



## **AGENDA**

### **Housing Board Meeting**

Monday, August 15, 2022 – 4:00 pm

---

Board Members: Chairperson Lynda Payne, Mayor Brett DeVore, Dylan Mulfinger, City Administrator, Dave Garrigus, Warren Fisk

1. Call to Order
2. Roll Call
3. Board Reports
4. Old Business:
  - a. City mapping update
  - b. New member suggestions
  - c. Discussion on 8-plex
5. New Business:
  - a. Discussion with auditor
6. Guest Input
7. Community input
8. Going forward...
9. Adjournment

## **20-24 2<sup>nd</sup> Ave NW Space Use Housing Concepts**

Estimated cost of multi residence style two story construction is \$135 to \$220 per square foot based on complexity and location construction averages. Single story is \$95-\$180 per sq ft. 3 story \$150-\$275.

Oelwein Chamber and Area Development page has average construction for housing at \$80/sq ft. This is likely a number for single family housing, not multi family.

For two 90' x 40' buildings the construction costs would range from \$684,000 - \$1,296,000 for single story, \$902,880 - \$1,471,360 for two story, \$1,080,000 - \$1,980,000 for three story. These are national averages and prices vary greatly based on material cost, availability, location, and market conditions.

This is the full scope of the land layout with 25-foot setbacks notated in all directions

**\*\*R-2 Setbacks: 25 feet front and back, 8 feet side\*\***

The plots combined are approximately 255' x 150'



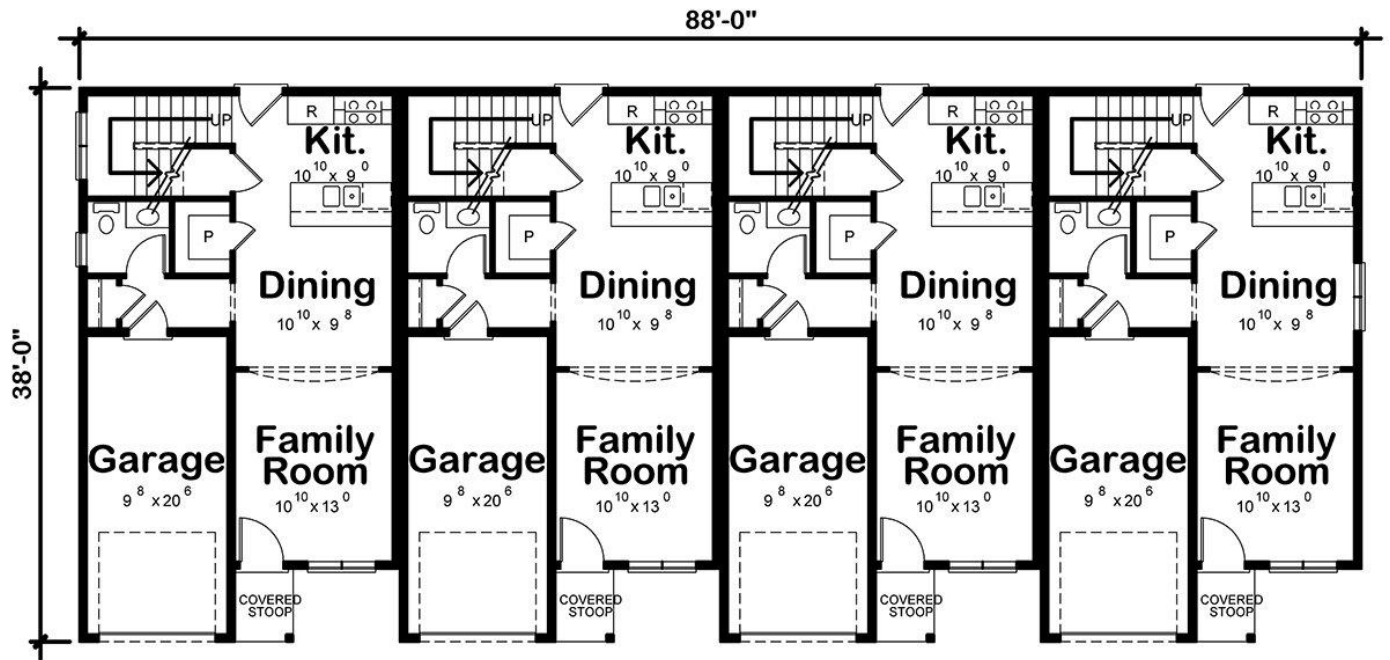
**Approximate layout plan of 2 3-bed 1.5-bath 4-plex's at the 20 and 24 2<sup>nd</sup> Ave NW location.**

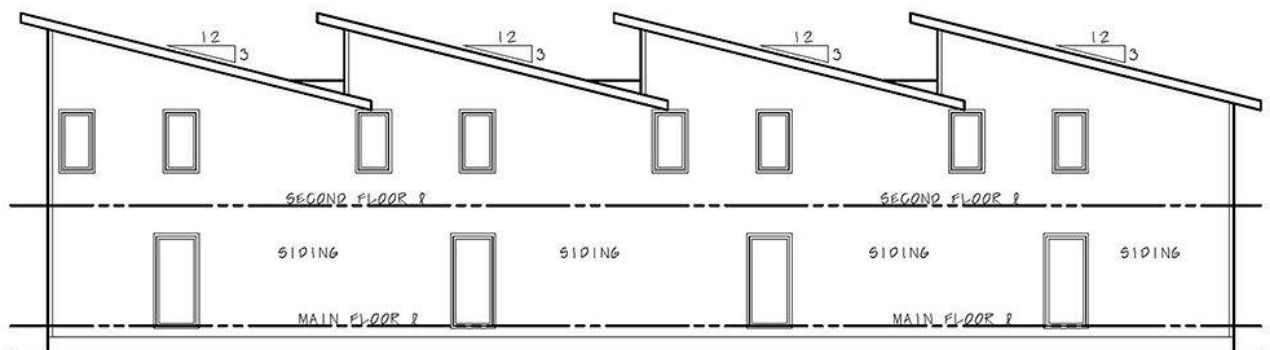
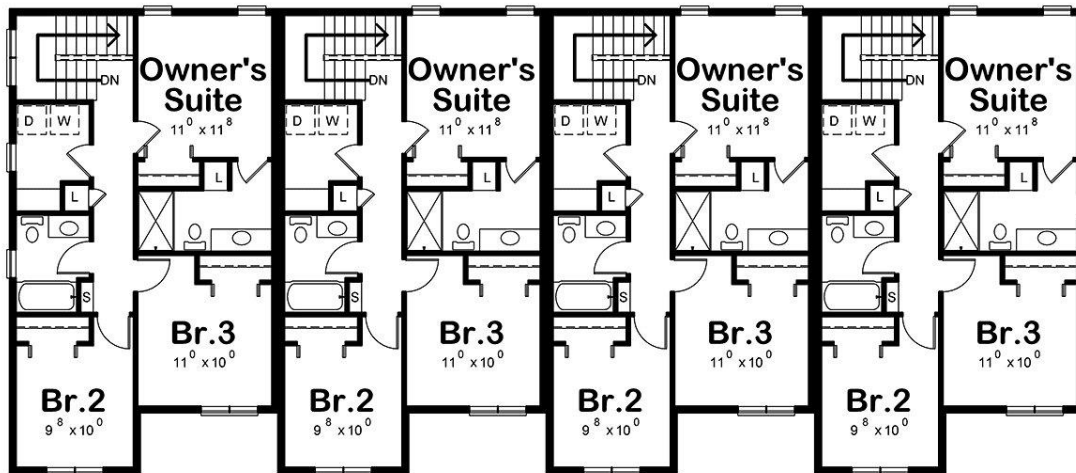
The buildings are 38x88 and have a single stall garage built-in

APPROX LAND LAYOUT 4 PLEX









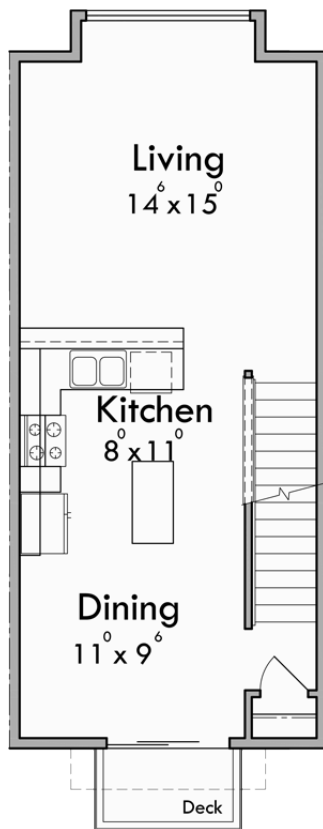
REAR ELEVATION

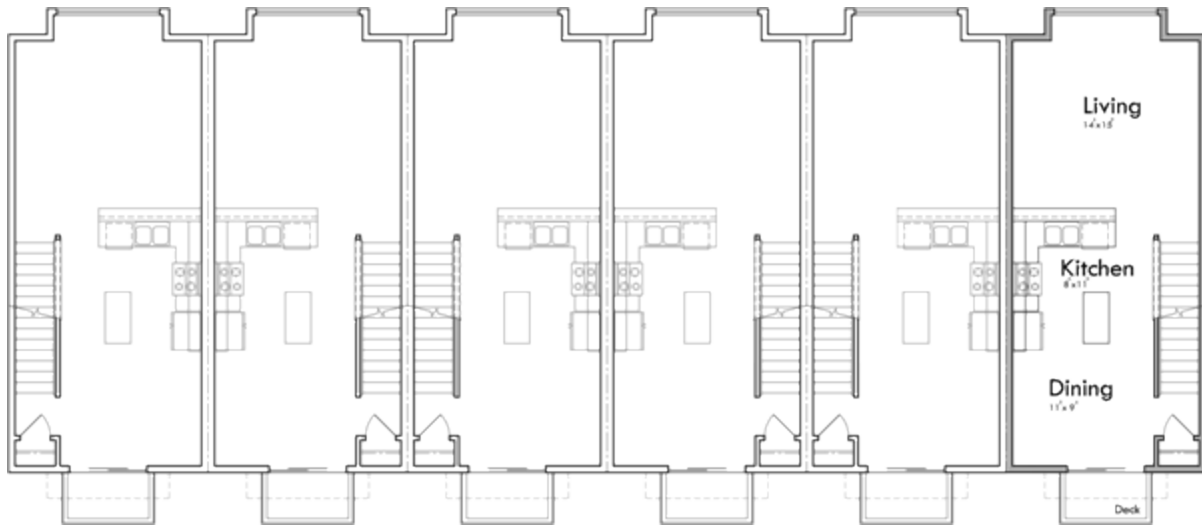
**6-plex plan 93'L – 34'D – 33' 9"H**

**2 BED 2.5 BATH**



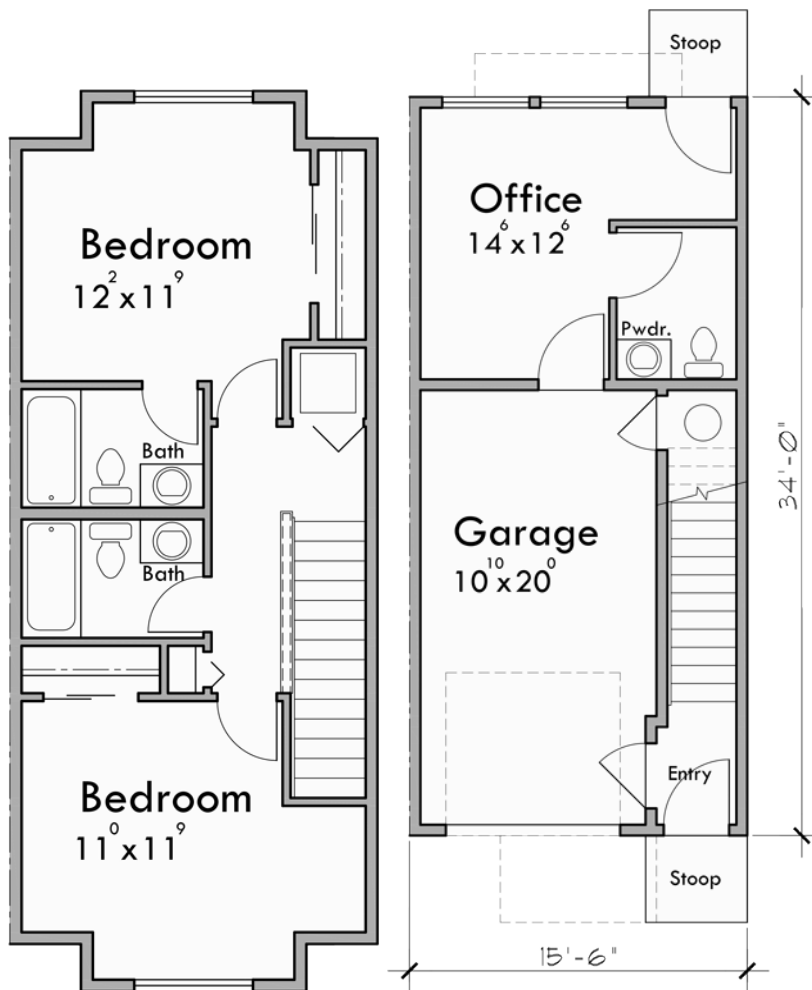
**Main Floor**





TOP FLOOR

LOWER/GROUND FLOOR





APPROX LAND LAYOUT of 6 PLEX





**SINGLE STORY 4 PLEX – 1 BED/2 BED COMBO – 96' X 37'**

**(FOOTPRINT SIMILAR TO 6-PLEX - NO GARAGE IN THIS PLAN)**

