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Item # 19
Date: 5/26/26

RESOLUTION NO. 095 (2025/2026)

A RESOLUTION APPROVING THE APPLICATION FOR THE IOWA THRIVING COMMUNITIES DESIGNATION PROGRAM

WHEREAS, the Iowa Economic Development Authority and Iowa Finance Authority administer the Iowa Thriving Communities program to recognize and support communities demonstrating innovative approaches to housing, workforce attraction, community development, and quality of life initiatives; and

WHEREAS, the City of Nevada has undertaken significant efforts to promote workforce and affordable housing through strategic planning, redevelopment initiatives, public-private partnerships, infrastructure investment, and community collaboration; and

WHEREAS, the City of Nevada desires to submit an application for the 2027–2028 Iowa Thriving Communities designation to further support ongoing housing, economic development, and community vitality efforts; and

WHEREAS, the City Council finds that participation in the Iowa Thriving Communities program is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Nevada, Story, County, Iowa, does hereby approve the submission of the City of Nevada’s application for the Iowa Thriving Communities designation program. The Mayor and City Clerk are hereby authorized to execute all documents necessary to complete and submit the application.

PASSED AND APPROVED this 26th day of May, 2026.

Ryan Condon, Mayor

ATTEST:

Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 095 (2025/2026) be adopted.

AYES: _____
NAYS: _____
ABSENT: _____

The Mayor declared Resolution No. 095 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 095 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 26th day of May, 2026.

Erin Mousel, City Clerk

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Iowa Thriving Communities

We are pleased to invite your community to submit a full application for the 2027–2028 Iowa Thriving Communities designation. Full applications are due by **June 5, 2026, at 4:30 p.m. CT.**

The application is available at iowagrants.gov and can be easily accessed by searching “Thriving” in the page’s search bar.

IEDA | IFA is placing a strong emphasis on communities demonstrating innovative approaches and going above and beyond traditional tools to welcome housing for all. A key component of Iowa Thriving Communities is storytelling, and this is your opportunity to highlight how your community is leading the way. We encourage you to showcase the partnerships, employer engagement and unique local efforts that are helping address housing needs, as well as the people and stories behind that work.

Finalists will be **notified on or about July 20** and invited to participate in a live pitch session at the IEDA | IFA office. Communities should plan to include key partners as part of their pitch team, such as major employers, community organizations, hospitals, school districts, and other relevant stakeholders. This **spirit of collaboration should be clearly reflected throughout your application.**

2027-2028 Iowa Thriving Communities Timeline

June 5: Full Applications due from invited communities - Applications must be submitted by 4:30 p.m.

July 7-8: In-person finalist pitches – IEDA | IFA office in Des Moines

Sept. 8-10: Iowa Thriving Community representatives attend HousingIowa Conference in Des Moines

Scoring

Applications will be scored on the following six categories:

- Financial Support
- Planning and Assessment
- Targeted Location(s)
- Strategic Leadership and Partnerships
- Workforce Attraction and Retention
- Iowa Thriving Community Aspects

Please enter a summary explaining why the community is innovative and thriving in its purposeful planning and assessment to address the city's housing needs.

Summary should be overview of submitted documentation. 250 Characters

Nevada demonstrates thoughtful intentionality by transforming data, strategic planning, innovative redevelopment, incentives, and coordinated public-private partnerships into measurable action that expands workforce and housing opportunities for all.

Additional Scoring Considerations

Supply documentation for each item as applicable.

- Does the city have locally adopted Building codes (building code, electrical code, mechanical code, and plumbing code) and performs inspections pursuant to such codes
- Comprehensive Housing Plan that addresses the need for affordable housing that is no more than 5 years old (includes housing element, addresses current needs in the community and evidence of city following plan)
- Rural Housing Readiness Assessment – Iowa State University Extension and Outreach
- Housing Needs Assessment – Completed within the past 5 years

IFA | IEDA are seeking communities that are going above and beyond as ambassadors for housing in their communities. This category is intentionally broad to allow for creative storytelling of how communities are leveraging innovative methods to attract housing opportunities for all income levels.

NOTE: Letters of support are not sufficient documentation. Successful documentation includes city policies, city resolutions and summaries of recent local actions that support the City's commitment to diverse housing options.

Please enter a summary explaining why the community is innovative and building strategic leadership and partnerships

Summary should be overview of submitted documentation. 1500 Characters

Progress would not be possible without the collaborative efforts between the City of Nevada, the Nevada Economic Development Council, Story County, developers, employers, nonprofit organizations, local investors, and regional partners working together to address housing needs across all income levels. Nevada's 2040 Comprehensive Plan, completed in 2022, guides future goals and strategies surrounding housing, collaborative, and quality of life enhancements including strategic redevelopment efforts while supporting long-term community sustainability. The planning process brought together diverse stakeholders to help envision the community's shared future and establish housing-friendly policies that continue guiding implementation today.

Through proactive City support and coordination, strategic partnerships have supported redevelopment of underutilized properties, workforce housing initiatives, housing rehabilitation programs, employer engagement, regional housing coordination, and collaboration with the school district and county. Partnerships with organizations such as the Story County Housing Trust and Mid-Iowa Planning Alliance have strengthened implementation capacity.

Other implementation efforts include locally adopted building codes, inspections programs, housing-friendly land use policies, flexible development coordination, and support for Workforce Housing Tax Credit projects.

List the types of city support:

1500 Characters

Please upload supporting documentation

- Nevada's 2040 Comprehensive Plan guides comprehensive planning alignment, future land use planning, strategic redevelopment planning, and housing-friendly growth policies.
- Staff coordination with developers, permitting assistance, utility coordination, technical assistance, and grant administration support for housing projects.
- Infrastructure investments including water/sewer extensions, utility infrastructure, street improvements, stormwater improvements, sidewalks, and trail connectivity supporting existing and future housing developments.
- Redevelopment of underutilized properties to expand housing opportunities and strengthen neighborhoods.
- Employer engagement and collaboration with the school district, Story County, regional partners, nonprofit organizations, and local investors.
- Regional housing coordination, public-private implementation partnerships, investor engagement, and intergovernmental cooperation.
- Locally adopted building codes, inspections programs, flexible development coordination, supportive zoning practices, and housing-friendly land use policies.
- Willingness to pursue Workforce Housing Tax Credit projects and other housing funding opportunities to support workforce and affordable housing growth.

Additional Scoring Considerations: Check and supply documentation for each item that applies below.

- Other local government or quasi government (county, school district, COG, etc) support
- Other local nonprofit organizations, especially those serving low-income households
- Local Neighborhood Support
- Innovation
- Other

IFA | IEDA are seeking communities that are using their resources to strategically invest in housing in their communities. This category is intentionally broad to allow for creative and innovative solutions to how communities are leveraging funds.

Please enter a summary explaining the financial support initiatives available or planned for investing in housing

Summary should be overview of submitted documentation. 500 Characters

Nevada has recently leveraged more than over \$8 million in local, state, and federal partnerships to advance housing and community development. Initiatives include Workforce Housing Tax Credits, brownfield redevelopment credits, TIF agreements, sliding-scale tax abatements, demolition incentives, and CDBG partnerships supporting new subdivisions, downtown upper-story housing, and redevelopment projects. These investments are driving construction of more than 500 planned or completed housing units citywide.

Additional Scoring Considerations: Check and supply documentation for each item that applies below.

- Waived Fees or In Kind Contribution
- TIF and/or Tax abatement
- Active use or willingness to use any TIF LMI set-aside funds held by the city to provide LMI housing assistance
- Local financial support
- Land, including from private sector land owners
- Nuisance property abatement process
- Property acquisition through voluntary assignment of tax sale certificate or purchase at tax sale
- Local Match contributions to the Local Housing Trust Fund (LHTF) serving the community (documentation of the city's financial or other Local Match contributions to the LHTF should come from the LHTF in order to confirm receipt)
- Other

IFA | IEDA are seeking communities that are intentionally and proactively driving the development of workforce and affordable housing in specific neighborhoods or sites. This category provides an opportunity for communities to describe specific needs in a neighborhood along with how future residents will benefit.

Please describe how the community is driving workforce and affordable housing development to targeted locations.

1500 characters.

Priority areas include completing work at Oak Park, South Glenn, and Northview subdivisions. Trailside, downtown redevelopment sites, and infill housing projects within existing neighborhoods.

These are a mix of owner occupied and rental units. The City has partnered with developers through Tax Increment Financing (TIF) agreements, phased infrastructure improvements, and tax abatement programs to encourage long-term investment and affordability.

Northview is planned for up to 180 homes including the Sierra Estates project for 138 units supported by a 10-year sliding scale tax abatement.

Nevada has also prioritized redevelopment and adaptive reuse within the downtown district. The Capstone project converted a former underutilized property (old Story Medical Center) into 60 apartment units using Brownfield Tax Credits, Workforce Housing Tax Credits, and a 10-year tax abatement. Additional upper-story housing projects above downtown commercial buildings and former hotel properties are creating new rental opportunities while supporting local businesses and walkability.

These investments are supported through partnerships between the City of Nevada, NEDC, Story County Housing Trust Fund, and IEDA/IFA programs to ensure strategic housing growth and long-term community benefit.

Targeted locations may include a subdivision(s), neighborhood(s) or specific site(s), for example, and may be provided in the form of a priority list of areas targeted for housing development within the community.

Please enter a summary explaining how the community is driving workforce and affordable housing to targeted locations within the community

500 characters. Summary should be overview of provided documentation

Nevada is driving workforce and affordable housing toward targeted growth areas supported by existing infrastructure, redevelopment opportunities, and long-term planning.

- Upload a map identifying one or more targeted locations for housing development that the city will be designating for Thriving Communities scoring, if approved for designation
- Does targeted location(s) include infrastructure to support housing development

Explain how the targeted location(s) and the community as a whole are thriving based upon data provided in the Iowa Profile (mySidewalk) dashboards

1500 characters.

Nevada's targeted housing growth areas are thriving due to strong workforce demand, regional employment growth, and strategic infrastructure investment identified through Iowa Profile and mySidewalk data. As a regional employment center with more than 3,300 inbound commuters, Nevada continues experiencing demand for workforce and affordable housing tied to economic growth and employer expansion. Targeted development areas are supported by existing utilities, transportation access, schools, trails, and proximity to employment centers. Data also highlights the need for additional housing options to support workforce attraction, housing accessibility, and long-term population sustainability. Nevada's strong quality-of-life amenities, redevelopment efforts, and coordinated housing investments position the community to support sustainable growth while expanding housing opportunities across varying income levels. These targeted locations align with the City's 2040 Comprehensive Plan and ongoing efforts to leverage infrastructure, redevelopment, and public-private partnerships to strengthen neighborhood stability and long-term community vitality.

Additional Scoring Considerations:

Check and supply documentation for each item that applies below.

- Development ready (Ready to proceed)
- Specific site(s)
- Thoughtful approach to site selection – how will residents and neighborhoods benefit

Equitable neighborhood incorporation

Other

IFA | IEDA are seeking communities that have developed partnerships with employers to strengthen and invest in the community. This category allows for description of innovative and creative initiatives that are inclusive, supportive and responsive to the community and workforce needs. NOTE: Letter of support are unsatisfactory. Examples of successful documentation includes summaries of recent actions that support the community's commitment to diverse housing options, proactive housing education or other efforts.

Please enter a summary explaining how the community has engaged in conversations and developed partnerships with employers to strengthen the community regarding workforce housing needs

500 characters left. Summary should be overview of provided documentation

Through the existing partnership with the Nevada Economic Development Council, and the NEDC Workforce Committee, collaboration with employers has helped address workforce housing needs through coordinated planning and investment strategies. Employers including 21st Century Rehab and LongView Farms support workforce housing through down payment and closing cost assistance initiatives. These partnerships also supported the launch of Nevada's recent Low to Moderate Income Housing Pilot program.

Please upload a narrative describing the city's efforts in this category

The City has supported through direct and indirect financial assistance designed to reduce development barriers and expand housing accessibility.

The City has financially supported housing initiatives through TIF LMI set-aside funds, infrastructure investments, redevelopment support, and matching contributions for housing rehabilitation programs. These efforts helped support the launch of Nevada's Low-to-Moderate Income (LMI) Housing Pilot Initiative, which combines awards up to \$30,000 in lot cost incentives, \$10,000 in rental rehabilitation grants, and \$15,000 in down payment assistance. This coordinated approach creates solutions for both existing housing rehabilitation and new housing supply simultaneously.

Additional Scoring Considerations: Check and supply documentation for each item that applies below. Employers with active employer-assisted housing initiatives, such as:

- Down payment assistance
- Partnerships to develop new housing for their workforce
- Employer assisted rental or homeownership education
- Employer sponsored inclusionary efforts
- Employer sponsored childcare
- New or expanding workforce demands
- High school or community college trade program
- IEDA High Quality Jobs Awards within 5 years
- Other

IFA | IEDA are seeking communities that are going above and beyond to promote housing, jobs, education and quality of life in their communities. This category provides an opportunity to describe other initiatives, programs and expansions in the community.

Please enter a summary of initiatives the community has undertaken that go above and beyond to promote housing, jobs, education, and quality of life

500 character(s) left Summary should be overview of provided documentation

Community initiatives include the Nevada Field House and SCORE Recreation Complex, expanded trail connectivity, youth programming, Main Street revitalization, strategic planning initiatives, and public-private projects that strengthen workforce attraction and community engagement. Additional projects underway include development of a community dog park, splash pad planning, expanded trail connectivity, recreation improvements, and continued downtown and infrastructure investments.

HEALTHY COMMUNITIES

A healthy community requires a local government invested in actively creating a healthy future today. That means leadership and participation, alongside local public health, and other invested community partners, in foundational public health activities, including conducting community health assessments and subsequently developing and implementing community health improvement plans. A healthy community must meet the basic social needs of their residents in ways that support long-term health, including by ensuring access to education, jobs, healthy food, transportation, internet access, healthcare, and childcare. Because of its impact on the financial wellbeing of families, along with the social and educational preparedness of Iowa's youth for kindergarten, childcare is a particularly impactful determinant of a community's ability to achieve health. Healthy, thriving communities are led by local governments that convene key partners on complex public and social health issues and demonstrate their commitment to invest in long-term solutions. Cities are particularly positioned to impact the built environment and residents' ability to move their bodies and achieve physical health, and thriving cities invest resources in ensuring public works and other city functions support a built environment for healthy living.

Please describe the participation, leadership and specific strategies your community uses to be and sustain a healthy, thriving community

1500 characters including spaces.

The Nevada Flats project, a partnership between the developer and Hunziker Property Management, will provide amenities that support healthy living, including Anytime Fitness offering a three-month incentive membership period for residents before full membership takes effect. Nevada also promotes active living and community engagement through events such as the annual Pizza Pie Looza 5K and the downtown farmers market organized by Main Street Nevada. Community wellness efforts are further strengthened through partnerships with Story Medical, including the Medically Oriented Gym partnership with 21st Century Rehab and Mental Health First Aid and community resiliency training initiatives that support preventative health, active living, and long-term community wellbeing.

- Documented participation in a community coalition that conducts Community Health Assessments (CHAs) and creates and implements Community Health Improvement Plans (CHIPs) for a jurisdiction that includes the community applying for Iowa Thriving Communities designation

These activities should include strategies that address the unique needs of the populations of the community

- Can the community demonstrate zoning codes or ordinances that support a built environment for healthy living or public works, city, or mater plan(s) that demonstrate the consideration for and prioritization of a built environment for healthy living
- Are there city-administered programs and/or city-funded nonprofit partners that offer human and social services for residents

Describe the availability and accessibility of licensed/registered childcare and/or documented city plans promoting the creation of additional childcare capacity

1500 character(s) left :

The community continues working to strengthen childcare capacity through collaboration among local employers, schools, regional organizations, and community partners. A recent

childcare feasibility study completed through United Way of Story County identified community childcare needs, workforce impacts, and opportunities for future expansion. Nevada continues engaging with stakeholders and implementation partners to evaluate action steps and long-term strategies identified through the study. Childcare accessibility and family-supportive growth are also identified as important priorities within Nevada's 2040 Comprehensive Plan, which supports continued planning for workforce attraction, housing growth, and quality-of-life improvements.

Please upload supporting documentation

Describe the availability and accessibility of resources to meet key social determinants of health needs, including but not limited to, schools, jobs, transportation, groceries, broadband, healthcare, and other essential needs

1500 character(s) left

Transportation accessibility is strengthened through HIRTA public transit services available throughout Story County. Residents also benefit from locally available grocery stores, pharmacies, financial institutions, childcare providers, and essential retail services. Continued investment in broadband infrastructure, utility services, sidewalks, trails, and transportation connectivity supports both residents and businesses.

Please upload supporting documentation

CULTURALLY VIBRANT COMMUNITIES (Iowa Arts Council)

Communities of all sizes see the arts and culture as a core part of how to attract and retain workers and residents. Culturally vibrant communities include a mix of spaces, activities and events that provide opportunities for residents to create and participate in the arts and reflect their diverse cultural heritage. Through developing a strong sense of place, local identity and authentic character, cities that embrace the arts and culture are more likely to become "communities of choice" and to attract new residents and skilled workers, which drives housing opportunities. The Iowa Arts Council, a division of the IEDA, works to increase access to the arts for Iowans and promotes creative, place-based approaches to community development. Creative placemaking/keeping can be defined as strategically shaping (or preserving) the physical or social character of a neighborhood, town, city or region around arts and cultural activities." Source: Creative Placemaking (planning.org)

- Does the community provide year-round access to arts and cultural experiences that are local and affordable?
- Has there been demonstrated public-private investment in cultural development through local grants, financing or direct investment in venues, districts or sites that support on-going arts and cultural experiences?
- Has the community applied for funding from the Iowa Arts Council within the last 4 years for a qualified creative place-making/keeping project initiated or primarily led by the city or community-based organization?
- Does the community's current comprehensive plan and/or vision include arts and culture as a pillar or core strategy alongside housing

OTHER

Other narrative

1500 characters left