

Berg Receives Gene Schultz Community Service Award



Congratulations to our Executive Director, Holly Berg, on receiving the prestigious Gene Schultz award for 2023! The Gene Schultz award is presented annually by Greater Ottumwa Partners in Progress (GOPIP) to an individual whose volunteer experience to the community best exemplifies Mr. Schultz’s own commitment.

Our board is excited and proud of all the work that Holly does not only for our non-profit but for many different entities in Ottumwa. Holly’s dedication to serving our community is infectious. She dedicates her time to helping our community thrive and grow using her strengths to help in numerous ways.

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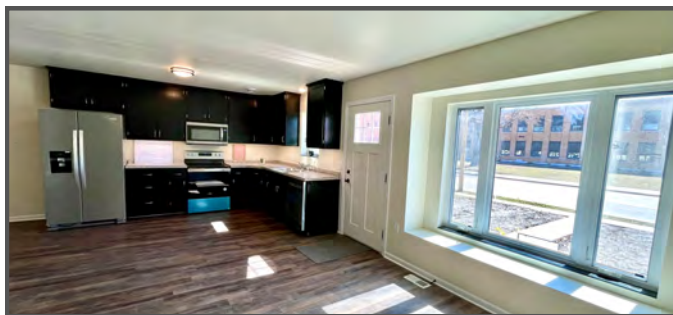


2023 Annual Report



New homebuyers celebrating at 817 Chester Avenue

First Single Family Home Helps Veteran Find Housing



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. We are excited to share a photo of the new owners of 817 Chester Avenue! A veteran and her spouse had a desire to relocate to Ottumwa and were searching for a house to meet her accessibility needs. The ADA features of the Homes for Iowa design were a perfect fit.

Rehabilitation of Long-Time Nuisance Property Completed

With a long history of neglect and nuisance complaints, Rippling Waters was able to acquire 234 East Pennsylvania when listed for sale. The property has long been a detriment to the neighborhood, and though some improvements had been completed over the past decade, much of the home was left demolished and many repairs not performed to code.

Rehabilitation efforts are complete and the once-tired house has undergone a complete transformation. From top to bottom, the interior has been updated with new electrical, plumbing, heating and cooling systems. While keeping historical character, the house has been modernized with new flooring, lighting, fixtures, and appliances. The overhaul has breathed new life into this historic home while improving the neighborhood. The home will be made ready for sale early 2024.



Properties Sold For Continued Downtown Revitalization



In a step towards continuing downtown revitalization efforts, Rippling Waters completed sales on two properties this year to developers ready to invest in Ottumwa and bring new exciting opportunities to downtown.

To meet the growing demand for downtown housing, 209 East Main is undergoing construction on the second and third floors to complete x number of new housing units.

In addition, 317 East Main is beginning its transformation into a tiki bar. With its unique ambiance and focus on tropical flavors, the property is poised to become a popular destination for locals and visitors alike, adding a new dimension to Ottumwa's nightlife scene.

Addressing Needs of Gateway Neighborhoods

Revitalizing gateway neighborhoods is crucial for fostering vibrant and thriving communities. These neighborhoods, often the first impression for visitors and residents alike, play a pivotal role in shaping the overall perception of a city.

Rippling Waters has identified these areas as a priority and purchased 2009 West Second Street for the first investment in the west-end corridor. The home was constructed over a decade ago, but was never finished.



With support of a Bright Ideas grant from the Legacy Foundation, the extensive work to install utility connections has been completed. Construction to finish the interior began in December 2023 and the home should be ready for new owners by Spring 2024. In addition, Rippling Waters' next Homes for Iowa house will be constructed on the adjacent lot and is expected to be completed by Fall 2024.

Second New Home Project Completed



Rippling Waters' second Homes for Iowa home arrived in mid-November for installation at 328 South Ward Street. The house was placed on the lot of a previously condemned and demolished property, which had been a long-time nuisance in the neighborhood.

Finishing elements including, utilities, decks, flooring and appliance installation are now completed on the new 3-bedroom, 2-bath home and ready for sale January 2024.

Strengthening Community Partnerships

This year, Rippling Waters has continued to forge strong partnerships to address the community's housing deficit in the community. Rippling Waters plays an active role with Mission 500, a collaboration of community partners aiming to construct 500 new dwelling units by 2030 through a united effort of developers, non-profits, city, and schools.

Additionally, Rippling Waters developed a new partnership with Ottumwa Habitat for Humanity, to provide administrative services to strengthen Habitat's operations. The successful endeavor will continue in 2024, helping Ottumwa Habitat prepare for construction of their next home to support an area family in need. These partnerships exemplify Rippling Waters' commitment to enhancing the quality of life in Ottumwa by ensuring access to safe, affordable, and sustainable housing.

