



To: Mayor and City Council  
From: Dylan Mulfinger  
Subject: Slum and Blight and Tax Abatement Plan  
Date: 6/13/2022

The City of Oelwein is working toward a goal to create an aggressive tax abatement program to encourage construction of residential homes. The program will be most advantageous for multifamily including duplexes. In order to establish a new tax abatement program, the city must conduct a slum and blight survey in accordance with the Code of Iowa.

The city used data from the county in determining the condition of the housing stock of Oelwein. Staff went block by block and categorized each block in accordance with its condition. The City used the conditions from the county and determined any house rated below normal could be considered slum and blight. Over 75 percent of the blocks identified in the study were below normal. A block is considered below normal if more than 25 percent of the homes are below normal. A small amount of lots within Oelwein had homes above normal for more than 25 percent of the block. Some of these above normal blocks were in town with most on the edge of town.

With such a high number of below normal blocks, the city council is declaring a slum and blight finding for the entire city. This determination is also backed by the continual demolition of homes in all quadrants of the city. Over the last three years the city has removed over 50 homes with their locations be scattered across the city. Homes in the less than normal blocks have physical deterioration and cause home values to decline for their neighbors and block.

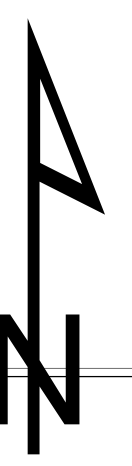
The City will implement the following abatement schedule:

Type of Home	Abatement
Single Family New Construction	Five Year Fifty Percent Abatement
Single Family Duplex New Construction/Renovation	Ten Year Ninety Percent Abatement
Multifamily New Construction/Renovation	Ten Year Ninety Percent Abatement

The city council is encouraging the investment in multifamily, as it opens up housing for almost all occupations in Oelwein. While homeownership is the number one goal, the city understands the need for all types of housing options for new and exiting residents. The need for housing is the most important issue for Oelwein. Council continues to invest in housing by creating an attractive abatement program.

The slum and blight declaration is being made by city council from recommendation of the City Administrator and Community Development Department.





# City of Oelwein Slum and Blight Survey

Percentage Below Normal

- 0 - 25%
- 26 - 50%
- 51 - 75%
- 76% +

