![USDA Rural Development — Committed to the future of rural communities.]

Iowa — Rural Housing Programs

Community Building

Turning a Vacant Hotel into Senior Housing

Outline Of Need:
Seniors in rural communities live alone in single family homes; young families struggle to find affordable houses. Additional senior housing benefits both groups.

In Creston, Iowa, the Hotel Iowana (built in 1920) has been vacant for decades and was an eyesore in the community's central business district. A developer purchased the old hotel and began planning to convert it into a senior living complex.

How Rural Development Helped:
The Hotel Iowana has six full floors and a mezzanine level. On the upper floors, there will be 14 one-bedroom units averaging 710 square feet and 9 two-bedroom units averaging 1,017 square feet. At street level, there will be one two-bedroom unit with 1,145 square feet, a community room, a computer lab, and a leasing office. A USDA Rural Development is providing $1 million through its 515 Multi-Family Housing program to assist

Photo:
USDA Rural Development is helping bring a 90-year old building back to life.

in the rehabilitation of this historic property. In addition, all 24 units will be eligible for rent assistance targeted to low-income residents.

The Results:
Construction and rehab of the old hotel, a combined $4.7 million, wrapped up this fall and a grand opening was held Dec. 6. Approximately 60 workers were n the site full-time, many of them from areas outside of Creston. That has had a tremendous impact on the local economy, both for hotels and for restaurants.

In addition, the impact of the project – when completed – will mark a tremendous improvement for the better in downtown Creston.

Fast Facts

Program: 515 Multi-Family Housing
Investment: $1,000,000
Partners: MetroPlains Development, St. Paul, MN
Congressional District: IA– 5
Demographics
Creston, Iowa
Rural Population— 7,834
Impact:
• Short-term construction jobs creation; long-term affordable senior housing in rural community.

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