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33 new and remodeled properties inside



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36 new home units on horizon in Harlan's Dye Street

HARLAN - A Kansas City firm proposing a housing development in north Harlan has been awarded housing tax credits from the Iowa Finance Authority for the project, it was announced this week.

Prairie Fire Development Group LLC will receive \$710,833 in housing tax credits for a total of 36

new construction affordable units for the Christiansen Meadows subdivision project.

The Iowa Finance Authority Board of Direc-



PRAIRIE FIRE - continued on page 2

Shelby County, Iowa

FOR THOSE WITH VISION, THIS IS NOTHING SHORT OF BEAUTIFUL

WORK WITH PEOPLE WHO CARE ABOUT YOU AND YOUR BUSINESS

There's a collective "how can we help?" mindset that runs to the core of everyone you meet here. From county supervisors to city council members, politicians to street shopkeepers, school principals to museum curators, those who live and work in Shelby County share the kind of optimism and "arm-linking" that seems of another time. Here, however, that kind of mindset is the makeup of our DNA. The idea of "can-do" is still fresh in our minds, not something obsolete.

IS THIS RIGHT FOR YOU?

It's a simple yet critical question to consider: are the people and communities of Shelby County right for you and your business? Is it the right place to find those that will help you prosper and keep your dreams alive? Ultimately, that'll come down to a first-hand visit, but for starters we'd like to share some of what you can come to expect:

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Congrats contractors on another great year of home building & remodeling!



KC Developer eyeing 36 new home units in Harlan

PRAIRIE FIRE - continued from page 1

tors last Wednesday awarded a total of more than \$8.6 million in federal housing tax credits to support the construction of 552 rental homes for families and seniors throughout the state. Harlan's project joined others from Cedar Rapids, Dubuque, Grimes, Marshalltown, Marion, Norwalk, Pella, Red Oak, Spencer, Urbandale and Waterloo.

"The housing tax credit awards announced today will soon have a very real impact on hundreds of Iowa families and seniors who will call them home," said IFA Executive Director Debi Durham. "Not only is affordable housing the cornerstone for thriving families but it's also integral for thriving communities."

"The 12 communities awarded projects today will benefit from the positive economic ripple effects for generations to come."

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 (IFA) received 31 applications requesting more than \$22.2 million in housing tax credits in the 2019 tax credit round and IFA had approximately \$8.8 million available to allocate.

The actual awards exceed \$86.6 million because the credits are committed annually for a 10-year period. These projects have leveraged an additional \$3.5 million in other funds, as determined by the scoring criteria within the 2019 program plan.

Prairie Fire purchased lots in the Dye Street Development in north Harlan last fall and plans to construct multiple attainable and senior housing units, possibly duplexes. The group and city officials all said the project would address the housing Harlan so desperately needs.

Prairie Fire's desire is to bring attainable housing to all communities, catering mostly to those individuals/families that meet the 60-80 percent median income range. The company uses the federal and state tax credits to help keep rents low. In the past six years, Prairie Fire has constructed upwards of 450 units in the Midwest, most recently in York, NE.



HARLAN - Expansion is underway at Westridge Acres

as six new rental units have arrived with possible further expansions on the horizon. Want to learn more about their new opportunities to lease to own homes at West Ridge Acres, give Bill McDaniel a call at 755-3047.



WEST RIDGE ACRES - Six new homes ready to be placed on pads.



WEST RIDGE ACRES - Pads being prepared for new home installation.



RURAL HARLAN - A new home completed on Hwy 59 south.

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HARLAN - South on Hwy 59.



PRAIRIE ROSE LAKE STATE PARK - South of the Park on M-47.



ELK HORN - A new home under construction in the City.

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Harlan - Bomgaaar's on Hwy 59 south.



Harlan - Buck Snort on Hwy 59 south.



HARLAN - in the Dye Street development on Gary Scull Drive. The City's newest memory care facility, Hansen House, is located in north Harlan to serve the Shelby County community. It has 18 units housing up to 20 tenants and only couples may share a unit. The facility has 15,478 square feet with a property value of \$2.94 million.



Downtown Harlan - Harlan Pharmacy at the corner of 5th & Court.

Top 10 Tips to put your home on an Energy Diet

1 Seal leaks in your ducts
\$200 per year can be saved by sealing leaks

20% of all air is lost due to leaks in forced-air duct systems

2 Check that your insulation is correctly installed

Insulation only works as a thermal barrier when in complete contact with your building's air barrier (often drywall) with **no gaps, voids or compression**

3 Replace old, inefficient HVAC units

The short-term cost of upgrading your heating and cooling system to an Energy Star rated unit will pay for itself in lower energy costs in as little as a year.

4 Replace incandescent light bulbs with more efficient CFLs or LEDs
75% less energy

10x longer life;
\$30 saved over its life

5 Use energy-efficient variable speed pool pumps

up to **\$400** per year can be saved by upgrading your pool pump, depending on size of motor, operating hours, and utility rate schedule.

6 Reduce air pressure
 Duct leakage and door closure can cause significant air pressure within a building which greatly increases heating and cooling costs

7 Install shade screens
80% of solar heat gain can be blocked by shade screens; use on east, west and south facing windows

8 Recycle your old refrigerator or freezer in the garage
\$100 per year can be saved by turning off an old refrigerator or freezer

9 Reduce Vampire power
 Disconnect appliances that drain electricity, such as your TV and computer by unplugging them or plugging them into a power strip and switching the power strip off.

10 Set thermostat based on occupancy schedule
\$150 per year can be saved by installing a programmable thermostat by turning down the thermostat by one degree

Find out more about energy efficiency and get a list of energy efficiency rebates currently available to members at nvrec.com

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Harlan - Harlan Dental at 5013 Ridgeway Drive.



Elk Horn - The Danish Table restaurant, located near the former Danish Inn restaurant.

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Your purchase of energy efficient devices can mean rebates to you from HMU. Pick up a rebate application form at HMU for qualifying appliances and rebate details or visit www.HarlanNet.com.

Let Us Help You Lower Energy Costs!

Device	Rebate	Device	Rebate
Central Air Conditioning - Rating (S.E.E.R.), based on 2.4 ton unit		CLOTHES WASHER- Must be Energy Star*	\$50
15 S.E.E.R.....	\$300 - add'l full ton \$125	DISHWASHER- Must be Energy Star*	\$20
16 S.E.E.R.....	\$400 - add'l full ton \$150	FREEZER- Must be Energy Star*	\$25
Window Air Conditioner		DEHUMIDIFIER- Must be Energy Star*	\$10
Must be Energy Star*	\$50	PROGRAMMABLE THERMOSTAT	
GROUND SOURCE HEAT PUMP- Prior approval required for rebate	\$2,000	Half of the purchase price up to \$25	
REFRIGERATORS- Must be Energy Star*	\$50		

*Visit www.energystar.gov for a list of qualifying models.

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Christiansen Subdivision • \$1,000 lots available

HARLAN - There is plenty of room to grow in the Christiansen Subdivision.



Congratulations area contractors on another great year of home & business construction!

HARLAN - two new homes in the Dye Street development, Gary Christiansen Subdivision on Gary Scull Drive.



HARLAN - The scope of the City of Harlan's new Dye Street housing development created the potential for 79 single and multi-family housing lots to the northern edge of the Harlan city limits. Grading, installation of gas, water, electric, phone, fiber optics and sewer lines began at the development site on May 30, 2008.

In 2017, Fouch Brothers, West Des Moines, received tax credit approval and built 25 units in the Christiansen subdivision – 15 single-family homes and 10 duplexes at an estimated total cost of more than \$4.2 million. All of the units are currently occupied, and also in the development are several private homes not associated with the Fouch project.

The Harlan City Council approved the purchase of approximately 40 plus acres of land near Seventh and Dye Streets from Gale Vandenberg for \$175,000, and \$300,000 to Randy Brandon in 2008.

The purchase is part of an overall \$2.5 million project that will see the 40-acre tract developed into housing lots.

\$1,000 lots still available in Christiansen Subdivision

HARLAN - The Christiansen Subdivision land is ready for you to build with infrastructure in place including water, sewer, utilities, streets and sidewalks. There are a variety of lots available to construct your home, and each lot is priced at only \$1,000.

In addition, the USDA Rural Development has a Single Family Housing Loan program which may provide direct loans and loan guarantees to build a new home. Contact the Atlantic USDA Rural Development office at 712-243-2107, ext. 4 for more information.

Once you make an offer to purchase, you can expect the Harlan City Council to act on your offer in at least two City Council meetings which may take 30-45 days. This is part of a normal process to sell and dispose of publicly owned property.

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Avoca construction continues to blossom

AVOCA - A recently development 12-unit housing development, Sunny Ridge Subdivision, is filling up adjacent to East Jaycee St. The development is a block south of the Avoca Country Club. All utilities and streets are being installed by the Avoca Utility Board.

On the horizon are plans for 12 town homes on the cul-de-sac pictured directly at top right. The first four town homes are nearing construction stage and are priced between \$225,000 - 235,000.

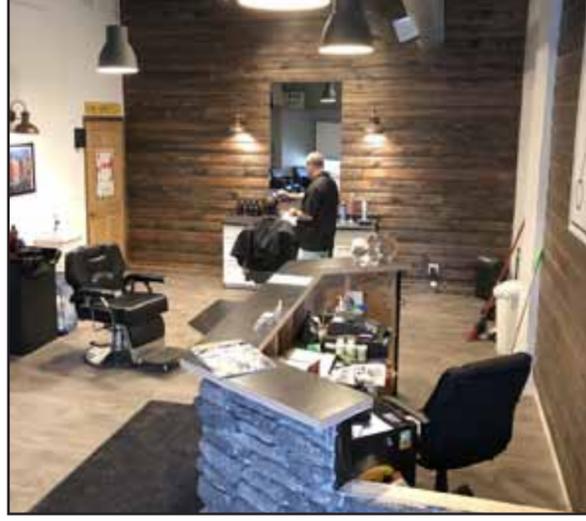
City manager, Clint Fichter said they are working on a second as yet unnamed development adjoining SunnyRidge The 37-acre development will include at least 70 lots and the first 24 lots are currently in design and are expected to be available for purchase by April 2020. Want more information contact Fichter at 712-343-2424.



Harlan business construction & remodeling grows



Downtown Harlan - Four Seasons Travel.



Downtown Harlan - Ryan's Barbershop extensive exterior and interior remodeling.



Downtown Harlan - Floral Elegance & 6th St. Emporium.



At left - ESP, Elite Sales Processing on SW Avenue.



At right - Legendary Dental, 1809 21st St.

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Downtown Harlan - The Flower Barn went under extensive exterior remodeling including new detailed paint and awnings.



Downtown Harlan - H & R Block underwent an extensive interior and exterior remodeling.



Harlan - Extensive interior home remodeling on Cyclone Ave.



Harlan - Extensive interior/exterior remodeling on Cyclone Ave.



Harlan - New two car garage addition on 19th St.



Harlan - New home nearing completion Old Hwy 59 north of Harlan.

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Downtown Harlan - The Purple Door Restaurant on the North side of the square went under a massive remodeling.



Elk Horn - This extensively remodeled home in Elk Horn was converted into multiple private living spaces for the benefit of the Museum of Danish America which has seasonal staff and foreign guests who visit regularly.

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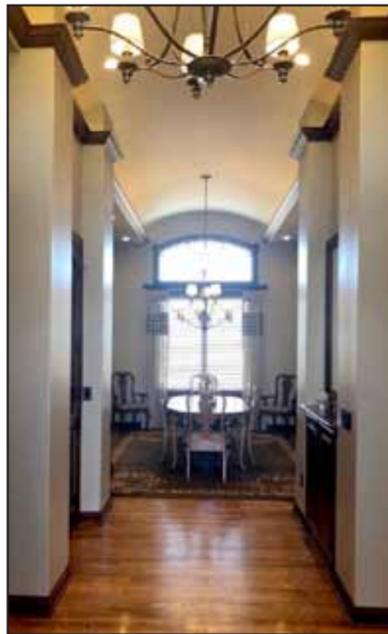
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