



FOR IMMEDIATE RELEASE
August 20, 2024

Governor Reynolds awards \$4.2 million to build 129 new housing units in Rock Valley

Rock Valley was devastated by flooding in the early morning hours of Saturday, June 22, when the Rock River rose to a record level, affecting over 500 homes, with an estimated loss of nearly 150+ housing units that consist of single-family, multi-family and trailer homes.

The City of Rock Valley and Rock Valley Economic Development Corp. recognize the importance of retaining and future recruitment of residents to allow our businesses to grow.

"Both organizations understand the important role housing plays in the sustainability of our community," said David Miller, Development Director, City of Rock Valley. "We have been working diligently behind the scenes to partner with local and outside developers, as well as secure grants to offset development costs to developers to create new housing opportunities in Rock Valley, as well as funds to assist those homeowners remodel or acquire a new home."

Rock Valley's leaders and community partners worked with Governor Reynolds to enact a plan and create the State Disaster New Housing Program to provide financial assistance for the development of multi-family and single-family new housing construction. The City of Rock Valley also partnered with private developers and our flood affected citizens to construct new housing in the community.

"Today's awards are about more than building housing," said Gov. Reynolds. "They're about restoring the sense of home that is vital to these disaster-impacted communities. This support will help them begin to heal and find stability once again."

Rock Valley Economic Development Corp. began soliciting project interests and concepts from local and regional housing developers immediately following the disaster. The City of Rock Valley then approved multiple new construction applications to the State of Iowa's Disaster New Housing Grant Program and Workforce Housing Tax Credit Program and are proud to announce the following project awards through the State of Iowa's programs:

Multi-Family Project Awards:

- Valley Vue I, Schafersman Development, LLC: 34 Units (Workforce Housing Tax Credits)
- Valley Vue II, CR Lloyd Associates, LLC: 34 Units (Disaster Recovery New Housing Program)
- Kyle Spaans, Groeneweg Construction: 4 Units (Disaster Recovery New Housing Program)

Single Family project Awards:

- Valley Vue Homes, CR Lloyd Associates, LLC: 25 Units (Disaster Recovery New Housing Program)
- Valley Villas, VG Construction & Stone: 19 Units (Disaster Recovery New Housing Program)

The State of Iowa's award for program funding is that all approved projects must have a local financial match and be completed by June of 2026. The City of Rock Valley has begun a process to streamline these projects by laying the groundwork to assist with planning and zoning, platting, and infrastructure installation. The City of Rock Valley expects preliminary construction to start as soon as possible, with some projects that could be ready for occupancy by the end of the year, with the majority ready for occupancy no later than summer of 2025.

In 2020, the City of Rock Valley underwent a community-wide economic development strategic planning process, which led to the formation of a Housing Task Force. The Housing Task Force administered a Housing Needs Assessment, and partnered with the Iowa State University Extension and Community Outreach to administer the Rural Housing Readiness Assessment Program which led to a formal action plan. New incentives were formed from the action plan, which included; low interest loans, Chamber of Commerce gift card grants and property tax abatement.

“Our past success came from our community steering groups and planning efforts, driven by volunteers and community leaders, which set our community up for success prior to the disaster.” said Kevin Van Otterloo, Mayor, City of Rock Valley. “Those same groups partnered with our local and regional developers to fill the void of available housing for those affected by the flood, as well as create opportunities for those looking for housing in the area.”

As part of the Housing Task Force efforts, nearly 70+ lots were on the market for new housing construction prior to the flooding event in June. These available lots played a crucial role in helping flood affected residents to secure their future and develop a plan after the flood. The City of Rock Valley is thankful for that, but also understands that this is not the only answer to our residents' needs. City leadership continues to strive to provide additional new housing construction opportunities. As new housing is built, the City of Rock Valley and its development partners continue to assess the needs of the community and will continue to work to develop new housing construction opportunities.

Additional Resources:

[City of Rock Valley Website](#)

[City of Rock Valley Strategic Plan](#)

[City of Rock Valley Housing Incentives](#)

[Rural Housing Readiness Assessment](#)

[Rock Valley Economic Development Corp](#)

[State of Iowa Disaster Recovery Information](#)

[State of Iowa Workforce Housing Tax Awards](#)

For more information contact:

Kanan Kappelman: 515.348.6248 communications@iowaeda.com

[State of Iowa Disaster New Housing Tax Awards](#)

For more information contact:

Heather Nahas, (515) 452-2931, heather.nahas@governor.iowa.gov