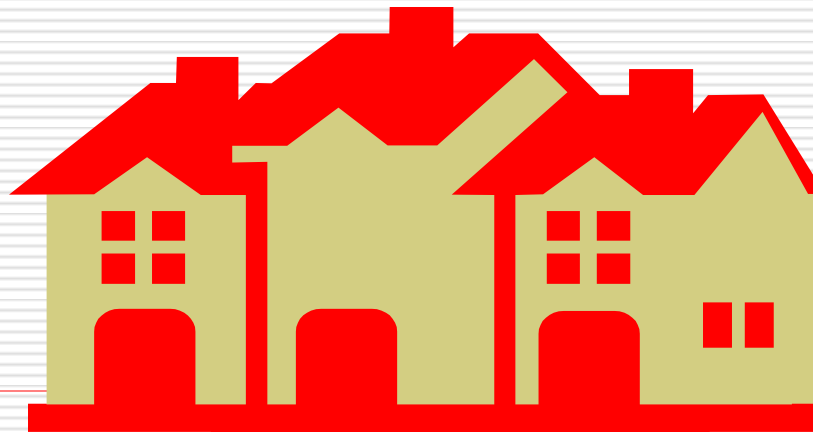


# Kandiyohi County Comprehensive Housing Study

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September, 2015

Community Partners Research, Inc.  
Steven Griesert



# Study Sections

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- Introduction**
  - Demographic and Projection Data**
  - Existing Housing Data**
  - Rental Housing Inventory**
  - Employment and Local Economic Trends Analysis**
  - Findings and Recommendations**
-

# Housing Study Methodology

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## □ Data Sources

- U.S. Census Bureau
  - American Community Survey
  - Esri, a private data company
  - Records and data from the Kandiyohi County and Cities
  - Minnesota State Demographer
-

# Housing Study Methodology

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## □ Interviews

- Elected Officials
  - City/Housing Agency Staffs
  - Community Leaders
  - Housing Stakeholders
  - Housing Agency Staffs
  - Area, State and Federal Agencies
-

# Housing Study Methodology

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## □ Surveys

- Rental Property Owners/Managers
  - Housing Condition
  - Mobile Home Condition
-

# Demographics for Kandiyohi County and Cities

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- Demographic Data**
  - Housing Data**
  - Projected Households by Age**
  - Households by Type**
  - Racial and Ethnic Population Data**
  - Commuting Patterns**
-

# Willmar Rental Housing Survey

---

## Market Rate Projects

- Surveyed 800 units in 30 projects
  - 88% one and two-bedroom
  - Six vacancies (0.8%)
  - Median rent range
    - 1 bedroom - \$575-\$775
    - 2 bedroom - \$600-\$900
    - 3 bedroom - \$900-\$1,500
-

# Willmar Rental Housing Survey

---

## Tax Credit Projects

- 220 units in five projects
  - Unit Mix
    - 12 one-bedroom
    - 132 two-bedroom
    - 76 three-bedroom
  - 2.9% vacancy rate
  - Rental rates
    - 1 bedroom - \$660-\$675
    - 2 bedroom - \$600-\$800
    - 3 bedroom - \$750-\$925
-



# Willmar Rental Housing Survey

---

## □ Student Housing

- 4 projects with 163 units/350 bedrooms
  - Projected to be fully leased by start of academic year
  - Significant number of units leased by non-students
  - Rent ranges from \$285 to \$350 + heat per person
-

# Willmar Rental Housing Survey

---

## Subsidized Projects

- Senior/Disabled
    - Five projects with 164 units
    - Unit Mix
      - 158 one-bedroom
      - 6 two-bedroom
    - 1 vacancy (0.6%)
    - Most tenants pay 30% of income
-

# Willmar Rental Housing Survey

---

## **Subsidized Projects**

- Subsidized General Occupancy
    - 13 projects with 475 units
    - Unit Mix
      - 263 one-bedroom
      - 151 two-bedroom
      - 56 three-bedroom
      - 5 four-bedroom
    - No vacancies/waiting lists
    - Most tenants pay 30% of income
-

# Willmar Rental Housing Survey

---

## **Subsidized Housing with Services Available**

- Three subsidized projects facilitate service delivery through home health care

- Highland Apartments
  - Lake Place I
  - Lake Place II
-

# Willmar Rental Housing Survey

---

## Senior with Light Services

### Sunrise Village

- One project with 55 units
  - High occupancy rate/waiting list
  - \$945 per month starting rent
-

# Willmar Rental Housing Survey

---

## Assisted Living

- 140 units in three large projects and several small board and lodging models
  - Some limited vacancies
  - Monthly rates vary
    - Some private pay, some accept Elderly Waiver
-

# Willmar Rental Housing Survey

---

## □ Memory Care Housing

- Three projects with 68 beds
  - High occupancy rates
  - Elderly residents with memory care needs also reside in other facilities
  - Monthly rates vary
-

# Willmar Rental Housing Survey

---

## Skilled Nursing Homes

- Three facilities with 326 beds
  - High occupancy rates/waiting lists
  - Some beds utilized for rehab/recovery/short-term stays
-



# Willmar Rental Housing Recommendations

---

- **Additional rental unit production will be needed through 2020**
    - Combination of demand-generators including household growth and pent-up demand will require up to 175 additional units in traditional rental segments
    - Ideally, these units would be distributed in various price ranges
-

# Willmar Rental Housing Recommendations

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## Market Rate Rental Units

- Develop 40 to 50 higher rent, luxury units
  - Develop 65 to 80 moderate rent market rate units
-

# Willmar Rental Housing Recommendations

---

## □ Moderate Rent/Tax Credit Units

- Develop 24 to 30 income-restricted moderate rent units including units for large families
  - If successful, and unmet demand remains, develop a second phase by 2020
  - Willmar already has a large percentage of income-restricted rental housing which impacts this recommendation
-

# Willmar Rental Housing Recommendations

---

## □ Subsidized Rental Units

- Willmar has a large percentage of subsidized rental housing, but waiting lists and rent burden still exist
  - Goal of developing 20 to 30 additional units – limited by “deep subsidy” resources that will be needed
-

# Willmar Rental Housing Recommendations

---

## □ Student-Oriented Housing

- Enrollment has not been growing – demand is not driven by growth
  - Some student housing is now occupied by non-students
  - Project near campus could be successful, but students will also be served by other rental unit development recommended
-

# Willmar Rental Housing Recommendations

---

## □ Senior Housing with Services

- Some growth will occur among older seniors (age 75+) through 2020, but actual numeric growth is limited
  - Greater growth will occur after 2020
  - Modest expansions of specialized senior housing can be justified between 2015 and 2020 to match expected growth
-

# Willmar Rental Housing Recommendations

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## □ Senior Housing with Services

- Some specialized senior housing is proposed in smaller cities, including Spicer and Raymond
  - Modest expansions of lighter services senior housing, assisted living and memory care units can be justified – as the regional center, Willmar is a competitive location for future development
-

# Willmar Home Ownership

---

- Median priced home is \$121,900
  - Purchase/Rehab Program
  - Local Down Payment Assistance Program
  - Other assistance
    - Low interest loans
    - Home ownership counseling
    - First-time home buyer assistance
  - Funding sources – MHFA, Rural Development, Federal Home Loan Bank, SCDP, Local
-



# Willmar New Owner-Occupied Construction

---

- 2000 to 2008 – 50 units per year
  - 2010 to 2015 – 13 units per year
  
  - Five-year projection
    - Higher priced homes  
(\$200,000 or more) - 8 to 10 homes
    - Moderate priced homes  
(Less than \$200,000) - 6 to 8 homes
    - Twinhomes/townhomes - 8 to 10 homes  
22 to 28 homes
-

# Lot Availability and Development

---

- 150 to 170 residential lots in Willmar - developed/platted and available within a year
  - 2 ½ - year supply based on projections – 55 to 70 lots
  - Lots available for patio homes, twinhomes, etc.
  - Monitor lots for luxury houses
  - Developers historically respond to market
  - Review policies/ordinances
-

# Strategies to encourage lot sales and new home construction

---

- Competitive Pricing
  - Developer/Builder Relationships
  - Spec Homes/Risk Sharing
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-

# Housing Rehabilitation/ Neighborhood Revitalization

---

- Approximately 980 million dollars in residential real estate on the ground
  - Develop a Neighborhood Revitalization Program
  - Promote Rental Rehabilitation
  - Promote Owner-Occupied Rehabilitation
  - Continue the Rental Inspection Program
  - Acquire/Demolish Dilapidated Structures
-

# Willmar Other Housing Initiatives

---

- Encourage Employer Involvement

- Workforce rental housing
  - Affordable subdivision
  - Home Ownership Program
  - Counseling/Training/Referrals
  - Job Training
-

# Mobile Home Park Improvement Programs

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- Down Payment Assistance
  - Time of Inspection Program
  - Cooperative/Land Trust
  - Acquisition of the Park
-

# Racial/Ethnic Minority Housing Issues

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- Continued Employer Involvement
  - Renter/Home Ownership Education
  - Develop larger rental units
  - Continue to develop strong leadership
  - Home ownership programs
  - Communication with landlords
  - Local agencies and organizations
  - Other study recommendations
  - Community/Minority Education
-

# Downtown Willmar

---

- Renovated/quality buildings and substandard /dilapidated buildings – both are contagious
  - Building Inventory
  - Continue to rehabilitate/develop rental units
  - Enforcement of City's housing codes
  - Continue commercial rehab/Initiate a facade program
  - Develop a mixed-use (commercial/housing) building
-



# Homeless/Hard to House

---

- Annual Point in Time Survey – 35 to 38 families
  - 174 households on HRA Voucher Waiting List
  - 1,802 households paying over 35% of income for rent
  - Significant number of homeless households are families with children
-

# Homeless Recommendations

---

- Continue to educate the public
  - Funds for current programs
  - Develop additional transitional/supportive housing
  - Coordination between agencies
  - Landlord Guarantee Program
  - Supportive Services
  - Employment
-

# New London Rental Inventory

---

**□ Total Rental Units – 179**

**□ Market Rate Summary**

■ Three projects surveyed with 44 units

■ Unit Mix

□ 23 one-bedroom

□ 21 two-bedroom

■ No Vacancies

■ Rental Rates

□ one-bedroom - \$495-\$630

□ two-bedroom - \$595-\$700

---

# New London Rental Inventory

---

## Subsidized Summary

- One General Occupancy Project with 24 units
  - Unit Mix
    - 12 one-bedroom
    - 12 two-bedroom
  - No Vacancies
-

# New London Rental Inventory

---

## □ Senior With Services Summary

- Grace Living Community of Glen Oaks
    - 12 Assisted Living Units
    - 35 Independent/Light Services Units
    - 52 Skilled Nursing Beds
  - Assisted Living and Independent/Light Services units fully occupied
  - Six vacant Skilled Nursing beds
-

# New London Recommendations

---

## □ Rental

- Develop 12 to 14 market rate units
  - Four to six conversions
  - Develop 8 to 10 subsidized units
  - Develop 12 to 14 senior with services units
  - Develop a Downtown Mixed-Use Project
  - Utilize the Housing Choice Voucher Program
-

# New London Recommendations

---

## Home Ownership

- Down Payment Assistance, Low Interest Loans, First Time Home Buyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# New London Recommendations

---

## □ New Owner-Occupied Construction

- 2000 to 2007 – 11 units annually
- 2008 to 2015 – 2 units annually

### ■ Five-Year Projection

□ Higher/moderate priced homes	2-3 homes
□ Entry level homes	1-2 homes
□ Twinhomes/townhomes	<u>2 units</u>
Total	5-7 homes/units

---



# New London Recommendations

---

## □ Lot Availability

- Approximately 35 lots available in two subdivisions
  - 2 ½ -year supply based on projections is 13 to 18 lots
-

# **New London strategies to encourage lot sales/construction**

---

- Competitive Pricing
  - Developer/Builder Relationships
  - Spec Homes/Risk Sharing
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-

# New London Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - Two Older Neighborhoods Housing Condition Survey
      - 60 Homes Need Minor Repairs
      - 29 Homes Need Major Repairs
      - 5 Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
  - City has recently received SCDP funds for housing and commercial rehabilitation
-

# Spicer Rental Inventory

---

**Total Rental Units – 200**

**Market Rate Summary**

■ Three projects surveyed with 34 units

■ Unit Mix

6 one-bedroom

22 two-bedroom

6 three-bedroom

■ One Vacancy

■ Rental Rates

one-bedroom - \$645

two-bedroom - \$700

three-bedroom - \$1,000

---

# Spicer Rental Inventory

---

## □ Subsidized Summary

- Four projects – 81 total units
    - Two General Occupancy with 41 units
    - Two Senior/Disabled with 41 units
  - Unit Mix
    - 63 one-bedroom
    - 19 two-bedroom
  - Significant number of vacant one-bedroom units
-

# Spicer Recommendations

---

## □ Rental

- Develop 16 to 20 General Occupancy units
  - Four to six conversions
  - Monitor need for additional/subsidized units
  - Develop a Downtown Mixed-Use Project
  - Utilize the Housing Choice Voucher Program
-

# Spicer Recommendations

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## □ Senior With Services

- Viewpoint Consulting Group, Inc., conducted a Senior with Services Study in April, 2015
    - Viewpoint Recommended:
      - Independent/Light Services – 24 to 26 units
      - Assisted Living – 18 to 20 units
      - Memory Care – 8 to 10 units
      - Total – 50 to 56 units
-

# Spicer Recommendations

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## Home Ownership

- Down Payment Assistance, Low Interest Loans, First-Time Home Buyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-



# Spicer Recommendations

---

## □ New Owner Occupied Construction

■ 2000 to 2007 – 5 units annually

■ 2008 to 2015 – 3 to 4 units annually

■ Five-Year Projection

□ Higher and median priced homes 2-3 homes

□ Entry level homes 1-2 homes

□ Twinhomes/townhomes 2 units

Total 5-7 homes/units

---

# Spicer Recommendations

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## **Lot Availability/Development**

- Spicer EDA developed a 14-lot subdivision in 2012
    - Five lots sold, nine lots remaining
  - Recommend Development of a 14 to 16-lot subdivision
    - Based on projection that five to seven homes will be constructed annually
    - Based on continued lot sales in the Lakeview Ridge Subdivision
-

# Spicer strategies to encourage lot sales/new construction

---

- Competitive Pricing
  - Developer/Builder Relationships
  - Spec Homes/Risk Sharing
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-

# Spicer

## Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - Housing Condition Survey – City’s Oldest Neighborhood
      - 24 Homes Need Minor Repairs
      - 13 Homes Need Major Repairs
      - No Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-

# Pennock Rental Inventory

---

## Total Rental Units – 41

- Three Multi-Family Market Rate Projects
    - No vacancies in units surveyed
  
  - One General Occupancy Subsidized Project
    - 8 two-bedroom units
    - No vacancies
-

# Pennock Recommendations

---

- ❑ Develop 5 to 6 Market Rate Rental Units
  - ❑ Utilize Vacant Homes for Rental Housing
  - ❑ Utilize Home Ownership Programs
  - ❑ Develop a Purchase/Rehab Program
  - ❑ Utilize the Housing Choice Voucher Program
-

# Pennock Recommendations

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## **New Owner Occupied Construction**

- Nineteen homes constructed from 2000 to 2015
- Five-Year Projection
  - Two homes annually/10 total

## **Lot Availability**

- Dirk's Fourth Addition developed in 2007
    - 29 lots
    - 7 sold/22 lots available
  - City has an adequate number of lots
-

# **Pennock strategies to encourage lot sales/new construction**

---

- Competitive Pricing
  - City/Builder Relationships
  - Spec Homes/Risk Sharing
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-



# Pennock Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 51 Homes Need Minor Repairs
    - 22 Homes Need Major Repairs
    - 7 Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-

# Raymond Rental Inventory

---

**□ Total Rental Units – 89**

**□ Market Rate Summary**

- Two projects surveyed with 16 units
  - 1 one-bedroom unit and 15 two-bedroom units
  - No vacancies
  - Rent \$525 to \$560 plus utilities
-

# Raymond Rental Inventory

---

## □ Subsidized Summary

- One Senior/Disabled Project with 24 units
  - 22 one-bedroom units and 2 two-bedroom units
  - No vacancies
-

# Raymond Recommendations

---

## □ Rental

- Develop 6 to 8 general occupancy market rate units
  - Utilize vacant homes for rental housing
  - Develop a senior with services rental project
    - Two Recommended Options
      - Customized Assisted Living – Approximately 5 units
      - Light Services Senior Housing
        - 10 to 12 units
  - Utilize the Housing Choice Voucher Program
-

# Raymond Recommendations

---

## Home Ownership

- Down Payment Assistance, Low Interest Loans, First-Time Home Buyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# Raymond Recommendations

---

## □ **New Owner Occupied Construction**

- 12 homes constructed from 2000 to 2015
  - 2000 to 2008 – 9 homes
  - 2009 to 2015 – 3 homes

## □ **Lot Availability**

- Raymond EDA developed a 21-lot subdivision
    - 1 lot sold/20 lots available
    - Lots range from \$12,000 to \$32,000
  - Households that meet income requirements receive a lot discount
-

# Raymond strategies to encourage lot sales/new construction

---

- Competitive Pricing
  - Developer/Builder Relationships
  - Spec Homes/Risk Sharing
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-

# Raymond Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 85 Homes Need Minor Repairs
    - 42 Homes Need Major Repairs
    - 10 Homes Are Dilapidated
    - City has received SCDP funds to rehabilitate homes
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-



# Sunburg Rental Inventory

---

□ **Total Rental Units – 12**

□ **One Senior Market Rate Project**

- Three two-bedroom units
  - Fully occupied
  - Rent \$425 per month
-

# Sunburg Rental Inventory

---

## □ Senior with Services Project

- Assisted Living Project
  - Eight-person capacity
  - Fully occupied
  - Local benefactor assisted with financing assisted living and apartment project
-

# Sunburg Recommendations

---

- Monitor need for additional new rental housing
  - Utilize vacant homes for rental housing
  - Utilize the Housing Choice Voucher Program
  - Utilize Home Ownership Program
  - Participate in a Purchase/Rehab Program
-

# Sunburg Recommendations

---

## New Owner Occupied Construction

- One home moved in from 2000 to 2015
  - Projection that one to two homes will be constructed over next five years
  - In-fill lots will address need
  - Maintain an inventory of in-fill lots
-

# Sunburg

## Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 14 Homes Need Minor Repairs
    - 9 Homes Need Major Repairs
    - 6 Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehabilitation/Development
  - Monitor Need for a Municipal Water System
-

# Blomkest

---

## □ **Rental Inventory**

- Three rental units
- No multi-family projects

## □ **Recommendations**

- Develop two to three market rate rental units
  - Utilize Home Ownership Program
  - Participate in a Purchase Rehab Program
-

# Blomkest

---

## □ **New Construction**

- Three homes constructed from 2000 to 2015
  - Projections that one to two homes will be constructed over next five years
  - In-fill lots will address need
  - Maintain an inventory of in-fill lots
-

# Blomkest

## Rehabilitation/Revitalization

---

- Promote Owner Occupied Rehabilitation
    - 24 Homes Need Minor Repairs
    - 5 Homes Need Major Repairs
    - 1 Home is Dilapidated
  
  - Acquire/Demolish Dilapidated Structures
-



# Regal

---

## **Rental Inventory**

- 5 rental units
- No multi-family projects

## **Recommendations**

- Monitor need for additional rental units
  - Utilize home ownership programs
  - Participate in a Purchase/Rehab Program
  - New Construction
    - Three homes constructed from 2000 to 2015
    - Projection that one home will be constructed or moved in over next five years
  - Current in-fill lots will address need
  - Maintain an inventory of in-fill lots
-

# Regal Rehabilitation/Revitalization

---

- Promote Owner Occupied Rehabilitation
    - 5 Homes Need Minor Repairs
    - 1 Homes Need Major Repairs
    - 1 Home is Dilapidated
  
  - Acquire/Demolish Dilapidated Structures
-

# Atwater Rental Inventory

---

- ❑ **Total Rental Units – 126**
  - ❑ **Market Rate Summary**
    - Four projects surveyed with 41 units
    - Unit Mix
      - ❑ 13 one-bedroom
      - ❑ 28 two-bedroom
    - Three vacant units (7.3%)
    - Rental Rates
      - ❑ One-bedroom - \$545-\$600
      - ❑ Two-bedroom - \$585-\$800
  - ❑ **Atwater has no subsidized units**
    - Three rental projects converted from subsidized to market rate
-

# Atwater Rental Inventory

---

## □ Senior with Services Summary

- 11 Assisted Living units
  - Constructed in 1998 and 2001
  - No vacancies/high annual occupancy rate
-

# Atwater Recommendations

---

## □ Rental

- Develop 10 to 12 Market Rate Units
  - Four to six conversions
  - Develop 6 to 8 Subsidized Units
  - Utilize the Housing Choice Voucher Program
  - Develop a Downtown Mixed-Use Project
-

# Atwater Recommendations

---

## Home Ownership

- Down Payment Assistance, Low Interest Loans, First-Time Home Buyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# Atwater Recommendations

---

## □ Single Family Housing Development

- 2000 to 2015 – 25 homes constructed
    - 2000 to 2007 – 3 homes annually
    - 2008 to 2015 – 3 homes total
  
  - Five-Year Projection – 2 to 3 homes annually
-

# Atwater Recommendations

---

## **Lot Availability**

- A few in-fill lots

## **Lot Development**

- We recommend development of an 8 to 10 lot-subdivision
-



# Atwater Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 152 Homes Need Minor Repairs
    - 52 Homes Need Major Repairs
    - 9 Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-

# Lake Lillian Rental Inventory

---

- Total Rental Units – 31**
  - Lake Lillian has no Market Rate Projects**
  - Lake Lillian has one 8-unit Subsidized Project**
    - **Unit Mix**
      - 1 one-bedroom
      - 2 two-bedroom
    - 1 vacant unit
-

# Lake Lillian Recommendations

---

## Rental

- Support school conversion project
  - Owner is developing market rate rental units in school building
- Utilize vacant homes for rental housing
- Utilize the Housing Choice Voucher Program

## Home Ownership

- Down Payment Assistance, Low Interest Loans, First-Time Home Buyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# Lake Lillian Recommendations

---

## □ **Single Family Housing Development**

- One home constructed from 2000 to 2015
- Five-Year Projection – 1 to 2 homes total

## □ **Lot Availability**

- A few in-fill lots
  - In-fill lots adequate to meet demand
  - Develop a lot inventory
-

# Lake Lillian Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 37 Homes Need Minor Repairs
    - 15 Homes Need Major Repairs
    - 3 Homes Are Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-

# Kandiyohi Rental Inventory

---

- ❑ **Total Rental Units – 57**

- ❑ **Market Rate Summary**

- Four projects surveyed with 56 units

- Unit Mix

- ❑ 16 one-bedroom

- ❑ 40 two-bedroom

- 1 vacancy (1.8%)

- Two projects were subsidized and converted to market rate

- Kandiyohi has no subsidized units

- Rental Rates

- ❑ One-bedroom - \$565-\$645

- ❑ Two-bedroom - \$635-\$710

---

# Kandiyohi Recommendations

---

## □ Rental

- Develop 6 to 8 Market Rate Units
- Utilize Vacant Homes for Rental Housing
- Utilize the Housing Choice Voucher Program

## □ Home Ownership

- Down Payment Assistance, Low Interest Loans, First-Time Homebuyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# Kandiyohi Recommendations

---

## **Single Family Housing Development**

- From 2000 to 2015, 8 homes and 1 twinhome constructed
- Five-Year Projection – 4 to 5 new homes

## **Lot Availability**

- A few in-fill lots

## **Lot Development**

- We recommend development of an 8 to 10-lot subdivision
-



# Kandiyohi Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 47 Homes Need Minor Repairs
    - 11 Homes Need Major Repairs
    - 1 Homes is Dilapidated
  - Acquire/Demolish Dilapidated Structures
  - Promote Commercial Rehab/Development
-

# Prinsburg Rental Inventory

---

- Total Rental Units – 22
  - Prinsburg has no Multi-Family Rental Projects
  - Prinsburg has a five-bed Assisted Living Project
    - Project is fully occupied
-

# Prinsburg Recommendations

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## **Rental**

- Develop 6 to 8 Market Rate Units
- Utilize the Housing Choice Voucher Program

## **Home Ownership**

- Down Payment Assistance, Low Interest Loans, First-Time Homebuyer Assistance, Counseling, etc.
  - Purchase/Rehab Program
-

# Prinsburg Recommendations

---

## □ Single Family Housing Development

- Construction from 2000 to 2015
    - 10 single family homes
    - 2 twinhomes
    - 8-unit townhouse project
  
  - Five-Year Projection – 8 to 10 homes total
-

# Prinsburg Recommendations

---

## □ **Lot Availability**

- 18-lot City developed subdivision in 2013
- 9 lots sold and 9 lots available
- Prices range from \$19,000 to \$23,000

## □ **Strategies to encourage lot sales/new construction**

- Competitive Pricing
  - Developer/Builder Relationships
  - User friendly
  - Marketing
  - Range of House Prices/Types
  - Incentives
-

# Prinsburg Rehabilitation/Revitalization

---

- Promote Rental Housing Rehabilitation
  - Promote Owner Occupied Rehabilitation
    - 54 Homes Need Minor Repairs
    - 4 Homes Need Major Repairs
    - No Homes are Dilapidated
  - Monitor Need for Acquisition/Demolition of Dilapidated Structures
  - Promote Commercial Rehab/Development
-