

Community Scan

CommonBond Communities completes the scan during new property development phase (1-2 years before opening) and every three years once operational. Initial scan is completed by a member of the Advantage Leadership Team and shapes the initial services plan. Updated scans are completed by a member of the Advantage Services Managers team.

Property Name: Unity Square Townhomes

Date scan completed: 10/1/2009 By: Jessie Hendel Anticipated open date: 10/1/2010

Address	100 Unity Square Waterloo, IA 50703(used radio station address 918 Newell St, Waterloo, IA 50703) Census tract 19013001800
Property profile	<p>Unity Square Townhomes is a 40 unit affordable townhome rental development that consists of 2, 3 and 4 bedrooms. Each townhome is equipped with all appliances and has an attached garage. The family townhome community includes a computer lab equipped with the latest technology (computers and printers for resident use) and a community room for meetings, classes, adult and youth programming.</p> <p>Sisters of Mercy of the West Midwest Community invited CommonBond to join in identifying an affordable housing solution in Waterloo, Iowa. The Sisters of Mercy assisted in identifying the site and helped work through neighborhood concerns. The Sisters of Mercy envisioned a community with deep services and provided five years of funding for a full-time Advantage Services Coordinator.</p>
Financing Funding Commitments	8 homeless units under IFA’s definition. Commitment to fulltime services for 5 years through Sisters of Mercy funding.
Neighborhood Overview	<p>Waterloo is a community of 68,406 located along the banks of the Cedar River. The former “Factory City of Iowa” has access to an expansive railroad network and built its economy on several large industrial operations, most of them farming-related. Employers, such as John Deere and Rath Packing Company, provided thousands of stable, well-paying jobs to the region for much of the twentieth century. The city’s fortune abruptly changed in the 1980s as a deep agricultural recession dramatically shook the community that overly depended on a narrow economic foundation for much of its existence. Numerous abandoned properties, some with perceived contamination, scattered the downtown and adjoining areas. Conflicting land uses, poor physical structure conditions and environmental uncertainties dissuaded property owners from reinvesting.</p> <p>In an effort to build community and combat some of these issues the</p>

	<p>City of Waterloo created the “Waterloo Millennium Plan” in 1999 that set forth the goals, actions and specific implementers required to make the community’s vision a reality. For this plan, the City found federal and state funds to start investing and rebuilding Waterloo.</p> <p>The City of Waterloo notifies citizens with information through the City’s website, the local television and radio stations, their cable television public access channel, newspaper articles and through the Neighborhood Services newsletter.</p> <p>Unity Square Townhomes will reside in a neighborhood known for its deep roots and community appeal. The townhome community was named after the Unity Neighborhood Association where buildings are located. The townhomes are approximately three blocks from an elementary school and less than two miles from a middle school and high school. The nearest grocery store is two miles away. Also, within two miles there is a hospital, nursing college and several convenience stores. The city also has a public transportation system that runs from 6:00 am to 6:00 pm.</p>
<p>Identified community leaders/potential partners</p>	<p>Through our process of establishing our organization in the City of Waterloo, we were able to establish key partners that would be able to provide our future residents with services and help us establish ourselves in the community. The organizations identified are as follows: KBBG Radio Station, Northeast Iowa Food Bank, Cedar Valley United Way, Positive Steps, Operation Threshold, Jesse Cosby Neighborhood Center, Iowa Heartland Habitat for Humanity, Cedar Valley Friends of the Family, Exceptional Persons, Inc., Consumer Credit Counseling Services, Goodwill Industries, Community Housing Initiatives, Pathways, Inc., Iowa State Extension, YWCA and faith-based organizations such as the Salvation Army, Eastside Ministerial Alliance, Catholic Charities and St. Vincent de Paul. Organizations that provide various levels of health care include People’s Clinic and Black Hawk-Grundy Mental Health Center for mental health.</p> <p>These organizations provide many services to the City of Waterloo, including but not limited to: counseling, case management, life skills training, financial literacy classes and victim advocacy. These activities help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment.</p> <p>Sister of Mercy have relationships, deep roots and a commitment to Waterloo. They are our champion.</p>
<p>Community assets * Identified via discussions with community leaders</p>	<p>Some of the Community assets that are identified were programs and services to meet the differing needs of individuals as they progress toward self-sufficiency. These community assets included, but are not limited to: schools, churches, a public library, hospital and medical</p>

	clinic; the Neighborhood Associations which provide Neighborhood Partners to assist residents with finding resources; organizations like the YWCA that provide recreational activities for free or at a low price; nonprofits such as Family and Children’s Council which provides resources for parenting classes and child abuse resources and the Neighborhood Hub which serves as a resource center providing youth activities and adult educational programs.
Community challenges * Identified via discussions with local leaders	As a part of our plan to establish our organization in the City of Waterloo, we met with key community leaders including the Mayor of Waterloo, City Council, local nonprofit organizations and other stakeholders in the community. The main challenges identified were: (1) lack of affordable housing; (2) deteriorating neighborhoods and facilities that serve lower- income populations; (3) diverse employment opportunities; and (4) gaps in the participation of private industry and better coordination of resources.
Census tract data	
Unemployment rate	25%
Average Household income	\$23,333
% of households living in poverty	39%
Race	79% Black, 14% White, 7% Native Hawaiian/Pacific Islander
% of homeowners vs renters	53% Homeowners
Educational attainment	75% High School Diploma, 15% Bachelors or Higher
Rental Vacancy rate	5%

Local community resources/partners

Organization Name	Overview	Contact information	Advantage Services Program Area
Iowa Workforce Development (IWD) & IowaWorks	IWD is a state agency committed to providing employment services for individual job seekers through our IowaWORKS partnership	<p>IOWAWORKS CENTER</p> <p>Location: 3420 University Avenue Waterloo, IA 50701</p> <p>Phone: 319-235-2123 Fax: 319-235-1068</p> <p>Workforce Investment Opportunity Act (WIOA) and PROMISE JOBS Information Phone: 319-291-2546 Fax: 319-291-2651</p> <p>Email: Region7.Web@iwd.iowa.gov</p>	Education and Advancement

<p>University of Northern Iowa Center for Urban Education (UNI-CUE)</p>	<p>Expand awareness about educational opportunities and to assist eligible students to enroll in a high school equivalency program or post-secondary institution. The UNI EOC program strives to assist individuals with overcoming educational barriers.</p>	<p>UNI Center for Urban Education (UNI-CUE) 800 Sycamore Street Waterloo, Iowa 50703-4730</p> <p>Phone: (319) 273-4772 Fax: (319) 433-0160</p>	<p>Education and Advancement</p>
<p>Iowa State Extension (ISU)</p>	<p>Present information for everyday living through public programs & workshops, direct mail, radio, television, and newspapers. Staff members also provide one-on-one counseling, advise various organizations & businesses, and organize conferences, workshops and educational courses on Families & Healthy Living Finances Food, Nutrition and Health Home and Family</p>	<p>3420 University Avenue STE B Waterloo IA 50701 319-234-6811 County Staff Directory Fax: 319-234-5581</p>	<p>Health and Wellness</p> <p>Education and Advancement</p>
<p>The Neighborhood Hub</p>	<p>Seeks to improve the health and well-being of all people on the north eastside of Waterloo, Iowa by providing resources and programming so they can live productive, stable lives, and be active agents of change in their neighborhoods.</p>	<p>PHONE (319) 235-5553</p> <p>ADDRESS 805 Adams St Waterloo IA 50703-3201</p>	<p>Stability and Independence</p> <p>Community Building and Engagement</p>
<p>Jesse Cosby Center</p>	<p>The Jesse Cosby Center is dedicated to keeping</p>	<p>Phone (319) 234-1793</p>	<p>Stability and Independence</p>

	and enhancing the quality of life for our neighborhood families--through stewardship of resources and shared responsibility.	Fax (319) 234-1799 Address 1112 Mobile Street Waterloo Iowa 50703 Email info@jessecosby.org	Community Building and Engagement
KBBG Radio Station	a non-commercial educational radio station licensed to serve the community of Waterloo, Iowa.	918 Newell Street Waterloo, IA 50703 Phone: (319) 235-1515	Community Building and Engagement

Recommended Service plan:

Service level	Comprehensive
Staffing	Fulltime Advantage Services Coordinator
Partners	Operation Threshold, Jesse Crosby, Goodwill Industries, Cedar Valley United Way, Unity Neighborhood Association
Funding	\$60,000/year for 5 years through Sisters of Mercy
Notes	Name Advantage Center Mercy Advantage Center.

References:

<https://www.enterprisecommunity.org/opportunity360/measure>