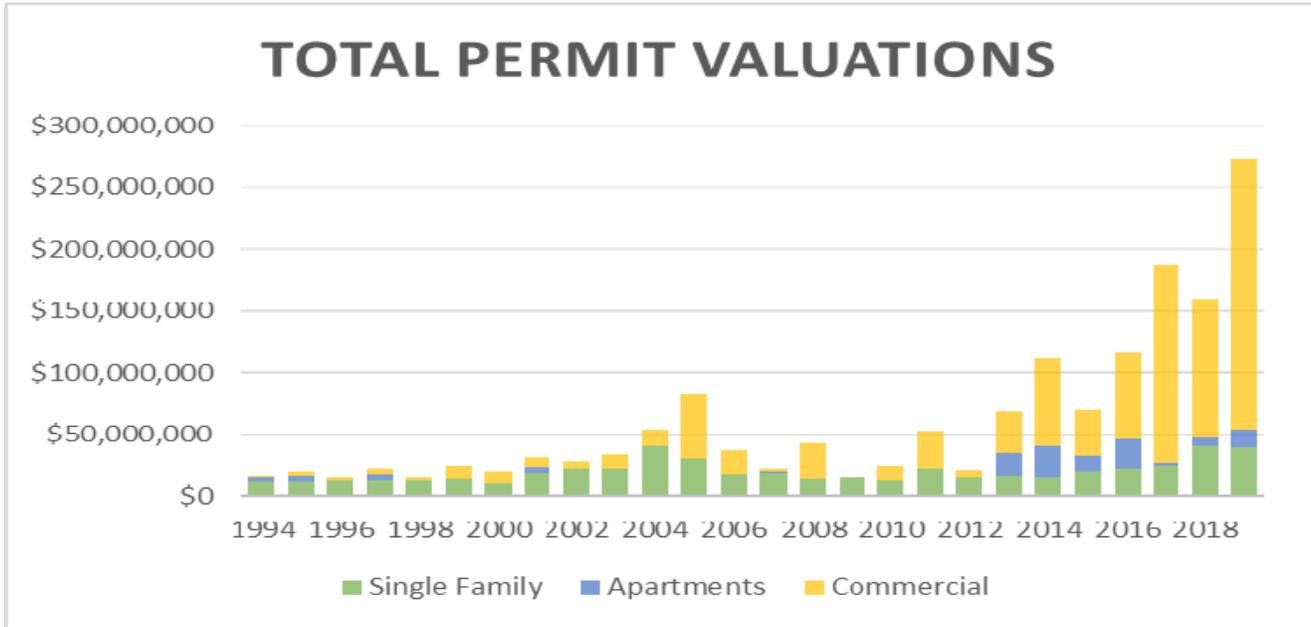


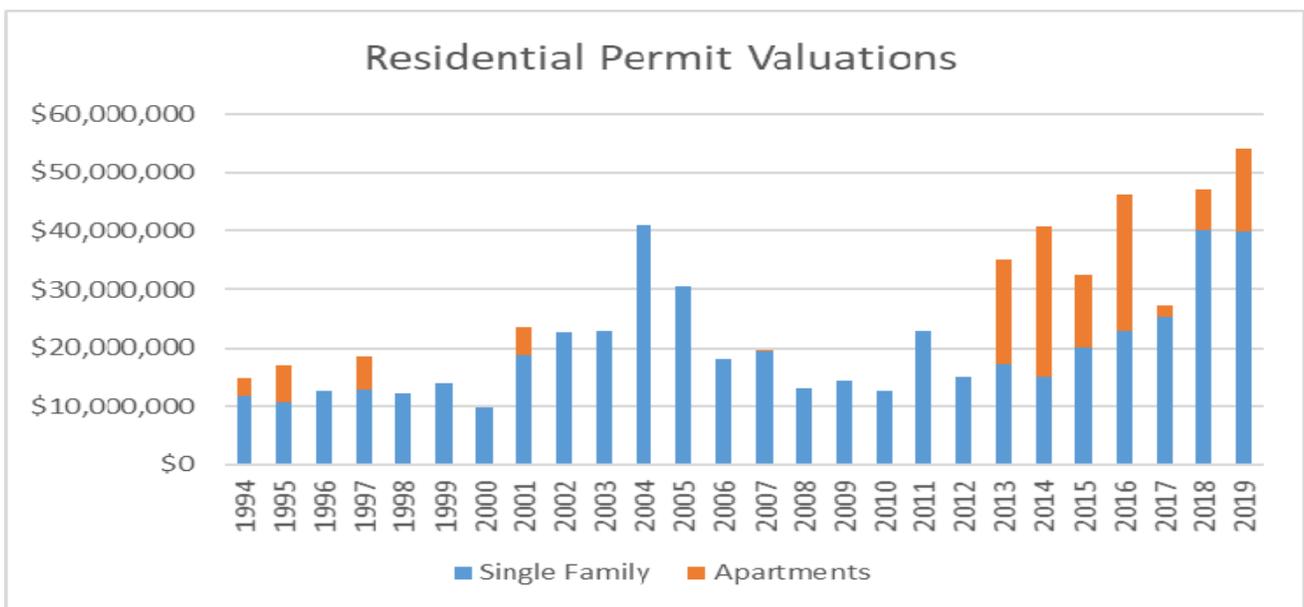
2019 Altoona Community Development – Annual Report

The year 2019 saw another new record for total new building permit valuations. Overall, more than \$274 million dollars of new building permits were issued, almost \$220 million being commercial projects. The previous record high was in 2017 with over \$186 million of total new building permits issued.

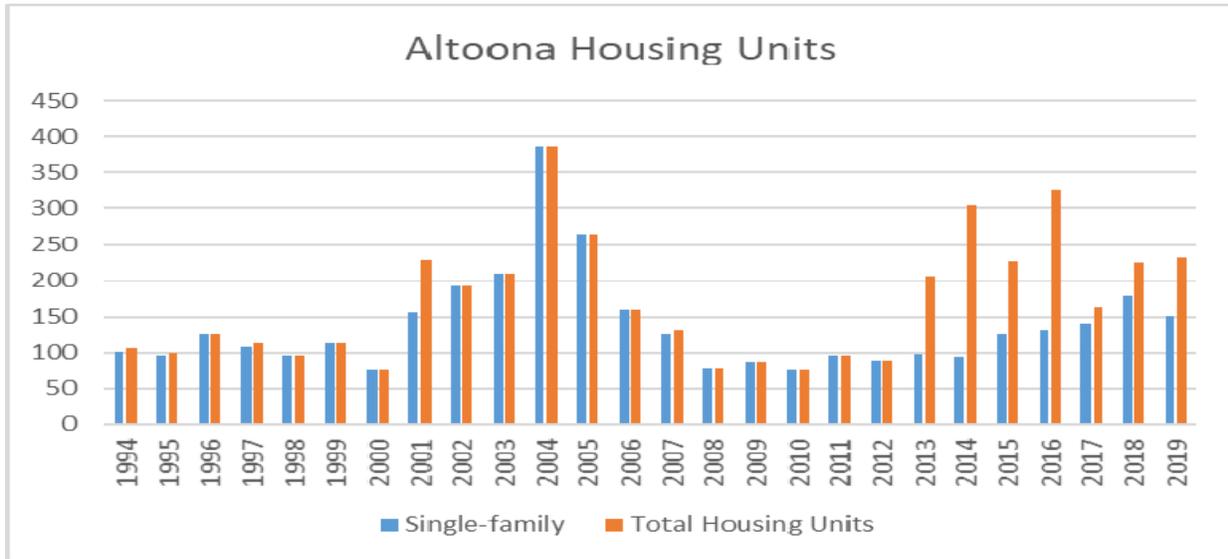


Residential

The estimated population at the end of 2019 is approximately 19,250 residents, up from a 2010 Census population of 14,541, a 32.4% increase since 2010.



Building Permits: 152 new single-family residential building permits with a valuation of \$39,840,987. There were 14 new apartment building permits issued with 80 residential units and a valuation of \$14,288,645. In total, Altoona issued building permits for 232 new residential units. In addition, there were 556 addition/alteration residential permits with a valuation of \$2,962,895, and 1,100 plumbing, mechanical and electrical permits issued.

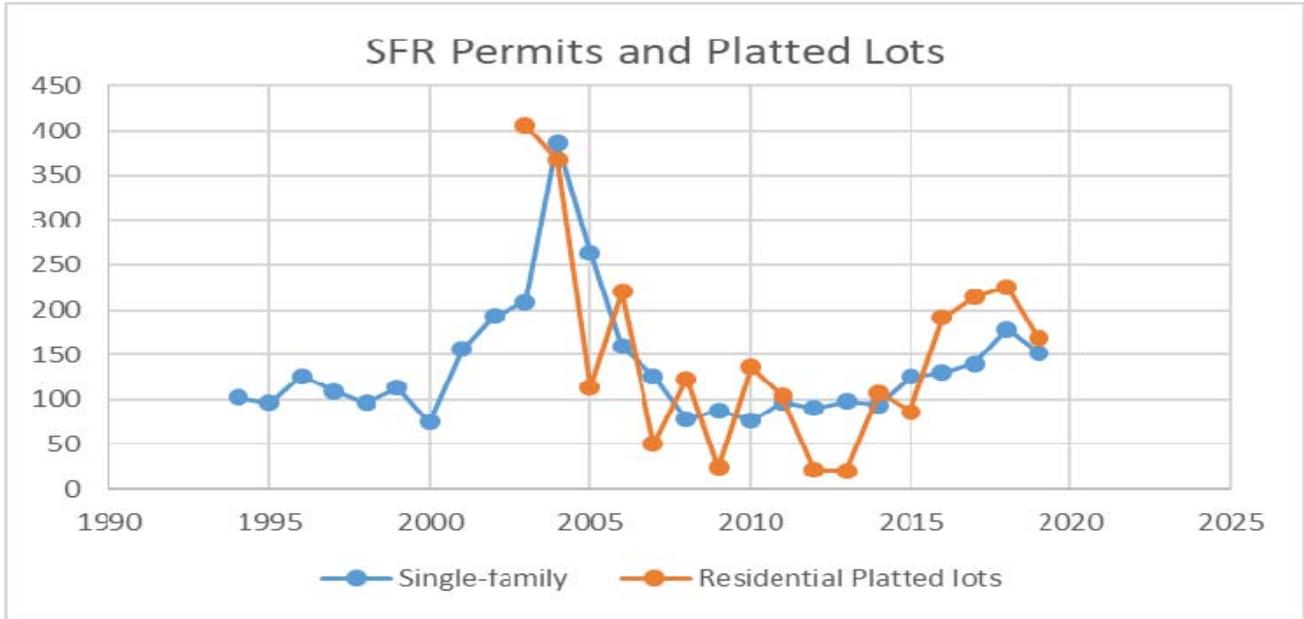


Single-family Final Plats (within City Limits): Approved by City Council

	<u>Lots</u>	<u>Acres</u>
Meadow Vista West Plat 1	50	18.56
Spring Creek Ridge North Plat 1	67	18.00
Tuscany Plat 5	33	6.84
Spring Creek Sports Complex Residential	17	5.62
Ewing Altoona Plat 1	1	6.29
TOTALS	168	55.31

New Residential Development Projects:

Spring Creek Sports Complex Residential	17 SFR lots
Meadow Vista West	71.4 acres, 375 housing units
Scenic Ridge Plat	28 SFR lots



The rental program continues to see increases in units and inspections. Below is a table representing the program. It is important to understand that the single-family units are on a 2-year inspection cycle and the multi-family buildings on a 2-year inspection cycle.

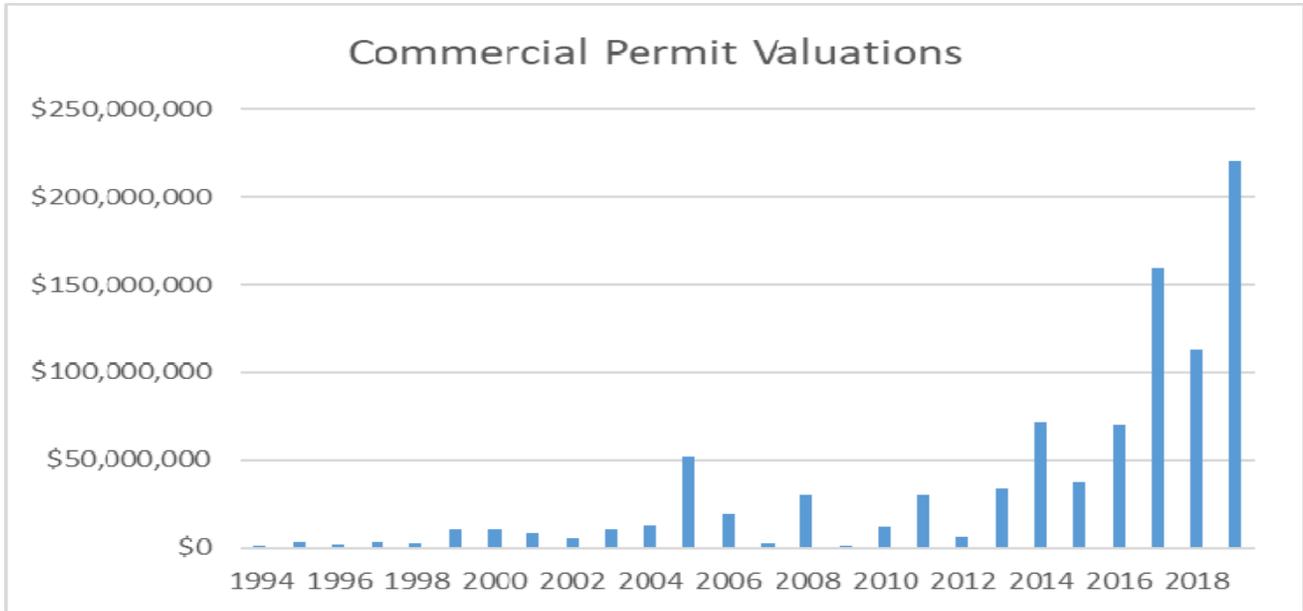
HOUSING DATA 2010-2019

Year/Phase	Number of Rental Units	Single Family Units (3-year insp cycle)	Duplex Units (3-year insp cycle)	Multi-family Units (2-year insp cycle)		Certificates Issued	Properties Left to Inspect	Rental Unit Inspections & Reinspections
				MF Units Buildings	MF			
2010 & 2011	1354	not available	not available	not available	not available	1354	0	not available
2012	854	103	78	673	47	776	0	not tracked
2013	461	102	68	291	23	457	4	not tracked
2014	966	111	26	829	57	967	0	not tracked
2015	860	170	102	588	32	861	1	not tracked
2016	1126	120	70	936	63	716	395	not tracked
2017	783	145	26	612	41	587	196	1196
2018	1286	169	112	1005	70	965	329	1959
2019	1293	149	78	1066	67	1016	277	2150

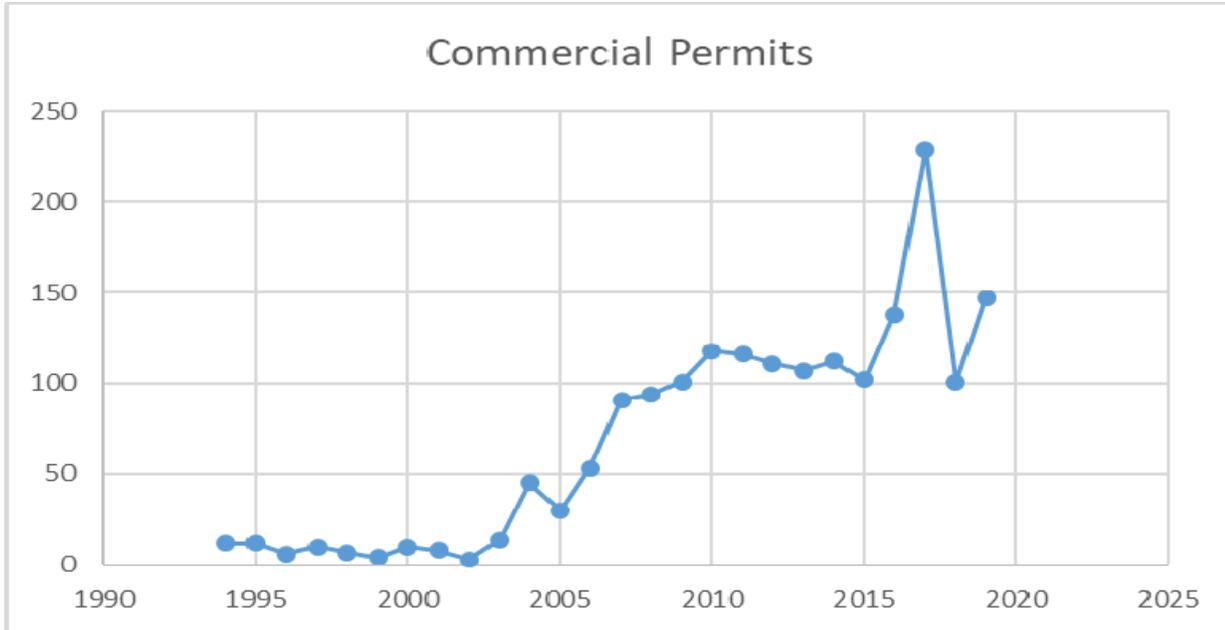
- Notes:
1. You can see growth trends by selecting a rental year for SF or Duplex and skipping ahead to the next 3-year cycle or by selecting a MF and skipping ahead to the next 2-year cycle.
 2. We utilized Safe Building Compliance and Technology to perform rental inspections in 2016 when we were without a Building Official.

Commercial / Industrial

Building Permits: 147 commercial permits were issued for new businesses, additions / alterations, and signs totaling \$219,891,181 of valuation.



Final Plats: Approved by City Council	<u>Lots</u>	<u>Acres</u>
Lions Gate Square Plat 1	3	5.66
Altoona NE Industrial	1	4.91
Clampet Corner Plat	2	1.86
Anderson Plat	4	74.04
LPL Plat 1	1	1.54
Blue Ridge Plat 1	1	23.84



Approved Site Plans:

<u>Description</u>	<u>Building Size</u>
Central Plains Cement	2,200 s.f.
Hyatt Place	70,616 s.f.
Adventureland Roller Coaster	N.A.
Dawson Chiropractic remodel/site	N.A.
Guadalajara/McDonalds site work	N.A.
Jethro’s outdoor patio addition	N.A.
Altoona NE Industrial site work	N.A.
Project Sequelant Staging	N.A.
Project Sequelant Data Center	935,963 s.f.
Blue Beacon Truck Wash addition	1,322 s.f.
Corner Market Rooftop Patio	1,800 s.f.
Graham Warehouse	540,000 s.f.
Lions Square Plat 2	11,000 s.f.
Adventure Life Church addition	5,143 s.f.
Altoona Smiles	10,944 s.f.
MidAmerican Storage Yard	N.A.
Facebook logistics/contractor area	40,000 s.f.
Ss. John & Paul Catholic Church	10,800 s.f.
Hy-Vee Aisles On-line	2,107 s.f.
Burger King remodel	3,532 s.f.
Junior Achievers Child Care	9,225 s.f.
Altoona Park Storage	20,051 s.f.
Aldi	20,442 s.f.
Vintage Altoona	59,051 s.f.
TOTALS	1,744,196 s.f.

In 2019, the City annexed 522 acres of new territory, all by either 100% or 80/20 voluntary annexation. Additionally, over 161 acres of land were rezoned for development use.

Annexations

<u>Property</u>	<u>Acres</u>
Valley, Quinn, et al.	239.524
Koethe	16.197
Meadowlands, et al.	107.742
Cramer, et al.	153.962
Highpointe Church	<u>5.01</u>
Total acres	522.435

Land Use Plan Amendments

<u>Property</u>	<u>Previous Designation</u>	<u>Current Designation</u>	<u>Acres</u>
None.			

Rezoning's

<u>Property</u>	<u>Previous Designation</u>	<u>Current Designation</u>	<u>Acres</u>
SR Holdings, TAT/TAP	A-1	M-1	29.83
SR Holdings, TAT/TAP	A-1	M-2	10.00
Opus Development	A-1	M-1	34.50
Lion Development	A-1	C-2	5.66
Spring Creek Sports Complex	A-1	R-5	5.62
Valley Development pond	A-1	M-1	57.95
Melvin Quinn	A-1	M-1	<u>18.24</u>
		Total Acres	161.80