



April 23, 2025

GENERAL NEWS

PD&R Case Study: Project Transforms Vacant Lot Into Affordable Housing

HUD’s Office of Policy Development and Research ([PD&R](#)) has published a [case study](#) highlighting how a vacant lot in Maquoketa, Iowa, was transformed into an affordable housing community.

According to the study, Maquoketa, a city of approximately 6,000 residents, faces a housing shortage that doesn’t meet current community needs. There’s a significant demand for workforce housing, particularly smaller, affordable homes for both younger and older residents. To address this, the East Central Development Corporation and the Eastern Iowa Regional Housing Authority partnered to develop Bear River Cottages, a community of 10 affordable single-family homes built on a formerly vacant lot. Nine of the homes are reserved for households earning no more than 80 percent of the area median income (AMI), and one home is reserved for a household earning up to 60 percent of AMI.

Bear River Cottages had a positive economic impact, generating \$2.23 million in economic output. The project addressed the workforce housing shortage and provided affordable homeownership opportunities for qualifying families. It has also received multiple awards recognizing its affordability and community-oriented design.

You can find previous case studies on [this page](#) at PD&R’s website.



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