

Adapt and Grow

What We Heard

“Need more newer construction homes in the \$200k-\$350k range.”

“Do not live in Oskaloosa but have been looking for the last year and have been having a hard time with this housing market.”

/// C. Develop policy and strategies for infill development, ensuring incentives match needs/costs.

Oskaloosa has a successful demolition program to take care of uninhabitable properties (although the incentive may need to be increased). On the other hand, demolitions often result in vacant lots that add to other vacant lots in the city that have not been developed for various reasons. A portion of new housing options to accommodate employment needs or to replace dilapidated housing should happen on these vacant infill lots. Infill development takes advantage of existing infrastructure, helps increase property values, and stabilizes neighborhoods. Steps to develop strategies include:

- A. Identify infill properties and areas within the existing built-up area. Focus on sites that are:
 - › Vacant and buildable.
 - › Underutilized or sporadically developed.
 - › Occupied by unnecessary parking, storage yards, or other paved areas.
 - › Blighting influences in neighborhoods.
- B. Identify strategies for consolidating ownership of vacant lots in older neighborhoods. One of the largest hurdles to transformative infill development is the assembly of land or lots to create economy for development. Most developers/builders do not have the capital, time, or resources to assemble lots from multiple property owners. In areas with a concentration of infill sites or just one large infill property, acquisition and preparation by the City could be a first step.
- C. Establish incentives for the development of vacant lots. The City should identify barriers to the development of vacant lots, especially in target neighborhoods. With the lack of developers working in Oskaloosa, this could mean **selling lots at a discount or giving them for free to for-profit or nonprofit developers to encourage development.**

Map 4.8: Infill Development Example - Western Oskaloosa

Infill Example Features

1. New “N” Street link to A Avenue.
2. Office or flex buildings.
3. High Avenue path to Downtown.
4. Apartment expansion.
5. Parking and 2nd Ave extension.



6. N St with shared use path between High and 3rd Ave.
7. 3rd Ave Improvement with shared use path on south side.
8. 3rd and Suffolk Roundabout intersection realignment.
9. Single level “pinwheel” townhomes.
10. Owner-occupied duplexes.
11. Single-family lots.