



*Rehabilitated home at
207 South Willard Street*

2022 Annual Report

REIMAGINE WAPELLO COUNTY BY RENOVATING, RESTORING
AND CREATING NEIGHBORHOODS



2022 IN REVIEW

Rippling Waters Welcomes New Executive Director



This February, Holly Berg joined Rippling Waters as Executive Director. Holly comes to the organization after five years as a Senior Planner with Area 15 Regional Planning Commission with a focus on grant writing, project development, and nonprofit strategic planning. In addition to her work at Rippling Waters, Holly devotes much of her free time to community service, including serving on the boards of Main Street Ottumwa, Ottumwa Area Arts Council, and Meet Ottumwa.

Fire-Damaged Home Saved From Condemnation

In 2017, fire ravaged this two-story home located at 207 South Willard. Rippling Waters was provided the opportunity to purchase the home in June of 2021 and collaborated with Villeda Construction to completely renovate the property. Work on the property was completed in early 2022, quickly sold, and is now home to a new family.



Utilizing Partnerships to Address Housing Crisis

Mission 500 is a community-based steering committee with the goal of creating 500 new housing units in Ottumwa by 2030. The committee was developed to oversee the strategies outlined in the 2022 Ottumwa Housing Plan to address the housing needs of the community.

Recognizing the importance of this work, Mission 500 received the Best Practice Award at the American Planning Association Iowa Chapter Conference in October. The City of Ottumwa, Ottumwa Legacy Foundation, Greater Ottumwa Partners in Progress, Rippling Waters, and RDG Planning and Design shared recognition for the award.





New Home Available Soon on Chester Ave

Rippling Waters is putting the finishing touches on the organization's first Homes for Iowa house located at 817 Chester Avenue near Evans Middle School. The mission of the Homes for Iowa program is to reduce recidivism and help solve Iowa's housing shortage by training incarcerated men in building trades through the construction of single family homes to be sold in Iowa.

The homes are built at a facility adjacent to the Newton Correctional Facility near Newton, Iowa. They feature quality 1,200 square foot designs with three bedrooms, two full bathrooms, 2x6 construction, and special touches throughout, including polished window sills and front window seating area. The homes are shipped in one piece and delivered to the building site.

The house was installed in November and utility connections, flooring installation, and porch construction are in progress. The home will be placed on the market in early 2023. Rippling Waters looks forward to continuing to partner with Homes for Iowa on additional homes in the future.

Addressing Long-Time Nuisance Property

With a long history of neglect and nuisance complaints, Rippling Waters was able to acquire 234 East Pennsylvania when it was listed for sale this summer. The property has been a detriment to the neighborhood, with stories of families moving away and others delaying investment in their properties due to its state.

Though some improvements had been completed, much of the home was left demolished and some repairs not performed to code. Rehabilitation work is underway and slated to finish summer 2023.



Properties Sold For Entrepreneurial Endeavor



In 2018, Rippling Waters completed construction of the first two three-bedroom apartments at 303 and 305 East Main Street. In addition to addressing the community's housing needs, the project also encouraged revitalization of the first floors with established revenue for business developers.

The properties were sold in March to Lidtka Estates, LLC, who will be opening a new business in 2023 as well as leasing space to an additional business opening downtown.

Keep up-to-date on our new website: www.ripplingwaters.org



LOOKING TOWARD 2023 AND BEYOND

As we celebrate our successes from 2022, we are excited to build on our progress! Our three-year strategic plan includes:

- Construction of 1-4 new affordable single-family homes annually
- Obtain derelict and at-risk properties to improve targeted neighborhoods
- Complete 1-4 rehabilitation projects annually
- Begin planning future medium density construction projects
- Continue collaboration with Mission 500 and build additional partnerships with community organizations and businesses

Board of Directors



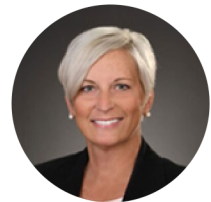
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