

*Western Iowa Advantage is a collaborative group of economic development officials in Audubon, Calhoun, Carroll, Crawford, Greene, Ida, and Sac Counties.*

## WIAD Region Receives 2 Low-Income Housing Tax Credit Awards

The Iowa Finance Authority Board of Directors awarded a total of nearly \$10 million in federal housing tax credits to support the construction of a total of 385 affordable rental homes for Iowans. The awards were made to 11 rental housing projects located in Adel, Audubon, Bondurant, Boone, Carroll, Cedar Rapids, Davenport, Grinnell, Hiawatha, Ottumwa and Winterset.

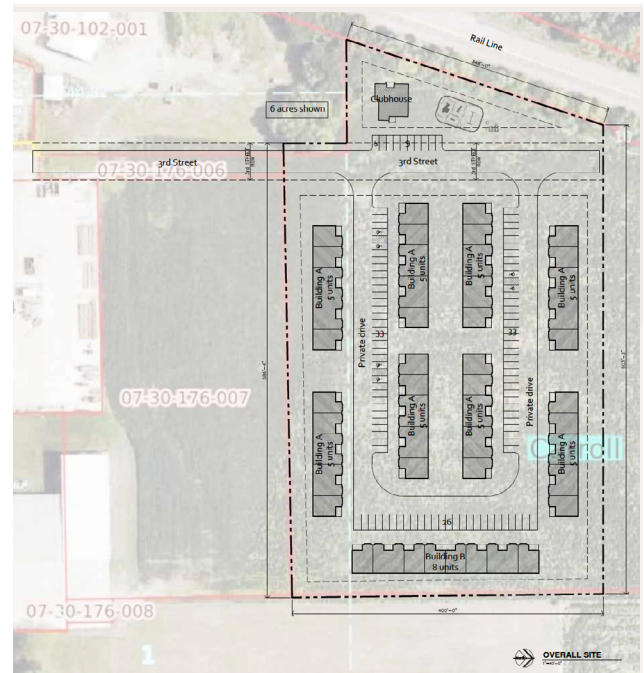
“Housing is foundational to the economic mobility of Iowans and the strength of our communities,” said Iowa Finance Authority Executive Director Debi Durham. “The tax credit awards that were announced will provide hundreds of Iowa families and seniors with homes in which they can thrive in urban and rural communities all throughout the state.”

“The addition of the 35 rental homes to be constructed at the Villas at Fox Pointe Audubon will provide dozens of families with an affordable place to call home right here within our community,” said City of Audubon Mayor Barb Jacobsen. “This investment in Audubon will spur many economic ripple effects as more of our workforce will be able to live near where they work.”

The Internal Revenue Service makes an annual per capita allocation of federal tax credits to each state for the Federal Housing Tax Credit program. The Iowa Finance Authority is charged with allocating those credits to affordable housing developers. The developers who receive tax credits sell them to investors to generate equity for the housing developments.

The Iowa Finance Authority received 24 applications requesting more than \$20 million in housing tax credits in the 2022 tax credit round. IFA had a total of approximately \$10 million available to allocate.

The actual awards total nearly \$100 million because the credits are committed annually for a 10-year period. The full listing of awarded projects can be viewed by clicking [HERE](#).



*The Reserves at Governor's Field - Carroll*

## National Manufacturing Day Events

On October 7, 2022, ACED celebrated National Manufacturing Day in Audubon County. Audubon County Economic Development (ACED) hosted a career day for area high schools students and a job fair. This type of event is very important to attendees and the companies to highlight various career fields and showcased our local businesses.

Iowa is home to approximately 6,080 manufacturing companies and contributes \$34.0 billion to Iowa's economy. Manufacturing employs over 226,000 people on average in Iowa. Over the next decade, 4 million manufacturing jobs will likely be needed, and 2.1 million are expected to go unfilled if we do not inspire more people to pursue modern manufacturing careers. Moreover, according to a recent report, the cost of those missing jobs could potentially total \$1 trillion in 2030 alone. (Source: Deloitte and The Manufacturing Institute)

If you were asked “what is manufactured in Iowa?” – the most common response is machinery, but manufacturing in Iowa is so much more! Food, beverage and tobacco products, machinery, chemical products, computer and electrical products, fabricated metal products, mineral products, plastics and rubber products, primary metals, electrical equipment and appliances, and wood products are the top ten products produced in Iowa.

Audubon High School, IKM-Manning and Coon Rapids-Bayard brought a combined total of over 90 students and staff to visit with nine local companies: Accusteel, Amanco (Astec), AMVC, Eagle Acres, Global Precision Parts, Puck Enterprises, Inc, TNT Industries, Van Wall Equipment, Vetter Equipment, and DMACC. Students had a Bingo card to win prizes and were encouraged to visit with the representatives about career paths within their prospective companies.

This event was well attended and plans are underway for a larger event next year.



## Featured Available Site - Calhoun County Business Park

Calhoun County Business Park is a new 115-acre business park located at the intersection of U.S. Highway 20 and IA Highway 4, just north of Rockwell City, Iowa. Four-lane U.S. Highway 20 provides a direct and easy 56-mile drive to Interstate 35 and 90-mile drive to Interstate 29. The dedicated highway interchange near the Park makes it an ideal location for warehousing, distribution, cold storage, and other logistic service providers. Calhoun County Business Park is located in a Federally-designated Opportunity Zone and is locally designated as an urban renewal area, offering potential financial incentives for development. A flyer with more information can be found [HERE](#).



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## Suite Availability at the Mix in Manson

The Mix shops and suites in Manson has availability for anyone looking to start their own business or those looking for a new location. Suites are currently available for rent at the Mix which is located at 931 Main Street, Manson, IA 50563. Call 515-408-4915 for inquiries.



## Western Iowa Advantage Holds Summit focused on Creating Vibrant Rural Communities



*Danny Heggen, Director of Development & Investments at DEV Partners discusses new housing with summit attendees.*

On October 5, 2022 Western Iowa Advantage held a summit focused on creating vibrant rural communities. Stakeholders from western Iowa attended the summit which was held at the Templeton Center in Templeton, Iowa. The schedule included sessions on downtown revitalization, public art, public and private investment into communities, housing development/redevelopment, and provided an opportunity to showcase successes from within the WIAD region.



## Introduction to Planning and Zoning Workshop

November 29, 2022 5:30pm - 8:00pm

**About:** The Introduction to Planning and Zoning for Local Officials workshop is a three-hour session designed to introduce the basic principles of land use planning and development management to elected officials, planning and zoning officials, and board of adjustment members without formal training in the subjects. The workshop highlights issues frequently faced in the land use process, such as the roles and responsibilities of the planning and zoning commission, the board of adjustment, and the elected council and board of supervisors. It also will highlight legal issues frequently faced by local officials, such as variances, special uses, nonconforming uses, spot zoning, hearing procedures, and conflicts of interest.

**Cost:** \$20 per person and includes:

- Workbooks to attendees that include the presentation itself
- Series of factsheets detailing different areas of planning and zoning law in Iowa,
- Best practices for how to succeed in the various roles in local government that touch on planning and zoning.
- Dinner

**Registration:** Click [HERE](#) to register online.

Workshop Presented by: **IOWA STATE UNIVERSITY**  
Extension and Outreach

Hosted By:

**REGION XII**  
COUNCIL OF GOVERNMENTS  
1009 East Anthony Street  
Carroll, IA 51401

## Western Iowa Advantage Region Sees Decrease in Unemployment Rate in September 2022

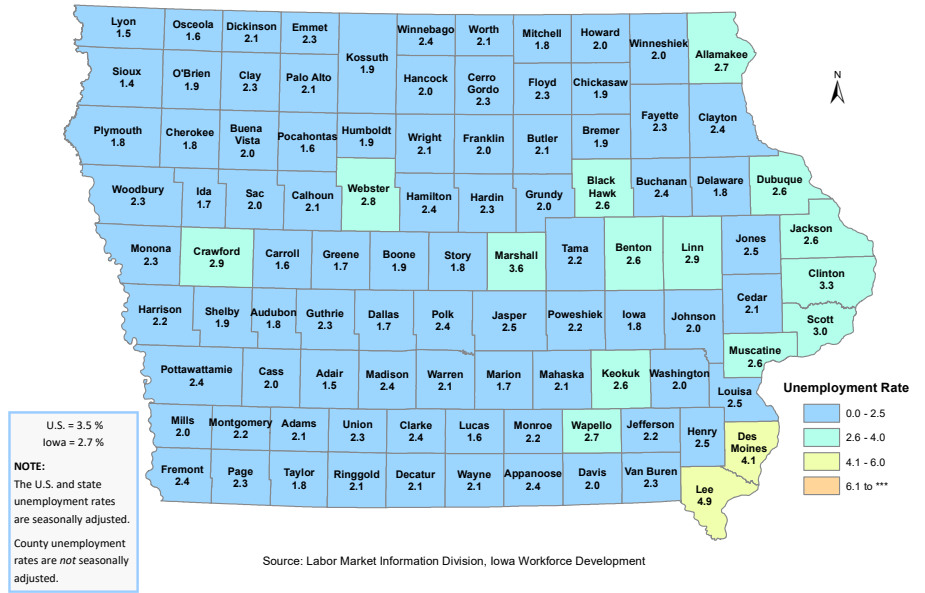
The Western Iowa Advantage Region's monthly unemployment rate (not seasonally adjusted) was 2.0 percent in September 2022 down from 2.9 percent in September 2021, according to figures released from Iowa Workforce Development. Iowa's unemployment rate was 2.4 percent in September 2022 down from 3.4 percent in September 21. The U.S. unemployment rate was 3.4 percent in September 2022. Total employment in the region rose to 39,390 in September 2022 from 38,250 in September 2021.

Western Iowa Advantage tracks various economic indicators in Audubon, Calhoun, Carroll, Crawford, Greene, Ida, and Sac Counties in Iowa, including employment trends.

County unemployment rates in the region for September 2022:

- Audubon 1.8%
- Calhoun 2.1%
- Carroll 1.6%
- Crawford 2.9%
- Greene 1.7%
- Ida 1.7%
- Sac 2.0%

### Iowa Unemployment Rates by County September 2022



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