Funding is made available through a number of state and federal programs, primarily through the U.S. Department of Agriculture (USDA).



The purpose of Homeward, Inc. is to assist rural Iowa families with their housing needs and to help small communities and employers in rural Iowa. Their programs focus on making homes more affordable and easier to maintain through a variety of grants and loan programs. These program include, but are not limited to:

Down Payment Assistance Loan: Applicants must purchase a property within their 25-county service area and a community under 20,000 residents. Home must be buyer's primary residence with a purchase price not to exceed \$255,000. Loans can be provided up to \$10,000 toward down payment.

VA Pride Loan: U.S. Veteran must be homeowner with home as primary residence. Must be honorably discharged, DD214 or NG22 required. Loans can be provided up to \$10,000 toward home improvements such as roofing, structural repairs, plumbing, electric work, energy-efficiency, windows, HVAC, etc.

Community Construction Loan Program: These loans are available to a community or economic development group with up to \$120,000 per home and no more than \$240,00 loaned out at any one time to any single entity.

State & Federal Programs

Multiple state and federal resources can complement local tools to help Sheffield bridge the gap between the cost to build and the return on investment to sell or lease a housing unit.

One of the most popular programs in the State of Iowa is the Workforce Housing Tax Credit (WHTC) Program. Developers can receive up to \$30,000 in state tax credits for each housing unit built or renovated in what the program identifies as a “small city”, defined as located outside of the 11 most-populated counties. There are no income restrictions on the renter or homebuyers; however, the cost to develop the site cannot exceed \$266,320 for single family units and \$218,022 for multi-family units. The annual allocation for this program was expanded to \$37 million in tax credits, with \$17.5 million allocated to communities classified as a “small city” like Sheffield.

State and federally guaranteed loans are another tool to assist homebuyers in obtaining financing to purchase a home. The US Department of Agriculture (USDA) offers several programs, including the 502 Guaranteed Loan Program to help low- and moderate-income households to purchase, build, rehabilitate, improve, or relocate a dwelling in an eligible rural area with 100 percent financing. The program provides a 90 percent loan note guarantee to approved lenders to reduce the risk of extending 100 percent loans to eligible rural homebuyers. In short, qualified homebuyers can get financing for little or no money down.

Another tool used by many Iowa communities to support housing development is the Iowa Code Chapter 657A program. In the December 2017 Iowa Supreme Court case of Eagle Grove v. Cahalan Investments, justices upheld Section 657A.10A allowing cities to petition a district court to transfer ownership of abandoned properties to the city. Once under city control, the property can be upgraded, transferred, or sold to an investor to construct quality housing.

Additional programs to consider include:

FirstHome Plus program: Iowa Finance Authority (IFA) offers a grant of up to \$2,500 to help with down payment and closing costs with an affordable, fixed-rate mortgage.

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Homes for lowans: Similar to FirstHome, this IFA program combines favorable financing with minimal down payment requirements and a higher income threshold to help home buyers gain access to financing.

Military Homeownership Assistance program: This program provides eligible service members and veterans with a \$5,000 grant that may be used toward down payment and closing costs. The grant is subject to one-time use.

CDBG Housing Rehabilitation Fund: This annual competitive program targets low- to moderate-income households and assists communities in rehabilitating owner-occupied single-family homes used as principal residences. SEIPRC was recently awarded funding

For a more expanded list of these programs, see [Appendix A](#).

Homes for Iowa

The Homes of Iowa program was established in 2018 and was endorsed by Governor Kim Reynolds as a solution to address the need for more affordable housing options in communities throughout Iowa. The nonprofit is run in partnership with Iowa Prison Industries to build modular homes near the Newton Correctional Facility in Newton, Iowa. Offenders provide the labor while being offered the opportunity to learn a new skilled trade, including an apprenticeship curriculum that can then transferred into a journeyman's program once released. The resulting product is an affordable, three-bedroom/two-bathroom 1,200 square foot home that can be placed on crawlspaces or basements and is targeted towards families making \$100,000 or less per year (adjusted gross income).

Councils of Governments (COGs) throughout Iowa – including North Iowa Area Council of Governments (NIACOG) out of Mason City – are the designated contacts for anyone interested in purchasing a home through the program. They are tasked with project management, including construction management, in some regions. The price for a finished home in 2022 was under \$100,000 which included delivery to the site. Additional costs include the lot price, foundation (either crawlspace

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[Homes for Iowa](#) – Narrow Home Plan in Denison, IA



or unfinished basement), floor coverings, and appliances. The COGs' involvement helps keep the final product price down, from \$165,000 to \$185,000 depending on finishes, the addition of a garage, and foundation costs.

These products would be well-suited as infill on available lots around town. The home design is limited to a single option; however, it can be configured to narrow lots. The addition of new homes in Sheffield also has the potential to spur reinvestment in existing houses as property values are likely to increase as a result.

Orders for 2022 were closed in April with 33 homes under construction and pre-purchased. Orders for homes to be built in 2023 are currently being taken with capacity expected to grow as more state resources are allocated to this popular program.

Soyland Homes

Another workforce housing homebuilder is Soyland Homes out of Ames, IA. The first conducted pilot projects in Humboldt, Iowa through a public/private partnership with the City of Humboldt and Humboldt County Housing Development Corporation. The City

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[Soyland Homes](#) – Rendering of Proposed Home

Council provided \$250,000 from the City's LMI set-aside fund to aid the construction of two model homes on vacant, infill lots. The finished project is a 3-bedroom, 2-bathroom home with a 2-car attached garage within a 1,025 square foot floor plan. Similar to Homes for Iowa, Soyland Homes uses one layout for their builds although they utilize different exterior colors and finishes. The result is a consistent product that can be built at a more affordable price.

A unique feature of their program is they can assist an interested buyer in getting pre-qualified to build a home. Once the buyer closes on the loan, they start construction on the home and can be completed in as little as three months. The resulting sale price is intended to be under \$200,000 in order to be attainable by more workforce standards.

PARTNERSHIPS

Organization

Sheffield Betterment Foundation

City of Sheffield

Franklin County Development Corporation

Sukup Manufacturing

West Fork Community School District

NIACOG

Homeward, Inc.

Soyland Builders

Homes for Iowa

Croell, Inc.

Role

Lead the effort to establish a Housing Task Force and implement the recommended strategic opportunities

Staff/City Council: Provide guidance in developing the city-owned property, establishing unique local incentives, and allocating funds to support to the proposed programs

Help to identify additional funding resources to support these efforts

Key player in soliciting homebuyers and providing financial support to the initiative.

Key player in soliciting homebuyers via staff.

Provide support in writing grants and accessing state and federal funds to support housing

Identify and provide additional funding resources to support these efforts, including the Community Construction Loan Program.

Development partners to buildout attainable workforce housing product.

Development partners to provide modular homes for infill and vacant lot development.

Development partner to support the initial infrastructure buildout of the city-owned development project (i.e. streets, sidewalks, driveways)



building revitalization

OVERVIEW

The key trends and challenges for Key Building Revitalization (i.e. Cultural Amenities) that were identified in the quantitative and qualitative research conducted for Sheffield's Community Assessment can be summarized in the following statement:

- *Recreational opportunities are available, but cultural amenities and social experiences are limited for residents and visitors.*

In response to these key trends and challenges, one **Strategic Opportunity Area** for Sheffield emerged:

- *Transform The Grand Theater into an anchor cultural institution.*

The following sections will delineate the strategies, partnerships, funding sources, and best practices and resources for Sheffield to consider as community leaders collaborate to design a new cultural amenity to cultivate social opportunities for residents and potentially tourists. This information is not intended to be conclusive, but instead, will evolve as strategies are executed and partnerships are fostered.

RECOMMENDED STRATEGIES

Transform The Grand Theater into an anchor cultural institution.

- Based on the overall vision, cultivate a compelling story for the revitalization of The Grand Theater
- Develop concepts for interior and exterior activation as well as programming for The Grand Theater
- Secure strategic partners to assist with redevelopment of the facility, business operations, and programming
- Identify viable funding opportunities to support the revitalization of The Grand Theater

With a little love, a solid vision and community support the Grand Theater can be restored as a social anchor of downtown Sheffield.

Beyond movies, this space can, and should be used for a wide variety of events and programming for all ages. The reality is surviving as a one screen movie theater alone makes operations significantly more risky. Expanding the space's abilities for a wide variety of uses will keep giving residents a reason to visit and expand revenue streams for increased business stability.

The possibilities are endless but the following are concepts for activating both the interior and exterior spaces.

Interior Concepts

- *100 seat theater*
- *Small stage and retractable screen*
- *Low top tables in the front*
- *Extend lobby area with high top tables*
- *Retractable wall between theater and lobby*
- *Loft space - TBD*

To make the space as multi-functional as possible, flexibility is key. The Grand Theater could be an excellent location for all kinds of events such as graduations, baby showers, corporate events, but it must be able to accommodate a variety of setups.

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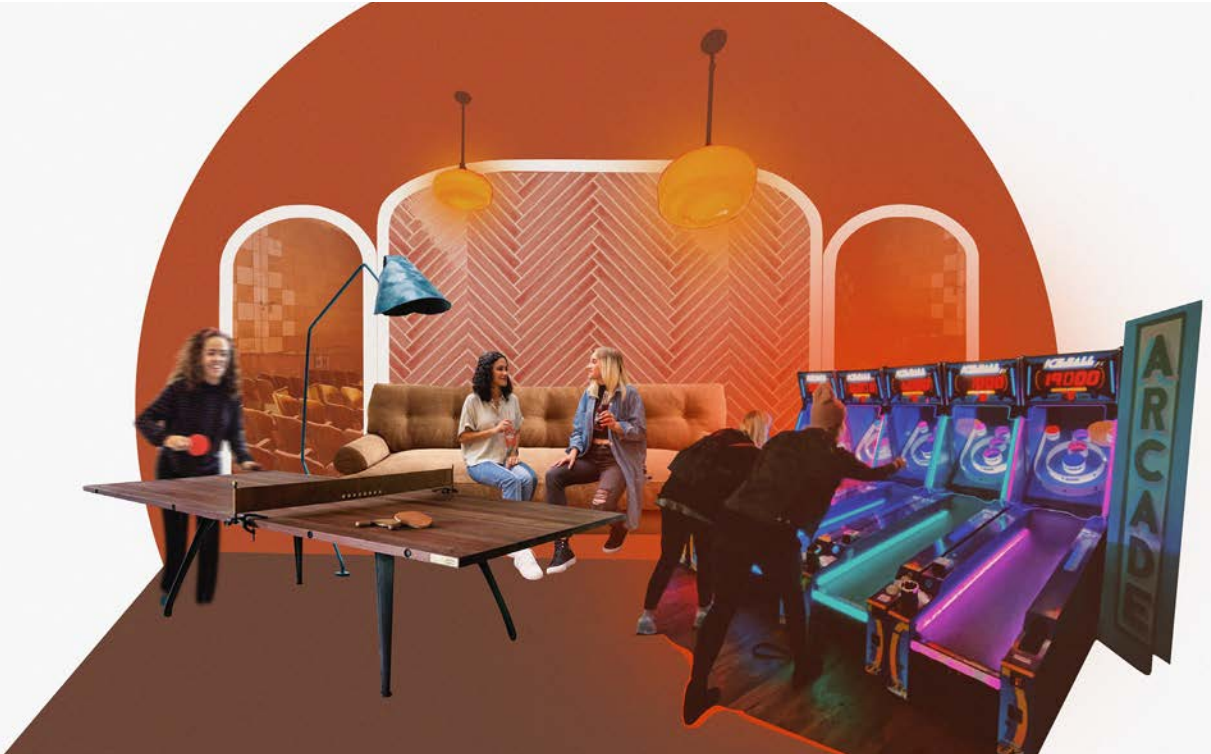
The original theater had 300 fixed wooden seats, some of which remain today. It is recommended to remove all of the seats, work with local businesses who might sponsor their clean up, and sell them as a fundraiser to support the renovations. (The theater should keep one small set for history). Antique wooden movie theater seats go for high price tags and this could be an excellent public fundraising campaign to get the momentum going.

Replacing the seats with newer modern ones should only be fixed in the middle of the theater space where the floor slopes down.

In the front of the space there should be movable, round low-top tables and chairs that can easily be stored away if necessary. The movie screen can be retractable and a small stage should be added for additional programming opportunities.

In the back of the space adding high-top bar style tables where people can sit or stand would add another great seating option. Again, these tables are moveable and could be stored away if necessary. A moveable wall could even be installed separating the main theater area from the lobby so it could be closed for separation or opened to maximize the entire space.





Teen Center

More programming and activities for local youth, especially teens, was expressed consistently in the public visioning and stakeholder input. One option that this space could provide is a teen center providing a safe space for youth after school.

With a few key components the teen center could be available for local youth after school hours roughly 3:00 pm - 5:30 pm. Programming and activities could include game days, esports tournaments, movies, arts and crafts, ice cream socials, tutoring services, and classes such as babysitting and CPR.

Membership should be required, with nominal fees (less than \$50/year) and parental waivers. This membership fee could also be covered in part by local sponsors.

The Lobby

The existing lobby has a relatively small footprint. To create more space for additional amenities, it is recommended to extend the lobby into the main theater area roughly 5-10'. Once there is more space in the lobby there are a variety of ways this area could be activated.



Lounge

All movie theaters have a lounge style lobby including concessions. Not many theaters have a lobby that draws people in even when a movie isn't showing.

Thinking beyond typical concessions, a broader cafe style menu with grab and go lunch options would be extremely valuable especially during the work week. Coffee and drinks in combination with comfortable seating could make for an excellent work space for a mobile workforce.



Art Gallery

In addition to concessions or a cafe the walls of the lobby could be utilized to highlight local and regional artists with a mini gallery space.

Programming could include opening receptions, artist talks, panels, and workshops. A partnership with the High School could include student showcases.

Exterior Concepts

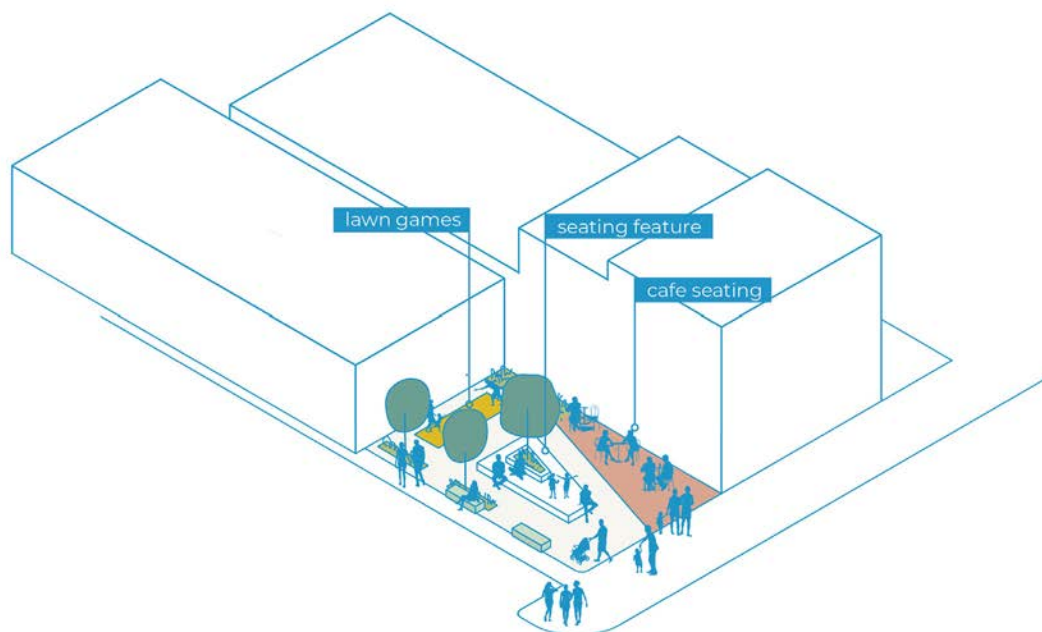
Adjacent to the theater on the corner of W Gilman St. and North 3rd St. is a small vacant lot which is a part of the theater property. When thinking about reactivating the building this space should not be overlooked as an excellent auxiliary space.

Overall, the vision for this space includes:

- *Activated outdoor area to supplement and support the programming and activities offered by the theater;*
- *An open, inviting, relaxing, yet active social environment;*
- *Various tables, chairs, and lawn games; and*
- *Flexible space made for dropping in and hanging out.*

Parklet

The overall theme should feel like a comfortable, approachable space. The parklet should include hardscaping and landscaping plus a variety of movable seating options. Just the interior, flexibility is key. Public art, and lawn games are excellent ways to add vibrancy and life to the space.

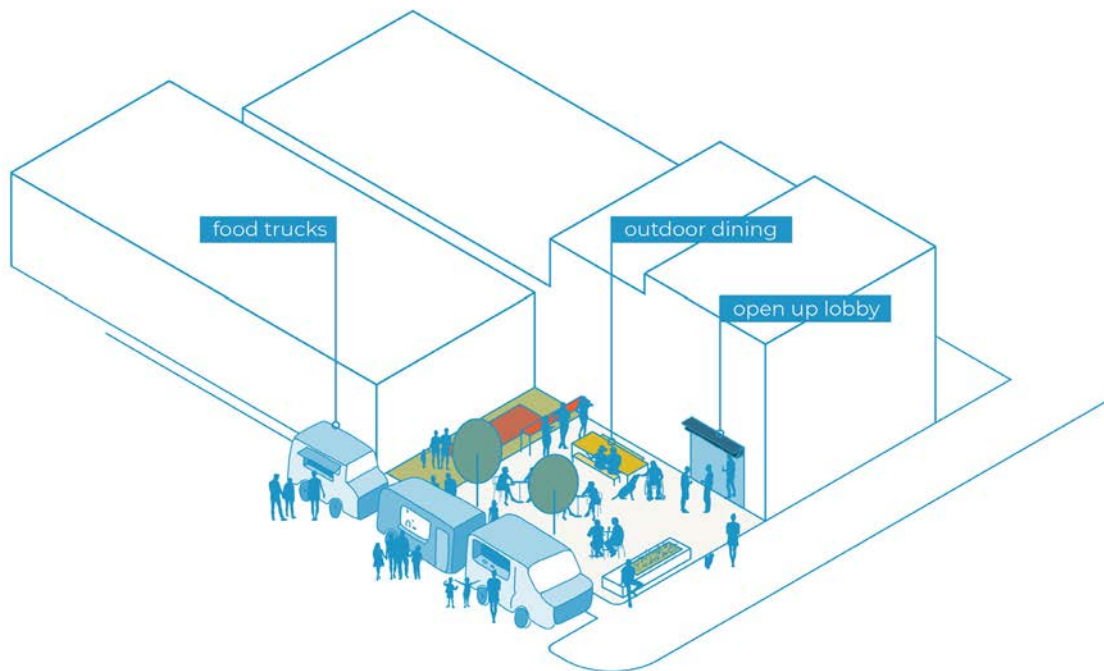


Food Trucks

Food trucks have grown in popularity across the country and there are many options available in Iowa and nearby Minnesota. Sheffield has already been hosting them as a part of Munchie Mondays in City Park which has been extremely popular.

Regularly scheduling food truck days, especially during the weekday lunch hour would be extremely valuable in this parklet as well.

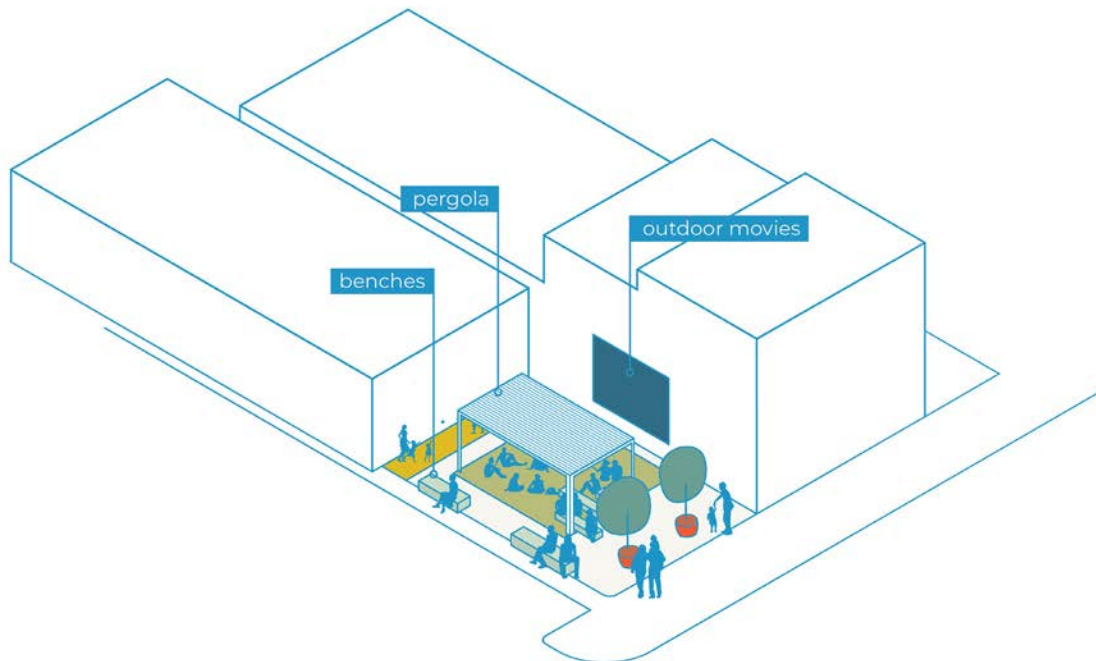
A garage door between the parklet and the lobby could also help create a seamless indoor/outdoor space.



Outdoor Movies

In addition to movies inside the theater, The Grand Theater could host movies outside in the parklet. The outdoor movies could be offered for free in the summer months and sales could be made on available concessions.

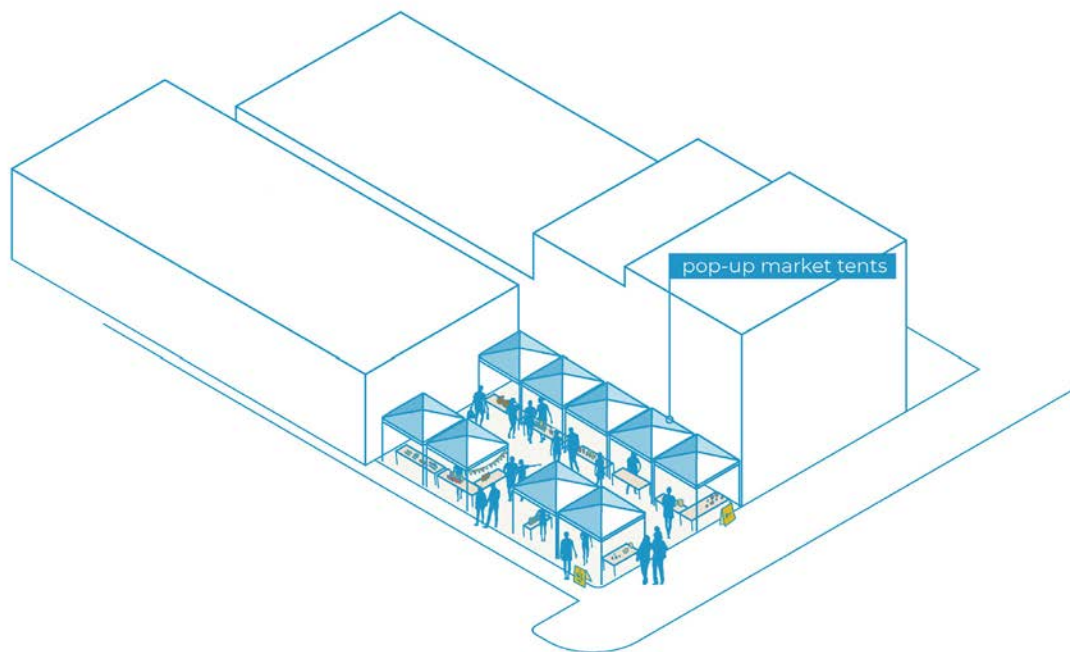
N 3rd Street could be shut down to make additional space for residents to bring blankets and lawn chairs to enjoy a movie under the stars.



Pop-up Market

Maker fairs are popular events featuring local and regional artists and crafters selling their products. Sheffield has already seen success with this concept through Market & Munchie Mondays.

The Theater parklet could be an excellent additional location for these pop-up markets. These could be scheduled in conjunction with the Maple Lane market weekend or Reborn in a Barns monthly sale to capitalize on existing visitors and could feature specialty concession items in the lobby. Semi-permanent booths could even be built for vendors to pop in and out of easily.





Grand Theater Focus Group

In January 2022, an in person Focus Group was hosted with Sheffield residents to review the project goals, public input, and proposed Theater concepts. Of these participants a combined 71% supported these concepts with parklet and food trucks as favored exterior. For the interior, a combined 63% of participants supported the overall ideas with the highest rated enthusiasm for the main theater and teen center concepts.

Feelings were mixed about the proposed Sheffield teen center with 51% of participants agreeing or strongly agreeing that it would be valuable and utilized, while 13% strongly disagreed and 38% weren't sure or felt neutral. .

When asked if the theater was renovated as proposed, how often would participants estimate their household would frequent it, 56% stated 2-3 times a month, 22% said once a month, with more than once a week and periodically each at 11%.

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Selections from open ended question: **What's your favorite part of the proposed concepts?**

- "An old building brought back to life in the downtown district"
- "I think an inviting parklet and the varied uses for the theater are very good concepts"
- "Another used building on main street"
- "The space being used with the garage doors to use for indoor/outdoor space."
- "Coffee bar [with expanded hours], food trucks, and outdoor space"
- "Theater, family event space"

When considering a renovation process and the sustainability of an amenity such as the Grand Theater, it's important to consider public buy-in and enthusiasm.

When asked: **Would you consider donating or volunteering your time to support this effort?** A quarter of Focus Group participants said they would volunteer periodically, another quarter said they would make a donation, and half of the group said they would donate and volunteer in this effort.

Finally, participants were asked what they thought the renovation of the Grand Theater would do for Sheffield "Entertainment", "One more reason to visit our downtown district", "Bring families together" and the "opportunity to meet new people" were some notable responses.

MARKET ANALYSIS

Being within an hour of a metro area can be both a benefit and a challenge for many rural communities.

Over the last few decades countless communities across the country have lost their single screen Main Street theaters as larger multi screen movie theaters with upscale amenities have popped up in nearby metros.

Recently, movie theater attendance has significantly declined in the US since the beginning of the COVID pandemic although theaters are beginning to see a rebound as vaccines are available and people desire more social entertainment outside the home.

According to the [Movie Picture Association](#) movie attendance in 2021 was less than half of what it was in 2019 and there were only 387 films released compared to 987 in 2019. In 2021, 168 million people over the age of two (47%) in the North American market went to the movie theater at least once in 2021 with an average tickets per moviegoer 2.8 times. In 2019, 76% of people went out at least once to the cinema.

With the home entertainment streaming industry on the rise it is very important to consider the total user experience when visiting a movie theater in person.

Nearby movie theaters

Generally, the movie industry uses a 20-minute drive-time radius to determine a theater's primary trade area. The following are all first run theaters within a 20-30 minute radius of Sheffield.

Mason City - Cinema West

(25-30 minutes from Sheffield)

Child/Senior \$7.75, Adults \$10
Weekday Matinee \$5 / Weekend matinee \$7.50
Multiple screens with luxury amenities such as reclining and reserved seating.
Owned by CEC Theatres.

Clear Lake - Lake Theater

(30 minutes from Sheffield)

2D - Child \$4 / Adults \$7.50
3D - Child \$7.50 / Adults \$7.50
One screen. Showtimes Thursday-Sunday.
Originally an 1890's Opera house renovated into a movie theater after a fire in 1935. Purchased and operated by a local couple in 2016.

Hampton - Windsor Theater

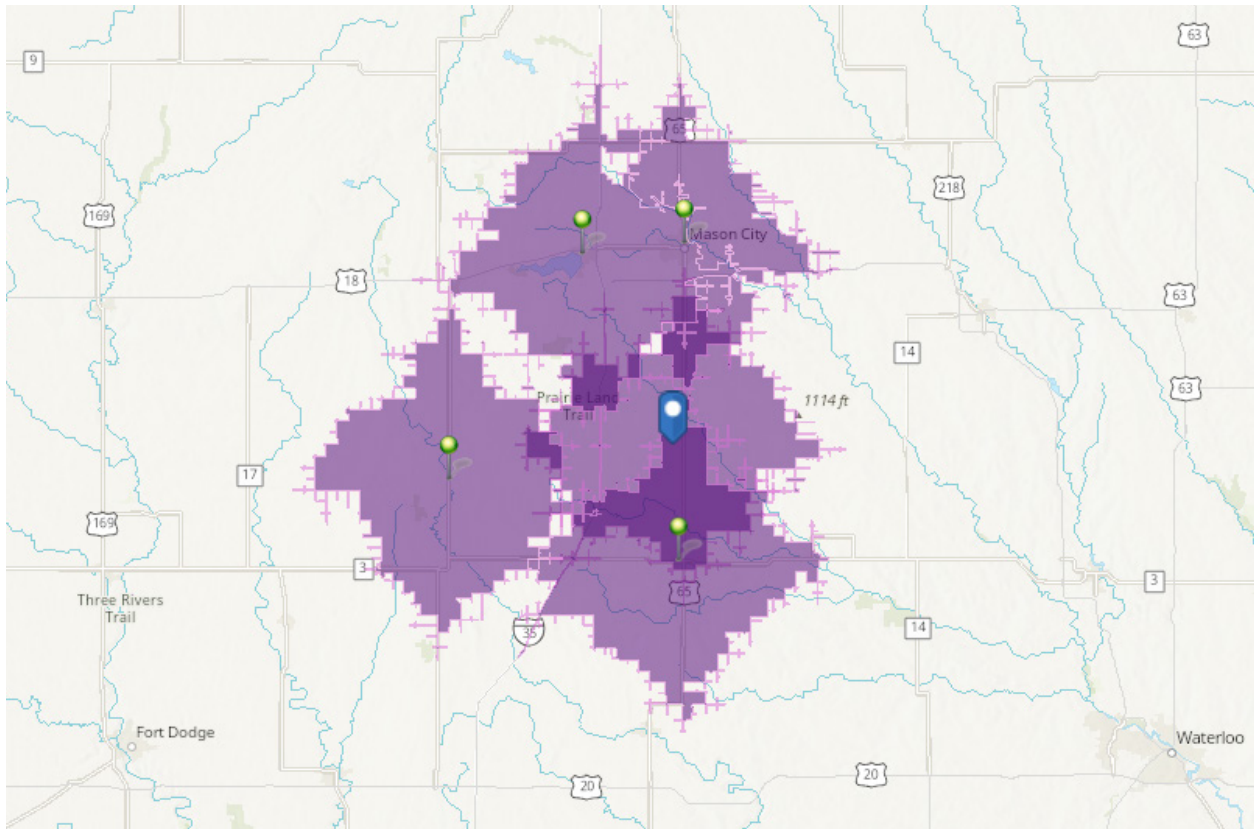
(15-20 minutes from Sheffield)

Child \$4, Adult \$5, Senior \$3
(Thursdays \$3)
Thursday-Sunday showtimes. Often a local company will sponsor the movie on Mondays and provide tickets to the public for free.
Hosts live theater twice a year provided by the Franklin County Arts Council and the Franklin County Players.
Non-profit entity. Was reopened in 1999 led by local high school students. Needed \$82k in remodeling/new equipment.

Belmond - New Lyric Theatre

(30-35 minutes from Sheffield)

Child \$2 (0-15), Adult \$3
Open 6 days a week
Single screen theater. In the 1950's you could walk up to the theater from the sidewalk and purchase popcorn through a window. Suffered tornado damage in the 1960's.
Reopened in 1992 after community volunteer support.



First run theaters within a 20-30 minute radius of Sheffield.

Price comparison

Looking at the local theater market, the current median ticket sale price for adults is \$6.25 and the average is \$6.37. For children the mean ticket sale price is \$3 and the average is \$3.87.

Population in Sheffield: 1,062
Population within 25 miles: 73,160

Assuming 23% are youth and 77% are adults (based on state population ratios) if a quarter of the local market population (18,290) visits only once a year the Grand Theater could estimate \$130,267 in ticket sales (not including additional events, programming, private rentals or teen center memberships).

Youth* = est (4,206) * \$3 (median movie ticket price) = \$12,618 annually
 Adults* = est (14,083) * \$6.25 (median movie ticket price) = \$88,018 annually
 Total estimated revenue from ticket sales: \$100,636

**One quarter of the market area population*

BEST PRACTICES & RESOURCES

Sheffield would be in good company with communities across the country who rolled up their sleeves and breathed new life into beautiful old theater buildings for greater community good. There are countless models and ideas for the process, funding, renovations, programming and operations of a local theater. Here are a few success stories to draw inspiration from.

Knoxville, IA - Grand Theater

[How an Iowa movie theater was saved](#), Des Moines Register (2015)

Two 20-somethings lead a local effort to reopen the theater. It took two years, hundreds of volunteers and half a million dollars. The Theater is run by volunteers and all movies at \$5 for all ages.

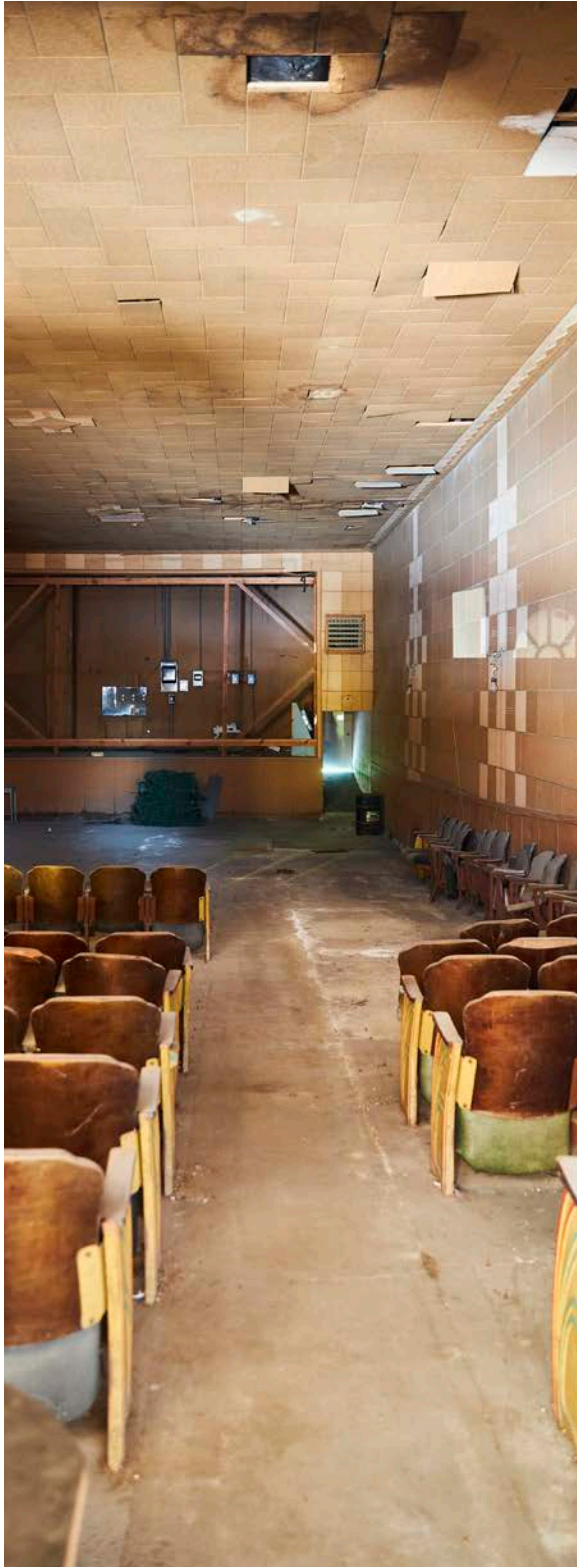
Manistee, Michigan - Vogue Theatre

This [Art Deco theater's comeback](#) was a \$2.5 million transformation inside and out from its gutted state in 2009. Vintage details in the larger of two auditoriums include walls painted in the original shade of blue to echo nearby Lake Michigan and 187 seats patterned after the driver's seats of early-1980s Ford Mustangs. On Saturday mornings, popular kid-friendly matinees cost 35 cents, the same price the Vogue charged when it opened in 1938.

Staples, MN - Batcher Block Opera House

114 year old building on the National Register of Historic Places and an entire city block currently being renovated by a local group. The goals of this project are to pay homage to the artistic history of the town while building momentum downtown. The space will include a performance space, classrooms for art classes, event space, demonstration kitchen, artist in residence, indoor and outdoor stages, and museum.

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The University of Minnesota Extension study estimated an economic benefit of \$1.7 million annually for regional counties along with \$21.8 million during the renovation process.

[Historic opera house could be small Minnesota town's artistic salvation](#), Star Tribune (January 2020)

The Bird's Nest in Earlham, IA.

Aside from the theater renovations, one of our favorite examples of a community teen center is the [Bird's Nest](#) in Earlham, IA. Located in the [Bricker-Price Block](#), a non-profit community event space, the Birds' Nest aims to provide a safe environment for youth to hang out with friends, complete homework, take classes, create art, and have fun. The space includes video game consoles, foosball, movies, games, puzzles, and charging stations with a living room set up, small kitchen space and vending machines.

The Birds Nest is open daily after school, on early out days, holiday breaks, and weekends. Memberships are available on an annual basis and include unlimited access and free admission to all events. (\$40/year, scholarships are available). The space is also available to rent for birthday or other parties.



Getting Started

Create or expand Board of Directors for the Sheffield Grand Theater Foundation. Establish priorities.

Create a marketing plan for the announcement / roll out of the Theater concepts in the placemaking plan to build local momentum.

Begin reaching out to partner entities for opportunities to get involved.

Determine full renovation costs of the Grand Theater.

Contact the Iowa State Historic Preservation Office to determine if the theater building is eligible for the National Register of Historic Places.

Prioritize Grant funding opportunities and assign roles and responsibilities and timelines for applications.

PARTNERSHIPS

The following organizations could be substantially engaged in the revitalization of The Grand Theater. Together, as a coalition, the leaders from these organizations should determine who else needs to be involved and what their role should be to advance collective priorities and strategic initiatives.

Organization	Role
Alden Trust	Grand Theater building owners. Lead exploration and redevelopment efforts.
Sheffield Grand Theater Foundation	Lead Capital Campaign and ongoing funding efforts to support the theater. Manage theater space, staff and programming. Write or partner on grant applications.
City of Sheffield	Provide input and guidance on local economic development opportunities and challenges. Contribute to redevelopment efforts. Participate as an applicant or partner on federal/state grant applications.
Franklin County Development Association	Provide input and guidance in business plan development and funding sources
Local employers	Potential donors and sponsors. Facility rental opportunities for special events and programming.
West Fork School District - Teen Center	Potential Teen Center programming partners. Off-site location for programming such as esports tournaments in the theater space.
State Historic Preservation Office	Assist with the process to explore adding the theater building to the National Register of Historic Places. Recommend funding opportunities (including tax credits), programming, and resources during the renovation process and beyond.
Local businesses	Sponsorship opportunities, short-term event rentals
Franklin County Historical Society	Assist with the process to explore adding the theater building to the National Register of Historic Places. Advise on historically accurate design. Ensure building renovations maintain historic character
Franklin County Arts Council	Partner on arts and culture community events that can be hosted at the theater.
Franklin County Tourism	Generate ideas for community events that can be hosted at the theater. Assist with tourism-related activities. Promote the short-term rental units and event space to locals and visitors.

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Greater Franklin County Chamber
of Commerce

NIACC

Generate ideas for community events that can be hosted at the facility. Assist in promoting the space with local businesses to feature short-term rentals and community events.

Possible internship program, volunteers and programming assistance.

PRIORITY PROJECTS & INITIATIVES

2022

Create or expand Board of Directors and write by-laws for the Sheffield Grand Theater Foundation (established as a 501(c)3 in 2019) for additional capacity and leadership of redevelopment efforts.

Create a marketing plan for the announcement/roll out of the Theater concepts in the placemaking plan to build local momentum. Open donation and volunteer sign up opportunities immediately to capture energy and excitement. Begin reaching out to partner entities for opportunities to get involved.

Determine full renovation costs of the Grand Theater working with a local contractor, architect and/or engineering firm if needed. Once renovation final costs are established the board should create a full budget and estimated remodel timeline. Select contractor.

Contact the [Iowa State Historic Preservation Office](#) to determine if the theater building is eligible for the National Register of Historic Places.

From start to finish, it generally takes about one year to [nominate](#) and list a property. Extensive historical research and documentation are required to determine the significance and integrity of the property ([Nomination Guide](#))

Prioritize Grant funding opportunities and assign roles and responsibilities and timelines for applications.

Establish a Capital Campaign Committee and chairs. (Recommended up to 20 people). Create draft of potential major funders

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GRAND THEATER FEDERAL FUNDING SOURCES

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
U.S. Department of Agriculture (USDA)		Business & Loan Guarantee Program	This program improves the economic health of rural communities by increasing access to business capital through loan guarantees. This enables commercial lenders to provide affordable financing for rural businesses.	Varies	Open Cycle	Contact your USDA State or Area Office to request an application package: Kate Sand (515) 284-4459 kate.sand@usda.gov
U.S. Department of Agriculture (USDA)		Rural Community Development Initiative	RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.	\$50,000 - \$250,000; match required	Annually	Contact your USDA State or Area Office to request an application package: Kate Sand (515) 284-4459 kate.sand@usda.gov
U.S. Department of Agriculture (USDA)		Rural Business Development Grant	A competitive grant designed to support targeted technical assistance, training, and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into Enterprise or Opportunity type grant activities.	Varies	Annually	Contact John Ferrell, acting Business Programs and Cooperative Services Director 641-931-3024 john.ferrell@usda.gov
U.S. Department of Commerce	Economic Development Administration	Public Works and Economic Adjustment Assistance	The Public Works Program provides catalytic investments to help distressed communities build, design, or engineer critical infrastructure and facilities that will help implement regional development strategies and advance bottom-up economic development goals to promote regional prosperity. Investments made through this program must clearly lead to the creation or retention of long-term high-quality jobs. The Economic Adjustment Assistance Program provides investments that support a wide range of construction and non-construction activities including infrastructure, design and engineering, technical assistance, economic recovery strategies, and capitalization or re-capitalization of Revolving Loan Funds (RLF) in regions experiencing severe economic dislocations that may occur suddenly or over time. Additionally, this program provides resources for communities experiencing or anticipating economic dislocations to plan and implement specific solutions to leverage their existing regional economic advantages to support economic development and job creation. These investments are designed to help communities catalyze public-private partnerships to foster collaboration, attract investment, create jobs, and foster economic resiliency and prosperity.	\$100,000-\$30M	Rolling	Apply on grants.gov

GRAND THEATER FEDERAL FUNDING SOURCES (CONT.)

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
U.S. Department of Housing and Urban Development	Community Development Block Grant (CBDG)	Downtown Revitalization Fund	Community leaders can use this program to rehabilitate blighted downtown buildings. The program is funded through the federal Community Development Block Grant program. The goal of this program is to provide economic opportunities for people, especially those of low- and moderate income.	Varies	Open Cycle	Contact Program Managers: Nichole Hansen or Ed Basch nichole.hansen@iowaEDA.com or ed.basch@iowaEDA.com (515) 348-6215 / 6208
US Department of the Interior		Federal Historic Tax Credits	The Historic Tax Credit (HTC) program encourages investment in the rehabilitation and re-use of historic buildings. The federal tax credit allows program participants to claim 20 percent of eligible improvement expenses against their federal tax liability. The federal tax credit program uses the US Secretary of the Interior's Standards for Rehabilitation to determine what kinds of work are appropriate for historic buildings and eligible for the tax credits (link NPS website). IN addition, federal tax credits require a property must be income-producing such as an apartment building, upper-story housing on main street or some other commercial use (i.e. private residence ineligible).	Up to 20% of project costs on Qualified Rehabilitation Expenditures (QREs)	Open Cycle	Contact the Iowa State Historic Preservation Office SHPOTaxCredit@iowa.gov

GRAND THEATER STATE FUNDING SOURCES

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
State Historic Preservation Office		State Historic Rehabilitation Tax Credit	This program offers tax credits to developers who sensitively rehabilitate historic buildings to offer them new life. The state offers this tax credit program to ensure character-defining features and spaces of buildings are retained to help create distinct and vibrant communities. Individual owner-occupied residences do qualify for this program. State income tax credit of up to 25% of the qualified rehabilitation expenditures associated with the project. "Qualified rehabilitation expenditures" or "QREs" means the same as defined in Section 47 of the Internal Revenue Code. These QREs generally include expenditures related to structural components of the building and some soft costs that would normally be charged to a capital account.	Up to 25% of project costs on Qualified Rehabilitation Expenditures (QREs)	Open Cycle	Contact the Iowa State Historic Preservation Office SHPOTaxCredit@iowa.gov
Iowa Economic Development Authority	Destination Iowa	Creative Placemaking Fund	Placemaking is about creating attractive and memorable places for people to live and work by developing transformational projects that leverage local community assets to improve the experience for visitors and residents of the area. Community placemaking projects and recreational opportunities are vital components of Iowa's workforce attraction and retention strategy. This fund will assist in the development of regionally significant quality of life projects that leverage local area and community assets. Across the state, individual communities can enhance their unique characteristics to appeal to the current or future workforce.	Total project cost must exceed \$5M to be competitive, with potential match required	Rolling basis until December 31, 2022	Contact Program Managers: Alaina Santizo or Maicie Pohlman destinationiowa@iowaeda.com (515) 348-6162
Iowa Economic Development Authority		Community Catalyst Building Remediation Program	The Community Catalyst Building Remediation Program assists communities with the redevelopment or rehabilitation of buildings to stimulate economic growth or reinvestment in the community. Strong applications will show the potential of catalytic economic growth in the community; improve appearances and safety; make use of underutilized property, exhibit appropriate design standards; and be well-funded. 40% of funds will be awarded to cities with populations under 1,500.	\$100,000	Annually (based on availability). Workshops in the fall, grants due in spring	A mandatory pre-application process will precede the official grant application. A city, the eligible applicant, must apply and provide financial and/or in-kind resources.

GRAND THEATER PRIVATE FUNDING SOURCES

Agency	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
	Jeffris Heartland Fund Grant Program	The Jeffris Family Foundation invites applications for grants from the Jeffris Heartland Fund, to support the development of important historic preservation projects in the states of Iowa, Illinois, Indiana, Michigan, Minnesota, Missouri, Ohio, and Wisconsin.	\$5,000 - \$50,000	Open Cycle	Schedule a consultation with the Jeffris Heartland Fund Director to discuss the project and request an application form. Royce A. Yeater royce@jeffrisfoundation.org (312) 399-1410
T-Mobile	Hometown Grant	T-Mobile is committing up to \$25 million over the next 5 years to support small towns across America by funding community projects. The T-Mobile Hometown Grants program will help fund projects to build, rebuild, or refresh community spaces that help foster local connections in your town. For example, this might include the town square pavilion, a historic building, an outdoor park, a ball field, or a library-- every town has places where friends and neighbors connect.	<\$50,000	Quarterly Deadlines (March, June, September, December)	Submit grant applications through THIS portal
National Endowment for the Arts	Our Town	Funding to support projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes. These projects require a partnership between a local government entity and nonprofit organization, one of which must be a cultural organization; and should engage in partnership with other sectors (such as agriculture and food, economic development, education and youth, environment and energy, health, housing, public safety, transportation, and workforce development).	\$25,000 - \$150,000	August 4, 2022	Please contact NEA Staff at OT@arts.gov with questions
National Endowment for the Arts	Grants for Arts	Funding to support public engagement with, and access to, various forms of excellent art across the nation, the creation of art that meets the highest standards of excellence, learning in the arts at all stages of life, and the integration of the arts into the fabric of community life. Projects may be large or small, existing or new, and may take place in any part of the nation's 50 states, the District of Columbia, and U.S. territories.	\$10,000 - \$100,000	July 7, 2022	Please refer to the contact list in order to determine the appropriate field/discipline for the project

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GRAND THEATER PRIVATE FUNDING SOURCES (CONT.)

Agency	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
Union Pacific Foundation	Community Spaces	<p>Community Spaces seeks to ensure all residents within operating locations – particularly underrepresented populations, BIPOC communities, and people with disabilities – have equitable access to special places in the community that celebrate cultural diversity, artistic expression, our natural environment, and the social interactions that enrich our lives. Funding for programs and projects that achieve the following objectives are prioritized:</p> <p>Create, sustain or expand artistic and cultural experiences offered to a broad and diverse audience (e.g., museums, theatres, libraries, concerts, lectures, etc.), and ensure equitable access.</p> <p>Preserve and share the unique culture and history of the local community, including projects related to train and/or Union Pacific history.</p> <p>Provide clean, safe, equitable and accessible outdoor recreational and/or educational opportunities that foster an appreciation for our natural environment.</p> <p>Beautify neighborhoods and main street areas, especially in historically underinvested neighborhoods, in order to improve livability, promote commerce and, ultimately, attract more residents, businesses and visitors to town.</p> <p>Plan for, create or enhance unique spaces that reflect the character of a place and take into account community members’ diverse needs, interests, and desires.</p> <p>Build the capacity of community spaces-focused organizations to integrate DEI best practices internally and/or within their community programs.”</p>	\$2,000 - \$25,000	April 1 - May 31, 2022	Complete the form to contact officials at the Union Pacific Foundation



childcare



OVERVIEW

As identified in the [Rising Star Intern report](#) completed by Iowa State University Extension and Research, the childcare status quo is not sustainable nor beneficial for the residents of Sheffield. The Atlas/McClure team believe that Sheffield should explore a number of opportunities, models, and funding avenues to increase the ability to meet the existing childcare needs in the community.

The key trends and challenges for childcare that were identified in the quantitative and qualitative research conducted for Sheffield's Community Assessment can be summarized in the following statement:

- *Economic development has been stymied by the lack of access to childcare in Sheffield.*

In response to these key trends and challenges, one **Strategic Opportunity Area** for Sheffield emerged:

- *Leverage regional assets and financial resources to expand access to childcare.*

According to the Iowa Department of Human Rights **Iowa has one of the highest rates with both parents in the paid workforce.**

According to the 2016 American Community Survey, **81% of women in Iowa ages 20-64 (with children under 18) are in the labor force.**

The following sections will delineate the strategies, partnerships, funding sources, and best practices and resources for Sheffield to consider as community leaders collaborate to catalyze the development of new daycare facilities and/or innovative solutions for increased childcare access. This information is not intended to be conclusive, but instead, will evolve as strategies are executed and partnerships are fostered.

RECOMMENDED STRATEGIES & RESOURCES

Leverage regional assets and financial resources to expand access to childcare. Due to Sheffield's current limited options, Atlas recommends exploring a number of ways to holistically increase access to childcare in the community.

If an existing center would like to expand...

Sheffield currently only has one existing childcare center, [Apple Daycare](#), and is located within a small church but would like to increase capacity through construction of an addition to the existing space. Reports demonstrate that this is the most ideal method of increasing childcare capacity within communities.

Check out the Resource Roadmap for opportunities to pursue to help sustain and expand the needs of the existing center.

If a new provider wanted to build a brand-new facility...

Sheffield expressed interest in building a new facility that would add accessibility to childcare spots. This option would most likely require the most preparation and funding but would allow Sheffield to truly meet the needs of residents (current and future) with a facility that is strategically designed. This avenue would most likely require a combination of grant funding and loan products. Highlighted below are specific funding tools that could also be explored to support the project:

Rural LISC Loan Product

[Rural Local Initiatives Support Corporation](#) (LISC) is an organization that partners with rural communities to develop community and economic development strategies and programs that meet their existing needs.

Local or Regional Banks

A resource that is sometimes overlooked are local and regional banks. Atlas would advise that Sheffield consider local or regional banks, such as [United Bank & Trust Company](#), that have applied for and been accepted to be a part of the [Community Reinvestment Act](#) (CRA). This was a policy enacted to encourage financial institutions to help meet the credit needs of the communities they service. Typically, this includes supporting community and

economic development projects and/or entities that may not be able to obtain traditional loan products. Investments in childcare-related projects, such as forgivable loans or grants, are potentially eligible for CRA consideration if they meet the CRA's definition of community development, which includes "community services targeted to low-to-moderate-income individuals."

Equity Crowdfunding

Crowdfunding is a method of raising capital through the collective effort of friends, family, customers, and individual investors. Rewards-based crowdfunding platforms, such as Kickstarter and Go Fund Me, invite people to support projects as a form of social investment in exchange for non-monetary returns, such as a bracelet or t-shirt or even a simple thank you note.

Equity crowdfunding is a form of impact investment, which returns social benefit alongside possible financial gains. In this instance, the crowd is invited to fund a business or project and, in exchange for relatively small amounts of cash, these investors get a proportionate (time limited) slice of equity in the business venture. Prior to the [Jobs Act of 2012](#), only accredited investors (about 3% of the adult population) could invest in opportunities like this. Now, [federal legislation](#) allows regulated platforms to host projects that everyone 18 years and older, no matter their income or their net worth, can invest in businesses and projects.

When instituted at the local level, this tool gives residents the opportunity to actively influence and participate in reshaping the community. This resource isn't intended to fund the project in its entirety, but could represent between 10% and 30% of the project costs. For the project developer, this is often the most valuable capital, because a successful project means successful investors. Successful investors represent loyalty to the product or service, a built-in project marketing and promotion team, and advocacy for (or against) forces that could impact the success of the project. The local investors not only get a potential financial return on their investment, but they also benefit from an improved tax base, a likely increase in property values, and a richer quality of life.

If a new provider wanted to build a brand-new facility...

Sheffield should consider alternative options for childcare models that could be paired with expanding an existing facility or building a new one. This was supported by [Iowa State University's report](#) that demonstrated a majority of respondents preferred home-based childcare over center-based or care by a family member. These are more creative options and can tap into Sheffield's existing community resources.

Intergenerational Model

An intergenerational daycare model could be explored in combination with a newly built facility. Currently, Sheffield has a nursing facility, the [Sheffield Care Center](#), and an assisted living facility, the [Deerfield Place Assisted Living](#). These facilities could help support the needs of a new childcare facility. This type of model is not new, and many exist around the country, including the [Bethlehem Intergenerational Center](#) in Grand Rapids, MI; [Generations Ashe](#) in West Jefferson, NC; and [TigerSide Intergenerational Preschool](#) in Columbia, MO.

Not only does this provide an opportunity for childcare centers to increase capacity, but it has been proven to provide [increased health benefits](#) for both children and aging adults who participate in this model. Aging adults typically have more time (and patience) to give to children that are at an age where they need additional care and attention. [Research](#) shows that cost savings are a benefit of an intergenerational [model](#) as well. Centers that adopt this model not only can see savings on personnel costs, but rent costs as well.

Employer-sponsored Childcare*

As childcare has become more difficult to access, including financially and accessibility, communities have gotten creative and partnered with local employers to assist in increasing access to affordable childcare. [Employer-sponsored childcare](#) is where a community employer provides childcare onsite/ within the place of employment. This allows employees the luxury of dropping off and picking up their kids from their place of employment, reducing commuting time for those that may drive to another community just to access childcare.

This childcare model can also offer flexibility that some traditional centers do not, such as second and third shift childcare, typically needed for individuals that work in manufacturing. The employer has incentive to offer this in order to meet the needs of its workforce, and will aid in attracting and retaining high quality employees. [B&W](#), located in Humboldt, KS, is one of many small town employers that provides childcare to its workforce. Alternatively, employers can “sponsor” or guarantee a certain number of spots at an offsite location to hold availability, or prioritize employees on waiting lists.

**It's important to remember that this model is not likely to be independently profitable but it is an excellent benefit to employees.*

In-home Centers

At the time this report was published, there were no in-home childcare centers in Sheffield. This is an additional way to increase childcare availability in a community. As stated by focus group and survey participants, that is one of the preferred childcare models to expand upon. Below are identified resources that Sheffield could use to support the start up of in-home centers:

- [How to provide family, friend and neighbor care](#)
- [Understanding & Finding Childcare](#)
- [Guide to Opening a Home Daycare](#)
- [License Requirements for Childcare in Iowa](#)
- [USDA/HHS Resource Guide for Rural Childcare](#)

PARTNERSHIPS

The following organizations should be substantially engaged in Sheffield’s efforts related to childcare access. Together, as a coalition, the leaders from these organizations should determine who else needs to be involved and what their role should be to advance collective priorities and strategic initiatives.

Organization	Role
Apple Daycare	Existing childcare facility in Sheffield working to expand current space for additional capacity. Another viable option is for one center to have two locations under one license.
City of Sheffield	Provide leadership in convening various entities, promotion and partnership with grant applications
West Fork School District	Potential partner for new or expanded childcare centers with shared resources on existing or new land. Partner on grant applications.
Franklin County	Provide leadership in convening various entities, promotion and partnership with grant applications
Sukup Manufacturing/Local Businesses	Support through investing, donating or sponsorships. Consider on or off site daycare benefits for employees.
Local Churches	Potential childcare sites and can provide workforce, shared resources mutually beneficial.
Sheffield Care Center, Deerfield Assisted living	Could be excellent candidates for co-location/multi-generational care opportunities with mutual benefits and shared resources.
Local residents	Potential investors and workforce
NIACC	Early education program, workforce

CHILDCARE FEDERAL FUNDING SOURCES

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
U.S. Department of Agriculture (USDA)		Rural Community Development Initiative	RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.	\$50,000 - \$250,000; match required	Annually	Contact your USDA State or Area Office to request an application package: Kate Sand (515) 284-4459 kate.sand@usda.gov
U.S. Department of Agriculture (USDA)		Rural Business Development Grant	A competitive grant designed to support targeted technical assistance, training, and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues. Programmatic activities are separated into Enterprise or Opportunity type grant activities.	Varies	Annually	Contact John Ferrell, acting Business Programs and Cooperative Services Director 641-931-3024 john.ferrell@usda.gov
U.S. Department of Commerce	Economic Development Administration	Public Works and Economic Adjustment Assistance	The Public Works Program provides catalytic investments to help distressed communities build, design, or engineer critical infrastructure and facilities that will help implement regional development strategies and advance bottom-up economic development goals to promote regional prosperity. Investments made through this program must clearly lead to the creation or retention of long-term high-quality jobs. The Economic Adjustment Assistance Program provides investments that support a wide range of construction and non-construction activities including infrastructure, design and engineering, technical assistance, economic recovery strategies, and capitalization or re-capitalization of Revolving Loan Funds (RLF) in regions experiencing severe economic dislocations that may occur suddenly or over time. Additionally, this program provides resources for communities experiencing or anticipating economic dislocations to plan and implement specific solutions to leverage their existing regional economic advantages to support economic development and job creation. These investments are designed to help communities catalyze public-private partnerships to foster collaboration, attract investment, create jobs, and foster economic resiliency and prosperity.	\$100,000-\$30M	Rolling	Apply on grants.gov

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CHILDCARE FEDERAL FUNDING SOURCES (CONT.)

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
U.S. Department of Health & Human Services	Office of Head Start (OHS)	Head Start & Early Head Start (HS/EHS) Programs	The Administration for Children & Families (ACF) offers funding for a variety of competitive and mandatory grant programs serving families, children, individuals and communities. ACF awards billions of dollars in competitive, discretionary grants designed to promote the economic and social well-being of families, children, individuals, and communities. A variety of Notices of Funding Opportunities (NOFOs) available to support social service programs at the state, local and tribal levels. ACF's wide breadth of programming funds an array of activities that support the economic and social well-being of people throughout the country.	Varies	Varies	See specific grant program/NOFO for contact information
U.S. Department of Health & Human Services	Office of Community Services (OCS)	Community Economic Development (CED)	Community Economic Development (CED) is a federal grant program funding Community Development Corporations that address the economic needs of individuals and families with low income through the creation of sustainable business development and employment opportunities. CED's projects create employment opportunities that lead to increased self-sufficiency for individuals with low income through a variety of activities, such as: capital expenditures such as the purchase of equipment or real property; allowable operating expenses; and loans or equity investments.	Varies	Annually	Contact Program Coordinator Rafael J. Elizalde, Program Manager Community Economic Development Program Office of Community Services 202-401-5115 ocsgrants@acf.hhs.gov
U.S. Department of Housing and Urban Development	Community Development Block Grant (CDBG)	Community Facilities Fund	This annual competitive program assists projects such as day care facilities, senior centers, vocational workshops and other community services such as storm water projects. The program is funded through the federal Community Development Block Grant (CDBG). The goal of this program is to provide economic opportunities for people, especially those of low- and moderate income.	Up to \$500,000	Open Cycle	Contact Program Manager Dan Narber dan.narber@lowaEDA.com (515) 348-6214

CHILDCARE STATE FUNDING SOURCES

Agency	Division	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
State of Iowa	Dept. of Human Services (DHS)	Stabilization Grants	As part of the American Rescue Plan (ARP) Act of 2021, states were allocated federal funding for Child Care Stabilization Grants. These grants are intended to support qualified child care providers with operational costs, such as personnel, rent/mortgage, and equipment.	Varies	Rolling basis until August 31, 2022	Email IAStabilize@tetrattech.com with questions
State of Iowa	Iowa Workforce Development	Childcare Business Incentive Grant	The purpose of the 2022 Child Care Business Incentive Grant is to encourage and enable businesses and employer consortiums to build on-site child care centers or partner with local and regional child care services to increase new available slots for an employer's employees (not at the expense of existing or available slots in the local area). This grant program advances one of the top recommendations of the Child Care Task Force - to incentivize additional business engagement in child care.	\$1.5M for renovating an existing facility; \$3M for a new facility	Application opens June 17, 2022	Contact Iowa Workforce Development Department of Human Services Kathy Leggett kathy.leggett@iwd.iowa.gov or Ryan Page rpage@dhs.state.ia.us

CHILDCARE PRIVATE FUNDING SOURCES

Agency	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
Alliant Energy Foundation Grant Program		The Alliant Energy Foundation's Impact Grants support strategic projects that directly benefit Alliant Energy customers and communities. They take an intentional approach to their charity and community support. Instead of following grant application cycles, the Foundation works directly with nonprofit partners to collaborate on Impact Grants year-round. Grant recipients work with Foundation staff on high-impact projects that align with their strategy. It's all about maximizing resources to build stronger communities, together.	\$5,000+	Open Cycle	Contact Sr. Community Affairs Program Manager, Leah Rodenburg for more information
American Legion of Iowa Foundation Grant Program		The American Legion of Iowa Foundation exists to support The American Legion Department of Iowa and to promote the programs of The American Legion under the four pillars; Veterans Affairs and Rehabilitation, National Security, Americanism and Children and Youth, by providing financial support to organizations serving in those areas.	Varies	Annually on April 15	For further information, contact The American Legion Foundation of Iowa (515) 282-5068 foundation@ialegion.org
Delta Dental of Iowa	System & Capacity Building Grants	The Foundation will invest in activities that promote health and smiles for all Iowans through our core initiatives, oral health, oral and overall health integration and overall health through an equity lens. 1. Oral Health Fund is where the majority of our funding will be concentrated, which will continue to support pioneering approaches to advance oral health care and the integration of oral health with overall health. 2. Wellness Community Fund promotes and invests in innovative opportunities to improve wellness and vision through grassroots community health initiatives. Both funds provide support to programs that align with the Foundation's strategic areas of focus: education and advocacy, access and prevention, and policy and research.	\$50,000	Bi-annual Cycle: Submit a letter of interest by March 1 or September 1 to be reviewed by grant committee	Submit questions related to grant opportunities online
Elizabeth Muse Norris Charitable Fund Grant Program		The Elizabeth Muse Norris Charitable Fund provides grants to nonprofit organizations located in and providing services to those communities within the North Iowa service area of the Globe Gazette. These nonprofit organizations are to carry out projects that clearly help others help themselves with an emphasis on those projects which benefit children, the elderly and focus in the areas of arts/culture, education, healthcare, social services, city parks and other community needs.	Varies	Annually on March 31	Submit questions to Elizabeth Muse Norris Charitable Fund c/o Globe Gazette 300 N Washington Ave Mason City, Iowa 50401

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CHILDCARE PRIVATE FUNDING SOURCES (CONT.)

Agency	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
Ella Fitzgerald Charitable Foundation Grant Program		<p>The Ella Fitzgerald Charitable Foundation was created and funded in 1993 by Ella Fitzgerald, the First Lady of Song, in order to fulfill her desires to use the fruits of her success to help people of all races, cultures and beliefs. Ella hoped to make their lives more rewarding, and she wanted to foster a love of reading, as well as a love of music. In addition, she hoped to provide assistance to the at-risk and disadvantaged members of our communities - assistance that would enable them to achieve a better quality of life. The Board of Directors of the Ella Fitzgerald Charitable Foundation seeks to continue Ella Fitzgerald's goals by making charitable grants serving four major areas of interest:</p> <p>Creating educational and other opportunities for children Fostering a love and knowledge of music, including assistance to students of music The provision of health care, food, shelter and counseling to those in need Specific areas of medical care and research with an emphasis on Diabetes, vision problems and heart disease</p>	Varies	Only accepts solicited applications	Submit questions to The Ella Fitzgerald Charitable Foundation P.O. Box 1587 Pacific Palisades, California 90272 licensing@evomgt.com
Fort Dodge Community Foundation Grant Program		<p>The Fort Dodge Community Foundation is committed to building strong and vibrant communities in our region and making the greater Fort Dodge community a great place to live, work, play and raise our families. We are also committed to the nonprofits that greatly contribute to quality of life in our communities.</p> <p>The Fort Dodge Community Foundation makes grant awards to charitable organizations that are able to demonstrate projects planned with respect to the community's opportunities and needs. Our grants are dedicated to providing funding and support for projects, programs and organizations that will help achieve our mission and are responsive to the needs of the organizations and the communities we serve.</p>	Varies	Bi-annually on May 1 and November 1	Submit questions to the Fort Dodge Community Foundation staff
Humanities Iowa Grant Program		<p>Humanities Iowa (HI) grants fund humanities programming that engages communities, non-profit organizations, and humanities scholars in the crucial stories that have shaped and are shaping our state of Iowa and the nation. These stories are to be shared in public settings and may include, but are not limited to, symposia, community storytelling events, a cultural discussion series, exhibitions, post-performance/film conversations, and, rural archives preservation for public access. In our grant selection process, we are especially interested in funding projects that make new stories heard, that support rural communities, that bring out elements of Iowa that are distinctive to our state, and that engage new groups in receiving HI funding for the first time.</p>	\$3,000 - \$10,000	Bi-annual deadlines	Please contact Heather Plucar, Grant and Finance Director heather-plucar@uiowa.edu (319) 335-4150

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CHILDCARE PRIVATE FUNDING SOURCES (CONT.)

Agency	Grant/Loan Program	Description	Funding Range	Application Cycle	To Apply
	MidAmerican Energy Company Grant Program	The foundation, which is funded by company shareholders, assists nonprofits and communities MidAmerican serves through the company's corporate citizenship program, called CARES. CARES represents a focus on five pillars of giving, including Community Enhancement, Arts and Culture, Environmental Respect, Education/STEM and Safety.	Varies	Open Cycle	Contact Kathryn Kunert, VP of Economic Connections and Integration kathryn.kunert@midamerican.com or about the CARES program CARES@midamerican.com
The Leighty Foundation	Investing in Capital Projects	The Leighty Foundation (TLF) invests in grants and contributions to a variety of non-profit organizations working diligently to deal with today's problems and opportunities, to advance resilience and sustainability --- meeting our needs without compromising the ability of future generations to meet their needs.	Varies	Open Cycle	Contact Bill Leighty at The Leighty Foundation PO Box 20993 Juneau, AK 99802 wleighty@earthlink.net (907) 586-1426
Theisen's	More for Your Community Grant Program	<p>Theisen's More for Your Community Grant Program makes direct grants to agencies to jumpstart and/or sustain projects, which most effectively and directly serve the basic needs of families and children which include food, shelter, education, safety and health. Applicants must be a 501.C3 nonprofit, government-sponsored, or school-sponsored organization and be directly serving children and families within a 60-mile radius of a Theisen's store.</p> <p>Supported by Theisen's Charitable Fund and through a partnership with the Community Foundation of Greater Dubuque, Theisen's donates \$350,000 annually. Each year, grant applications are accepted between July 15 and September 1, with award announcements in November.</p>	Varies, Theisen's donates \$350,000 annually	Applications accepted between July 15 and September 1 each year	Contact Mary Jo Jean-Francois, Director of Grantmaking at the Community Foundation for Greater Dubuque maryjoj@dbqfoundation.org (563) 588-2700
T-Mobile	Hometown Grant	T-Mobile is committing up to \$25 million over the next 5 years to support small towns across America by funding community projects. The T-Mobile Hometown Grants program will help fund projects to build, rebuild, or refresh community spaces that help foster local connections in your town. For example, this might include the town square pavilion, a historic building, an outdoor park, a ball field, or a library-- every town has places where friends and neighbors connect.	<\$50,000	Quarterly Deadlines (March, June, September, December)	Submit grant applications through THIS portal
	Vermeer Charitable Foundation Grant Program	The Vermeer Charitable Foundation supports projects that identify with the company's philosophy, including process improvement and building programs.	TBD	January, May, September 2022	Contact Tricia Vermeer with questions 1210 Vermeer Road East or PO Box 200 Pella, IA 50219 charitablefoudation@vermeer.com

appendix a:
housing
funding
resource
guide

Funding Resource Guide

AFFORDABLE HOUSING PROGRAMS

Iowa Finance Authority

The Iowa Finance Authority (IFA) offers affordable mortgage and down payment assistance programs for both first-time home buyers and those who have owned a home previously, in partnership with our local [Participating Lenders](#).

DOWN PAYMENT ASSISTANCE

- FirstHome program: Offers first-time home buyers affordable, fixed rate mortgages.
- Homes for Iowans program: Offers both first-time and repeat Iowa home buyers affordable, fixed rate mortgages.
- Military Homeownership Assistance program: Provides eligible service members and veterans with a \$5,000 grant that may be used toward down payment and closing costs. Grant subject to a one-time use.

For more details on these and other available program, go to:

<https://www.iowafinance.com/homeownership/down-payment-programs/>

AFFORDABLE RENTAL HOUSING

Whether you're planning to develop new rental units, rehabilitate an existing building or manage a property, the Iowa Finance Authority may be able to help.

- [HOME Program](#): Low-interest loans and grants are available to developers of affordable single-family and multifamily housing developments through several HOME program funding categories.
- [Housing Tax Credit Program](#): Provides a federal tax credit incentive for project owners to invest in the development and preservation of rental housing for individuals and families with fixed or limited incomes.
- [Multifamily Loan Program](#): Seeks to preserve the existing supply of affordable rental units at risk of being lost and to foster the production of new affordable units in Iowa.
- [State Housing Trust Fund](#): Provides grants to advance and preserve affordable single-family and multifamily housing throughout the state.

For more details on these and other available program, go to: <https://www.iowafinance.com/programs-for-property-developers/>.

OTHER IFA RESOURCES

- [Rural Lot Purchase Program](#): This program provides loans to assist in the purchase of lots for the purpose of building speculative homes in rural communities.

Funding Resource Guide

CDBG HOUSING REHABILITATION FUND

Iowa Economic Development Authority

This program assists communities with preserving existing housing stock and creating new housing opportunities. Eligible housing activities include:

- Owner occupied housing rehabilitation
- Homebuyer assistance
- Upper story housing conversion

These programs are funded through the federal Community Development Block Grant (CDBG) and must primarily benefit low and moderate income individuals.

Owner occupied rehabilitation is focused on three areas of improvement: Energy efficiency, exterior improvements and the removal of architectural barriers to allow aging in home. The maximum award amount is \$24,999 per unit plus lead hazard reduction & technical services.

The Homebuyer assistance program provides down payment and closing cost assistance to low and moderate income homebuyers. The maximum award amount is \$24,999 per unit plus lead hazard reduction & technical services.

The Upper story housing conversion program provides assistance for the conversion of existing downtown building space into new residential units. The maximum award under this program is \$500,000.

For more information on how to apply for each of these programs, go to:

<https://www.iowaeda.com/cdbg/housing-rehabilitation/>

Funding Resource Guide

WORKFORCE HOUSING TAX CREDIT (WHTC) PROGRAM

Iowa Economic Development Authority

This program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty or dilapidated properties.

A Small Cities set aside for this program is available to eligible projects within the 88- least populous counties in the state.

- Total program benefits limited to \$1 million per project
- The tax incentives include a refund of sales, service or use taxes paid during construction
- Developers may receive a state investment tax credit of up to 10% of the investment directly related to the construction or rehabilitation of the housing. Developers qualifying under the Small Cities set aside of this program may receive an investment tax credit of up to 20% of the investment directly related to the construction or rehabilitation of the housing. The state investment tax credit is fully transferable.
 - o Federal, state or local grants, tax credits, forgivable loans or other assistance not requiring repayment cannot be included for the purposes of calculating new investment
- The tax credit is based on the new investment used for the first \$150,000 of value for each home or unit
 - o Max \$30,000 in credits for each home or unit for “Small Cities”
 - o Max \$15,000 in credits for each home in all other cities
- This tax credit is earned when the home or unit is certified for occupancy and can be carried forward for up to five additional years or until depleted, whichever occurs first

ELIGIBILITY

- Projects must meet one of four criteria:
 - o Housing development located on a grayfield or brownfield site
 - o Repair or rehabilitation of dilapidated housing stock
 - o Upper story housing development
 - o New construction in a greenfield (only communities or a project qualifying under the Small Cities set aside)
- The developer must build or rehabilitate at least four single-family homes or at least one multi-family building containing three or more units or at least two upper story units.
 - o Can mix and match rehab and new build to reach minimums.
- Total project costs may not exceed \$266,320 per single family unit or \$2118,022 for multi-family; historic rehabilitation projects may not exceed 125% of the maximum per unit cost.
- Total program benefits are limited to a maximum of \$1 million per recipient.
- The housing project must be completed within three years of award.

For more information on this program, go to: <https://www.iowaeda.com/workforce-housing-tax-credit/>

Funding Resource Guide

SINGLE FAMILY HOUSING REPAIR LOANS & GRANTS

US Department of Agriculture – Rural Development

Also known as the Section 504 Home Repair program, this program provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

- Provides up to \$20,000 loan and \$7,500 in grant funds to very-low-income homeowners to repair, improve or modernize their homes
- Can be combined for a total of \$27,500 in assistance
- Also target elderly very-low-income homeowners to remove health and safety hazards.
- Loans up to 20 years with a fixed interest rate of 1%

For more details, go to: www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants/ia

FHA 203K LOANS – MORTGAGE LOAN FOR A FIXER-UPPER

US Department of Housing and Urban Development

An FHA 203k loan is backed by the federal government and is a financing option for buyers who want to buy a damaged or older home and do repairs on it. The program provides financing up to 110% of the after-improvement value. However, the borrower is required to provide a detailed proposal of the work they want to do and cost estimates for each item so will need to hire an independent consultant or licensed contractor to prepare these exhibits.

Another obstacle is to identify a lender that has experience with the program. The US Department of Housing and Urban Development (HUD) provides a tool to help with this search. Local lenders could offer the product although it would take considerable time and effort to familiarize themselves with the program.

For more details, go to www.hud.gov/program_offices/housing/sfh/203k.

HOMESTYLE RENOVATION MORTGAGE

Federal National Mortgage Association / Fannie Mae

Similar to the FHA 203K loan, the HomeStyle Renovation Mortgage can provide a financing option to buy and renovate an existing house. One of the major differences between the two loans is that a HomeStyle Renovation Mortgage can finance renovations to a primary residence, rental property, or vacation home while FHA restricts use to primary residences only. With this flexibility comes a slightly higher down payment minimum of 5% and stricter lending requirements with a minimum FICO score of 620.

For more details, go to: <https://singlefamily.fanniemae.com/originating-underwriting/mortgage-products/homestyle-renovation>

Funding Resource Guide

FIRSTLOOK REOMATCH

National Community Stabilization Trust

REOMatch is an online tool that provides a mechanism to sell bank-owned properties to community partner organizations such as a local nonprofit group, community development corporation, and other neighborhood stabilization-focused buyers that are pre-qualified by the National Community Stabilization Trust (NCST). The First Look program provides an additional benefit to these local groups giving first right of refusal of REO properties before they are listed on the Multiple Listing Service (MLS) or auction sites.

The programs serve as a critical tool for municipalities and buyers as they save these organizations valuable time and resources. The programs also allow sellers to process foreclosures more quickly and at less expense than a traditional sale, and advance their commitment to community revitalization. A quicker sale lessens the risk of potential vandalism and property value deterioration for both the community and the sellers.

For more details, go to <https://www.stabilizationtrust.org/what-we-do/property-acquisition/first-look-program-2/>

Iowa Historic Tax Credits

Iowa Economic Development Authority

This program offers tax credits to developers who sensitively rehabilitate historic buildings to offer them new life. Iowa offers this tax credit program to ensure character-defining features and spaces of buildings are retained to help create distinct and vibrant communities. Note, individual owner-occupied residences are not eligible for this program.

- State income tax credit of up to 25% of the qualified rehabilitation expenditures associated with the project
 - o “Qualified rehabilitation expenditures” or “QREs” means the same as defined in Section 47 of the Internal Revenue Code
 - o QREs generally include expenditures related to structural components of the building and some soft costs that would normally be charged to a capital account
 - o QREs do not include expenditures financed by federal, state or local government grants or forgivable loans unless otherwise allowed under Section 47 of the Internal Revenue Code
- Tax credits are transferable
- Tax credits may be refunded or carried forward for five years or until depleted, whichever is earlier

For more details, go to <https://www.iowaeda.com/historic-preservation-tax-credit/>.

Funding Resource Guide

FEDERAL HISTORIC TAX CREDIT (HTC)

US National Parks Service

The Historic Tax Credit (HTC) program encourages investment in the rehabilitation and re-use of historic buildings. The federal tax credit allows program participants to claim 20 percent of eligible improvement expenses against their federal tax liability. The federal tax credit program uses the US Secretary of the Interior's Standards for Rehabilitation to determine what kinds of work are appropriate for historic buildings and eligible for the tax credits (link [NPS website](#)). IN addition, federal tax credits require a property must be income-producing such as an apartment building, upper-story housing on main street or some other commercial use (i.e. private residence ineligible).

For more details, go to - <https://www.nps.gov/tps/tax-incentives.htm>