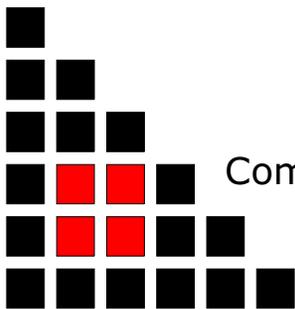


Day County HOUSING STUDY

February 2015

An analysis of the overall housing needs of the
Towns of Andover, Grenville, Pierpont and Roslyn



Community Partners Research, Inc.

1011 Newhall Drive

Faribault, MN 55021

List of Sections

	<u>Page</u>
Introduction	2
Demographic and Projection Data	4
Existing Housing Data	39
Employment and Local Economic Trends Analysis	47
Findings and Recommendations	55
Town of Andover	55
Town of Grenville	71
Town of Pierpont	84
Town of Roslyn	101
Agencies and Resources	116

Introduction

Local elected and public officials are often held responsible for conditions and circumstances over which they have limited control. This is particularly true of housing. Most of the housing units in Andover, Grenville, Pierpont, Roslyn and Day County are privately owned and were constructed with private funds. On an increasing scale, however, the public is demanding that public officials control what happens in this largely private housing market by eliminating blight, protecting individual investments, and generating new housing growth to meet economic development needs.

Community Partners Research, Inc., was hired by Day County Housing Development to conduct a study of the housing needs and conditions in the Towns of Andover, Grenville, Pierpont and Roslyn.

Goals

The multiple goals of the study include:

- ▶ Provide updated demographic data including the 2010 Census
- ▶ Provide an analysis of the current housing stock and inventory
- ▶ Determine gaps or unmet housing needs
- ▶ Examine future housing trends that the area can expect to address in the coming years
- ▶ Provide a market analysis for housing development
- ▶ Provide housing recommendations and findings

Methodology

A variety of resources were utilized to obtain information for the Housing Study. Community Partners Research, Inc., collected and analyzed data from August to November, 2014. Data sources included:

- U.S. Census Bureau
- American Community Survey
- ESRI, a private data company
- Records and data from the Towns
- Records and data maintained by Day County
- South Dakota State Data Center
- Interviews with Town officials, community leaders, housing stakeholders, etc.
- Area housing agencies
- State and Federal housing agencies
- Rental property owner surveys
- Housing condition and mobile home surveys

Limitations

This Housing Study represents an analysis performed with the data available at the time of the Study. The findings and recommendations are based upon current solutions and the best available information on future trends and projections. Significant changes in the area’s economy, employment growth, federal or State tax policy or other related factors could change the conclusions and recommendations contained in this Housing Study.

This study was prepared by:

**Community Partners Research, Inc.
1011 Newhall Drive
Faribault, MN 55021
(507) 838-5992
cpartners@charter.net**

Section Table of Contents

	<u>Page</u>
Demographic Data Overview	5
Population Data and Trends	6
Population by Age Trends: 2000 to 2010	8
Population Projections	13
Household Data and Trends	14
Household by Age Trends: 2000 to 2010	15
Average Household Size	20
Household Projections	21
Household Projections by Age	22
Households by Type	24
Housing Tenure	28
Tenure by Age	30
Tenure by Household Size	31
2012 Income Data	32
Household Income Distribution	24
Income Distribution by Tenure	35
2012 Estimated Income and Housing Costs - Renters	37
2012 Estimated Income and Housing Costs - Owners	38

Demographic Data Overview

Sources of Data

The following pages contain demographic data obtained from a variety of local, state and national sources for the Towns of Andover, Grenville, Pierpont and Roslyn, and Day County. The 2010 Census provides much of the base data for population and household trends. However, the 2010 Census was more limited in scope than in the past. As a result, some of the demographic variables, such as income and housing cost information, were not collected.

To supplement the decennial Census, the Census Bureau has created the American Community Survey, an annual sampling of households. The American Community Survey provides detailed demographic characteristics, replacing information once collected by the decennial Census. However, because the American Survey is based on sampling data, there is a margin of error that exists for each estimate. In small cities and towns, limited sampling can result in unreliable information. The following tables incorporate the 2010 Census data, when available, or the American Community Survey data.

The frequency of American Community Survey estimates vary depending on the size of the jurisdiction. For most jurisdictions in South Dakota, the 2012 estimates were derived from sampling that was done over a five-year period, between 2008 and 2012. Unless otherwise noted, the American Community Survey estimates are based on the five-year survey data.

Additionally, Community Partners Research, Inc., has obtained information from ESRI, a private company based in California that generates demographic and projection data. ESRI estimates and projections are included in this demographic data section.

Population Data and Trends

Table 1 Population Trends - 1980 to 2014						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2014 ESRI Estimates
Andover	106	99	-6.6%	91	-8.1%	87
Grenville	81	62	-23.5%	54	-12.9%	53
Pierpont	173	122	-29.5%	135	10.7%	130
Roslyn	251	225	-10.4%	183	-18.7%	159
Day County	6,978	6,267	-10.2%	5,710	-8.9%	5,644

Source: U.S. Census; ESRI

- ▶ According to the 2010 U.S. Census, the Towns of Andover, Grenville and Roslyn had population losses from 2000 to 2010, while Pierpont added some residents.
- ▶ Andover’s population was 91 people in 2010. The eight-person decrease from 2000 was a population loss of 8.1%.
- ▶ Grenville’s population was 54 people in 2010, which was a loss of eight people (-12.9%) from 2000.
- ▶ Roslyn’s population was 183 people in 2010, which was a loss of 42 people (-18.7%) from 2000.
- ▶ Pierpont’s 2010 population of 135 people, was a 13-person (10.7%) gain from 2000.
- ▶ Day County’s population was 5,710 in 2010. This was a decrease of 557 people from 2000, for a population loss of 8.9%.
- ▶ All four of the towns and all of Day County experienced population decreases in the 1990s. Andover’s population decreased by seven people, Grenville decreased by 19 people, Pierpont decreased by 51 people, Roslyn decreased by 26 people and Day County decreased by 711 people from 1990 to 2000.

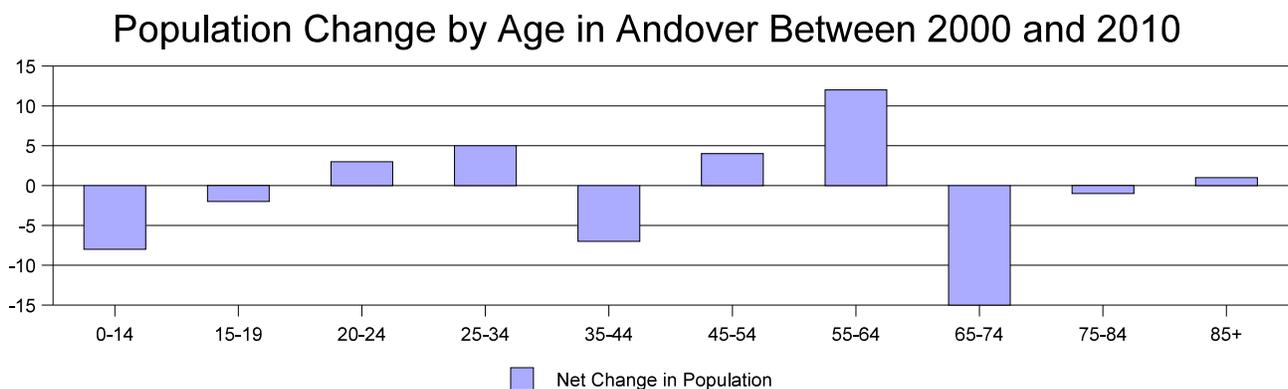
- ▶ ESRI's 2014 estimates for all four towns show population losses from 2010 to 2014. ESRI estimates that Andover had a loss of four people, Grenville had a loss of one person, Pierpont had a loss of five people and Roslyn had a loss of 24 people.
- ▶ ESRI's 2014 estimate for Day County is 5,644, a loss of 66 people since 2010.
- ▶ The population in all four towns is primarily White and not Hispanic/Latino for ethnicity. At the time of the 2010 Census, approximately 95% of the residents in each town identified their race as White. There were no Hispanic/Latino residents in Grenville or Roslyn, and only two residents in Pierpont were identified as Hispanic/Latino for ethnicity. In Andover, more than 16% of residents identified themselves as Hispanic/Latino, but this still represented only 15 people.
- ▶ There were no group quarters residents living in Andover, Grenville or Pierpont. There were 30 group quarters residents in Roslyn living in a skilled nursing home.

Population by Age Trends in Andover: 2000 to 2010

The release of demographic information from the 2010 Census allows for some analysis of the changing age patterns for Andover and Day County. The following table compares population by age in 2000 and 2010, along with the numeric changes.

Table 2 Population by Age - 2000 to 2010						
Age	Andover			Day County		
	2000	2010	Change	2000	2010	Change
0-14	22	14	-8	1,265	1,018	-247
15-19	3	1	-2	457	320	-137
20-24	2	5	3	201	243	42
25-34	8	13	5	519	527	8
35-44	12	5	-7	887	531	-356
45-54	14	18	4	861	895	34
55-64	4	16	12	605	867	262
65-74	23	8	-15	675	587	-88
75-84	10	2	-1	567	485	-82
85+	1	2	1	230	237	7
Total	99	91	-8	6,267	5,710	-557

Source: U.S. Census

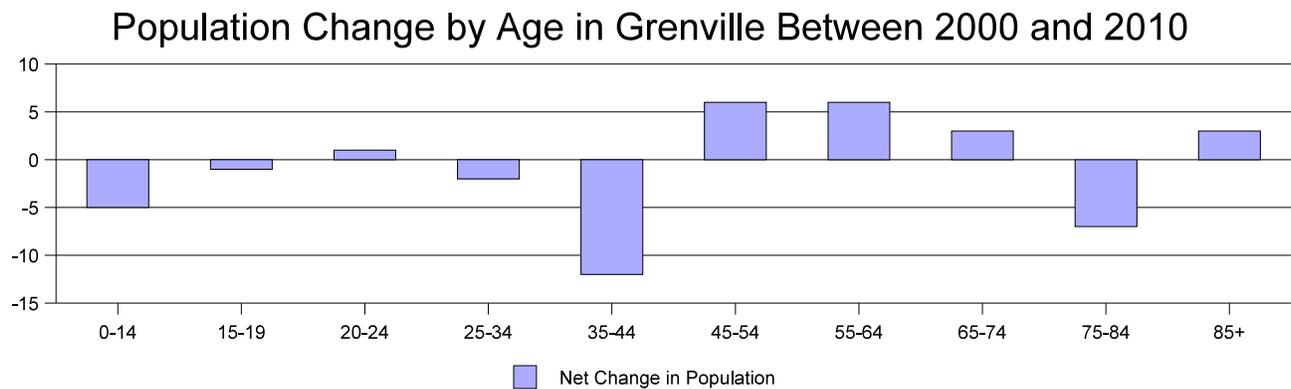


Population by Age Trends in Grenville: 2000 to 2010

The release of demographic information from the 2010 Census allows for some analysis of the changing age patterns for Grenville and Day County. The following table compares population by age in 2000 and 2010, along with the numeric changes.

Table 3 Population by Age - 2000 to 2010						
Age	Grenville			Day County		
	2000	2010	Change	2000	2010	Change
0-14	11	6	-5	1,265	1,018	-247
15-19	2	1	-1	457	320	-137
20-24	0	1	1	201	243	42
25-34	7	5	-2	519	527	8
35-44	13	1	-12	887	531	-356
45-54	7	13	6	861	895	34
55-64	8	14	6	605	867	262
65-74	5	8	3	675	587	-88
75-84	9	2	-7	567	485	-82
85+	0	3	3	230	237	7
Total	62	54	-8	6,267	5,710	-557

Source: U.S. Census

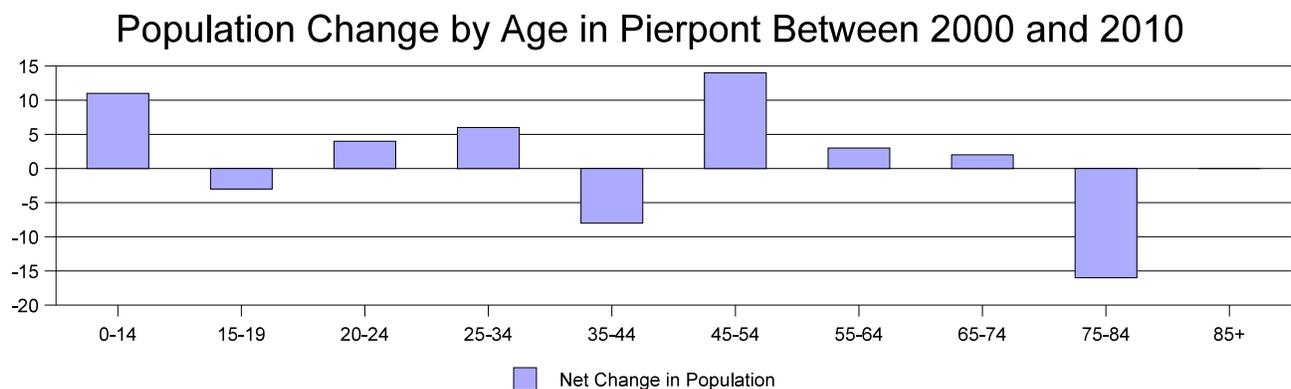


Population by Age Trends in Pierpont: 2000 to 2010

The release of demographic information from the 2010 Census allows for some analysis of the changing age patterns for Pierpont and Day County. The following table compares population by age in 2000 and 2010, along with the numeric changes.

Table 4 Population by Age - 2000 to 2010						
Age	Pierpont			Day County		
	2000	2010	Change	2000	2010	Change
0-14	13	24	11	1,265	1,018	-247
15-19	8	5	-3	457	320	-137
20-24	1	5	4	201	243	42
25-34	7	13	6	519	527	8
35-44	21	13	-8	887	531	-356
45-54	15	29	14	861	895	34
55-64	14	17	3	605	867	262
65-74	13	15	2	675	587	-88
75-84	26	10	-16	567	485	-82
85+	4	4	0	230	237	7
Total	122	135	13	6,267	5,710	-557

Source: U.S. Census

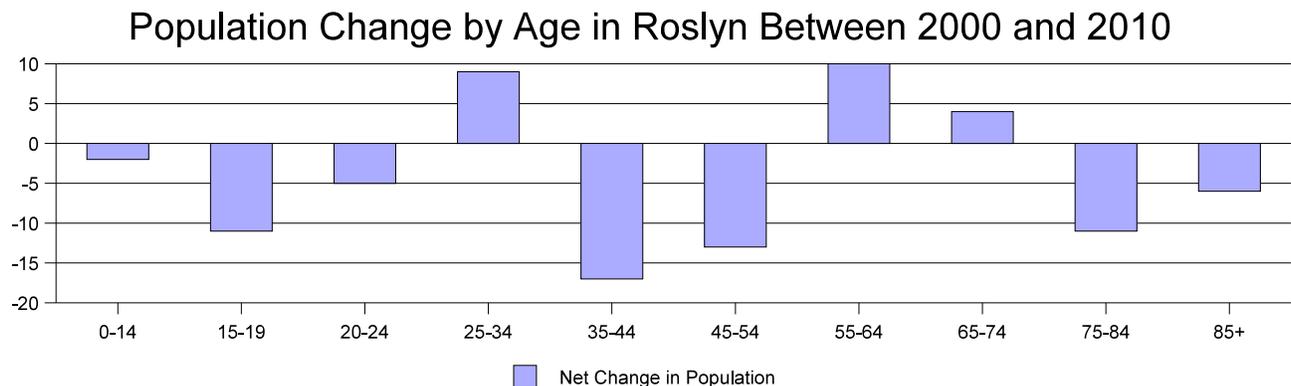


Population by Age Trends in Roslyn: 2000 to 2010

The release of demographic information from the 2010 Census allows for some analysis of the changing age patterns for Roslyn and Day County. The following table compares population by age in 2000 and 2010, along with the numeric changes.

Table 5 Population by Age - 2000 to 2010						
Age	Roslyn			Day County		
	2000	2010	Change	2000	2010	Change
0-14	29	27	-2	1,265	1,018	-247
15-19	17	6	-11	457	320	-137
20-24	12	7	-5	201	243	42
25-34	11	20	9	519	527	8
35-44	22	5	-17	887	531	-356
45-54	27	14	-13	861	895	34
55-64	18	28	10	605	867	262
65-74	23	27	4	675	587	-88
75-84	37	26	-11	567	485	-82
85+	29	23	-6	230	237	7
Total	225	183	-42	6,267	5,710	-557

Source: U.S. Census



For many years, demographic analysts have been talking about the impact that is occurring as the large “baby boom” generation moves through the aging cycle. This trend has been evident in Day County. Between 2000 and 2010, Andover had a gain of 16 people, Grenville had a gain of 12 people, Pierpont had a gain of 17 people and Day County had a gain of 296 people in the age ranges between 45 and 64 years old. Roslyn had a gain of 10 people in the 55 to 64 age range, but a loss of 13 people in the 45 to 54 age range. In 2010, nearly all of the baby boomers were within the 45 to 64 age ranges.

Day County also had growth in the 20 to 34 age ranges, which had an increase of 50 people, and the 85 and older age range, which had a slight gain of seven people. Day County had a loss of 384 people in the 0 to 19 age ranges, a loss of 356 people in the 35 to 44 age range and a loss of 170 people in the 65 to 84 age ranges.

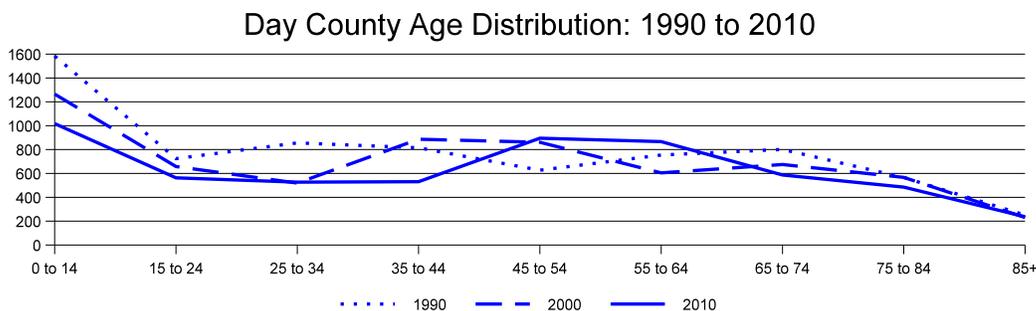
Andover had a gain of eight people in the 20 to 34 age ranges and a slight increase of one person in the 85 and older age range. Andover experienced a population loss of 10 people in the 0 to 19 age ranges, a loss of seven people in the 35 to 44 age range and a loss of 16 people in the 65 to 84 age ranges.

Grenville gained one person in the 20 to 24 age range and three people in each of the 65 to 74 and 85 and older age ranges. Grenville had a loss of six people in the 0 to 19 age ranges, a loss of 14 people in the 25 to 44 age ranges and a loss of seven people in the 75 to 84 age range.

Pierpont gained 10 people in the 20 to 34 age ranges and two people in the 65 to 74 age range. Pierpont had a loss of three people in the 15 to 19 age range, eight people in the 35 to 44 age range and 16 people in the 75 to 84 age range.

Roslyn added nine people in the 25 to 34 age range and four people in the 65 to 74 age ranges. Roslyn had a loss of 13 people in the 0 to 19 age range, 30 people in the 35 to 54 age range and 17 people in the 75 and older age ranges.

The aging trends present in Day County can be traced back over the previous decades.



Population Projections

The following table presents population projections using two different sources. The South Dakota State Data Center has issued Day County population projections for the year 2020. The other set of projections has been created by ESRI, and span the five-year period from 2014 to 2019. ESRI projections exist for the individual towns and for the county.

Table 6 Population Projections Through 2019/20				
	2010 US Census	2014 Estimate ESRI	2019 Projection ESRI	2020 Projection State Data Center
Andover	91	87	85	N/A
Grenville	54	53	52	N/A
Pierpont	67	65	63	N/A
Roslyn	183	159	145	N/A
Day County	5,710	5,644	5,539	5,355

Source: Community Partners Research, Inc.; U.S. Census; State Data Center

- ▶ ESRI’s growth projections expect a loss of two people in Andover, a loss of one person in Grenville, a loss of two people in Pierpont and a loss of 14 people in Roslyn from 2014 to 2019.
- ▶ ESRI’s population projections for Day County forecast a decrease of 105 people from 2014 to 2019.
- ▶ The State Data Center projects that Day County’s population will be 5,355 in 2020, 184 people less than ESRI’s 2019 projection of 5,539 people. When compared to the 2010 Census, the State Data Center expects that Day County will see a decrease of 355 people during the current decade.

Household Data and Trends

Table 7 Household Trends - 1980 to 2014						
	1990 Households	2000 Households	% Change 1990-2000	2010 Households	% Change 2000-2010	2014 ESRI Estimate
Andover	52	46	-11.5%	42	-8.7%	41
Grenville	37	35	-5.4%	30	-14.3%	30
Pierpont	79	64	-19.0%	67	4.7%	65
Roslyn	103	93	-9.7%	77	-16.0%	67
Day Co.	2,732	2,586	-5.3%	2,504	-3.2%	2,488

Source: U.S. Census; ESRI

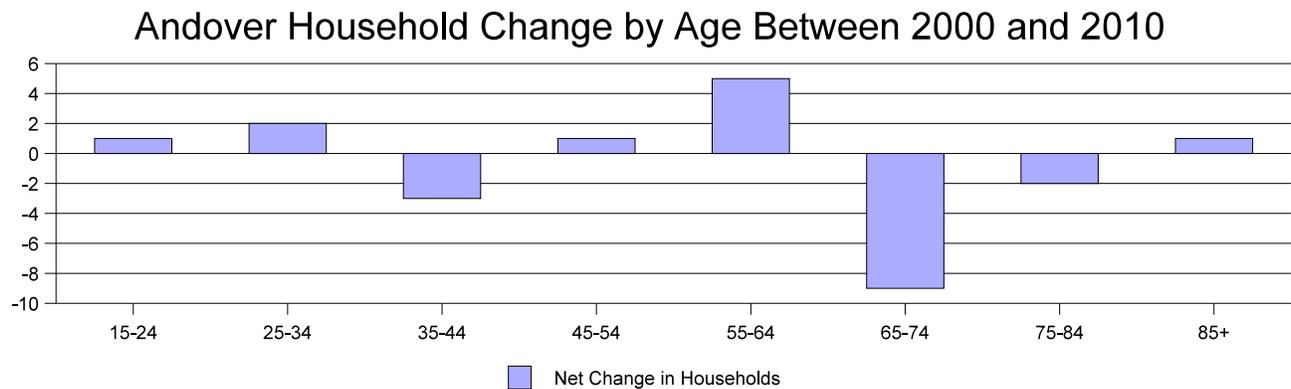
- ▶ According to the 2010 Census, Pierpont gained households but Andover, Grenville, Roslyn and Day County all had a loss of households from 2000 to 2010.
- ▶ Pierpont had 67 households in 2010. This was an increase of three households from 2000, or a household gain of 4.7%.
- ▶ Andover had a loss of four households (-8.7%) from 2000 to 2010.
- ▶ Grenville had a loss of five households (-14.3%) from 2000 to 2010.
- ▶ Roslyn had a loss of 16 households (-16.0%) from 2000 to 2010.
- ▶ Day County had 2,504 households in 2010. This was a decrease of 82 households, or a household loss of 3.2% from 2000 to 2010.
- ▶ During the 1990s, Andover had a loss of six households, Grenville had a loss of two households, Pierpont had a loss of 15 households, Roslyn had a loss of 10 households and Day County had a loss of 146 households.
- ▶ The ESRI estimates for 2014 show that Andover had a loss of one household, Pierpont had a loss of two households, Roslyn had a loss of 10 households and Day County had a loss of 16 households from 2010 to 2014. Grenville’s number of households did not change from 2010 to 2014.

Household by Age Trends in Andover: 2000 to 2010

The 2010 Census allows for some analysis of Andover and Day County’s changing age patterns. The following table compares households by age of householder in 2000 and 2010, along with the numeric changes.

Table 8 Households by Age - 2000 to 2010						
Age	Andover			Day County		
	2000	2010	Change	2000	2010	Change
15-24	0	1	1	69	68	-1
25-34	3	5	2	248	276	28
35-44	6	3	-3	470	294	-176
45-54	9	10	1	495	495	0
55-64	3	8	5	357	532	175
65-74	15	6	-9	409	373	-36
75-84	9	7	-2	404	331	-73
85+	1	2	1	134	135	1
Total	46	42	-4	2,586	2504	-82

Source: U.S. Census



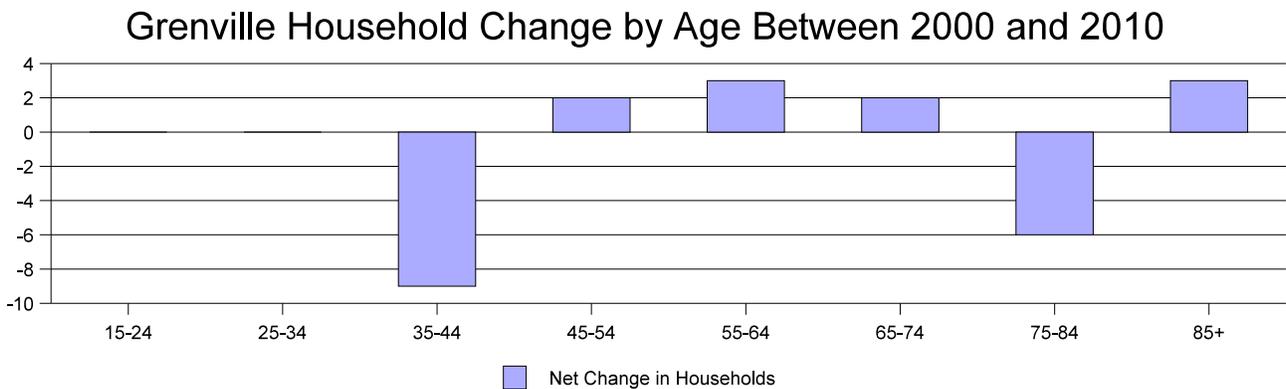
Andover added three households in the 15 to 34 year old age ranges, six households in the 45 to 64 age ranges and one household in the age 85 and older age range. Andover had a decrease of three households in the 35 to 44 age range, and a loss of 11 households in the 65 to 84 age ranges.

Household by Age Trends in Grenville: 2000 to 2010

The 2010 Census allows for some analysis of Grenville and Day County’s changing age patterns. The following table compares households by age of householder in 2000 and 2010, along with the numeric changes.

Table 9 Households by Age - 2000 to 2010						
Age	Grenville			Day County		
	2000	2010	Change	2000	2010	Change
15-24	0	0	0	69	68	-1
25-34	3	3	0	248	276	28
35-44	9	0	-9	470	294	-176
45-54	5	7	2	495	495	0
55-64	6	9	3	357	532	175
65-74	4	6	2	409	373	-36
75-84	8	2	-6	404	331	-73
85+	0	3	3	134	135	1
Total	35	30	-5	2,586	2504	-82

Source: U.S. Census



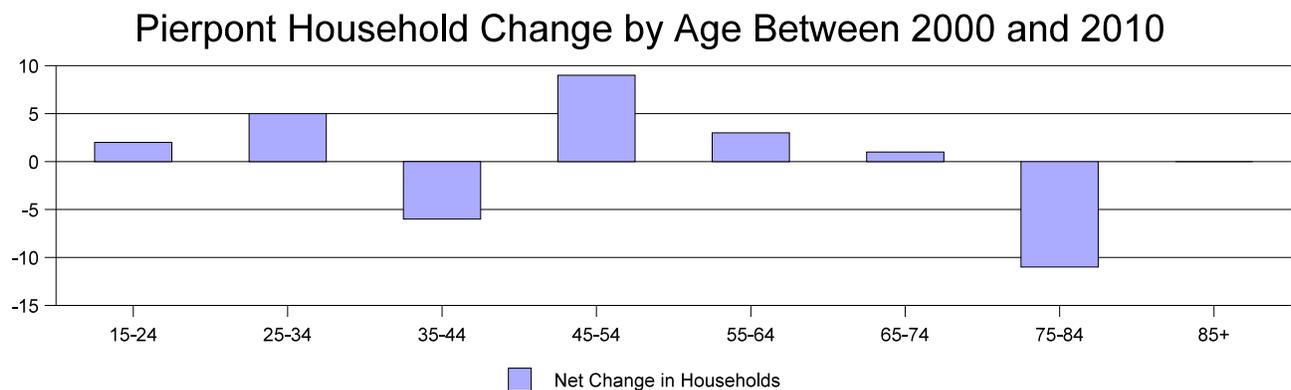
Grenville had a gain of seven households in the 45 to 74 age ranges and three households in the 85 and older age range. Grenville had a loss of nine households in the 35 to 44 age range and six households in the 75 to 84 age range.

Household by Age Trends in Pierpont: 2000 to 2010

The 2010 Census allows for some analysis of Pierpont and Day County’s changing age patterns. The following table compares households by age of householder in 2000 and 2010, along with the numeric changes.

Table 10 Households by Age - 2000 to 2010						
Age	Pierpont			Day County		
	2000	2010	Change	2000	2010	Change
15-24	0	2	2	69	68	-1
25-34	3	8	5	248	276	28
35-44	12	6	-6	470	294	-176
45-54	10	19	9	495	495	0
55-64	8	11	3	357	532	175
65-74	9	10	1	409	373	-36
75-84	19	8	-11	404	331	-73
85+	3	3	0	134	135	1
Total	64	67	3	2,586	2504	-82

Source: U.S. Census



Pierpont had an increase of seven households in the 15 to 34 age ranges and 13 households in the 45 to 74 age ranges. Pierpont had a decrease of six households in the 35 to 44 age range and a decrease of 11 households in the 75 to 84 age range.

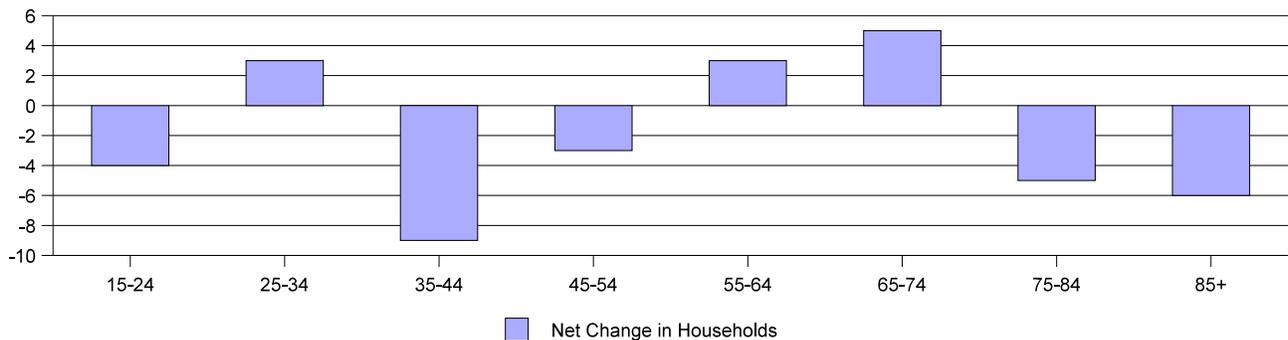
Household by Age Trends in Roslyn: 2000 to 2010

The 2010 Census allows for some analysis of Roslyn and Day County’s changing age patterns. The following table compares households by age of householder in 2000 and 2010, along with the numeric changes.

Table 11 Households by Age - 2000 to 2010						
Age	Roslyn			Day County		
	2000	2010	Change	2000	2010	Change
15-24	6	2	-4	69	68	-1
25-34	7	10	3	248	276	28
35-44	13	4	-9	470	294	-176
45-54	13	10	-3	495	495	0
55-64	11	14	3	357	532	175
65-74	12	17	5	409	373	-36
75-84	18	13	-5	404	331	-73
85+	13	7	-6	134	135	1
Total	93	77	-16	2,586	2504	-82

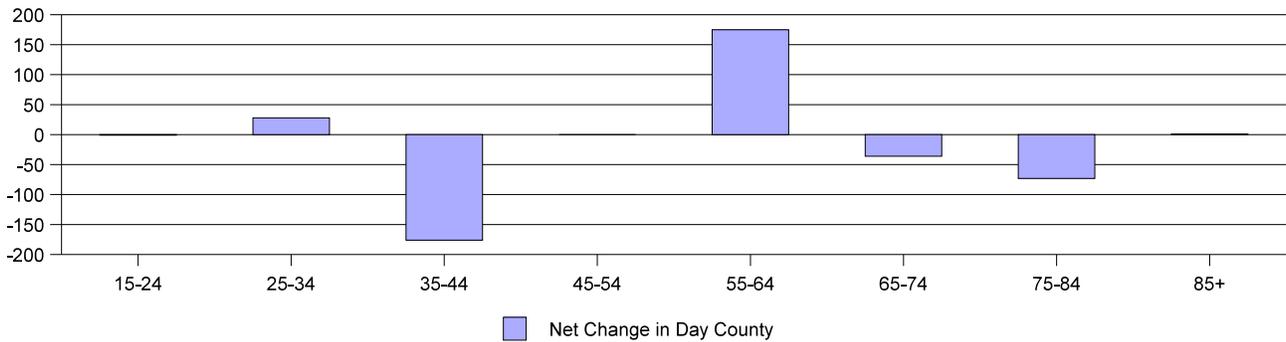
Source: U.S. Census

Roslyn Household Change by Age Between 2000 and 2010



Roslyn had a gain of three households in the 25 to 34 age range and a gain of eight households in the 55 to 74 age ranges. Roslyn had a loss of four households in the 15 to 24 age range, a loss of 12 households in the 35 to 54 age ranges and a loss of 11 households in the 75 and older age ranges.

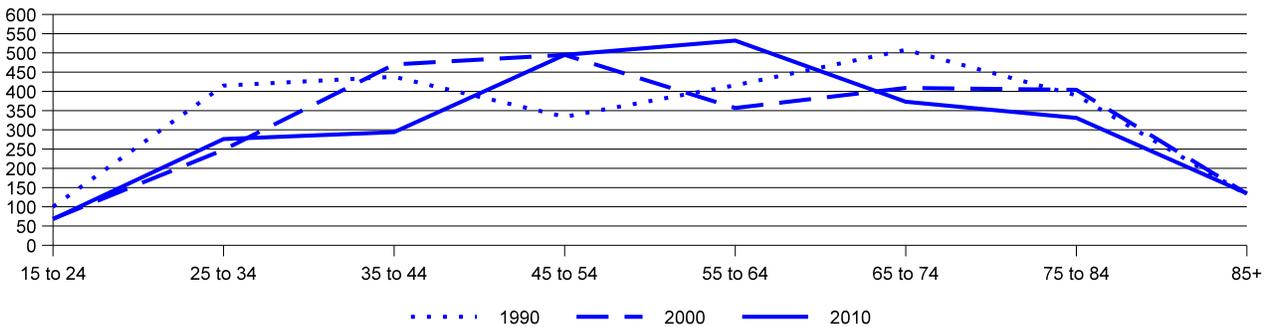
Day County Household Change by Age Between 2000 and 2010



Day County experienced a gain of 28 households in the 25 to 34 age range and a gain of 175 households in the 55 to 64 age range. Day County had a slight loss of one household in the 15 to 24 age range, a loss of 176 households in the 35 to 44 age range and a decrease of 109 households in the 65 to 84 age ranges.

As with the longer-term patterns for population, it is possible to track the age progression of over the past 20 years in Day County, using Census information for households by the age of householder.

Day County Households by Age of Householder: 1990 to 2010



Average Household Size

The following table provides decennial Census information on average household size, and a 2014 estimate from ESRI.

Table 12 Average Number of Persons Per Household: 1990 to 2014				
	1990 Census	2000 Census	2010 Census	2014 ESRI Estimate
Andover	2.04	2.15	2.17	2.02
Grenville	2.19	1.77	1.80	1.77
Pierpont	2.19	1.91	2.01	1.89
Roslyn	2.09	2.05	1.99	2.24
Day County	2.50	2.36	2.22	2.21
South Dakota	2.59	2.50	2.42	N/A

Source: U.S. Census; ESRI

Household formation has been occurring at a different rate than population change in recent decades due to a steady decrease in average household size. This has been caused by household composition changes, such as more single person and single parent families, fewer children per family, and more senior households due to longer life spans.

The average household size in Grenville, Pierpont, Roslyn and Day County decreased from 1990 to 2010. Grenville's average household size decreased from 2.19 to 1.80, Pierpont's decreased from 2.19 to 2.01 and Roslyn's average household size decreased from 2.09 to 1.99. Day County's average household size decreased from 2.50 in 1990 to 2.22 in 2010.

In Andover, the average household size increased from 2.04 persons per household in 1990 to 2.17 in 2010. In Andover, nearly 17% of the town's population was identified as Hispanic/Latino at the time of the 2010 Census, and this may represent an in-migration of younger residents, including children.

In 2010, the average household sizes in these four towns and in all of Day County were substantially smaller than the Statewide average.

Household Projections

The following table presents ESRI’s 2014 household estimates and 2019 household projections for the four towns and Day County.

Table 13 Household Projections Through 2019				
	2010 Census	2014 Estimate ESRI	2019 Projection ESRI	Change 2010 to 2019
Andover	42	41	39	-3
Grenville	30	30	30	0
Pierpont	67	65	63	-4
Roslyn	77	67	61	-16
Day County	2,504	2,488	2,465	-39

Source: U.S. Census; ESRI, Inc.

- ▶ The growth projections calculated by ESRI expect household losses for Andover, Pierpont, Roslyn and Day County from 2010 to 2019. ESRI projects that Grenville’s number of households will not change from 2014 to 2019. These projections would generally be consistent with past trends as there has been a long-term pattern of household loss in each of these jurisdictions.
- ▶ ESRI estimates that Andover decreased by one household from 2010 to 2014 and is projected to decrease by an additional two households from 2014 to 2019.
- ▶ ESRI estimates that Grenville’s number of households did not change from 2010 to 2014 and will not change from 2014 to 2019.
- ▶ ESRI estimates that Pierpont had a loss of two households from 2010 to 2014 and will lose an additional two households from 2014 to 2019.
- ▶ ESRI estimates that Roslyn had a decrease of 10 households from 2010 to 2014 and will have a decrease of an additional six households from 2014 to 2019.
- ▶ ESRI’s 2014 estimate for Day County shows a loss of 16 households from 2010. ESRI projects that Day County will lose an additional 23 households from 2014 to 2019.

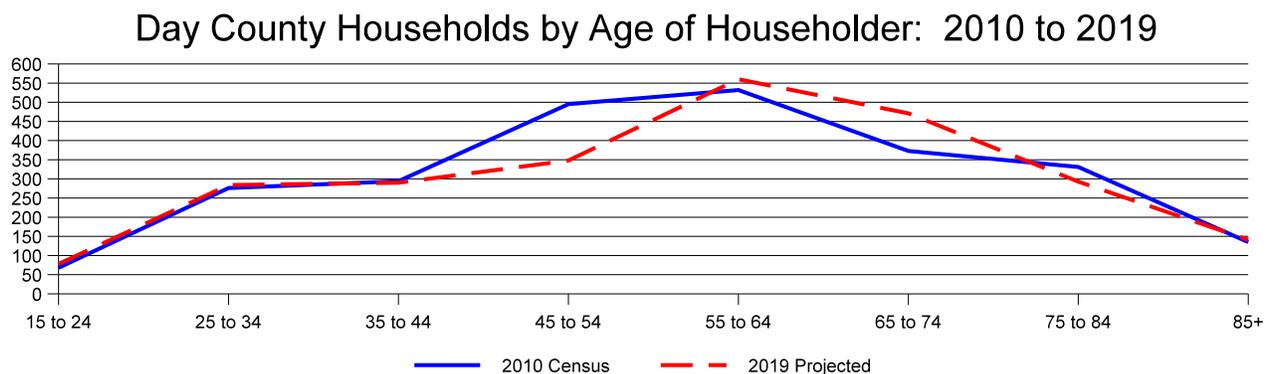
Day County Household by Age Projections: 2010 to 2019

ESRI has released population by age projections to the year 2019. In the following table, Community Partners Research, Inc., has converted the age-based population data into household projections for Day County for the year 2019.

The projections assume that historical patterns will continue into the near-future, especially related to household formation and household size within specific age groups. If population changes in Day County are at a rate that is faster or slower than past patterns would suggest, traditional age-based forecasts would be altered.

Table 14 Day County Projected Households by Age - 2010 to 2019			
	2010 Census	2019 Projection	Change from 2010
15-24	68	78	10
25-34	276	284	8
35-44	294	290	-4
45-54	495	348	-147
55-64	532	560	28
65-74	373	471	98
75-84	331	293	-38
85+	135	141	6
Total	2,504	2,465	-39

Source: U.S. Census; Community Partners Research, Inc.



Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate most of the County’s growth in households in the age ranges between 55 and 74 years old. Community Partners Research, Inc., projections expect a gain of 126 households in these age ranges in Day County from 2010 to 2019.

Community Partners Research, Inc., is also projecting an increase of 18 households in the 15 to 34 age ranges and a gain of six households in the 85 and older age range.

Community Partners Research, Inc., is projecting a loss of 151 households in the 35 to 54 age ranges and a loss of 38 households in the 75 to 84 age range.

When viewed as larger age groupings, these projections expect a net decrease of 133 households age 54 and younger, but a net increase of 94 households age 55 and older through the year 2019.

Households by Type - Andover

The 2010 Census can be compared to statistics from 2000 to examine changes in household composition. The following table looks at household trends within the Town of Andover.

Table 15 Andover Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	8	7	-1
Single Parent with own children	1	0	-1
Married Couple without own children	13	14	1
Family Householder without spouse	1	3	2
Total Families	23	24	1
Non-Family Households			
Single Person	23	17	-6
Two or more persons	0	1	1
Total Non-Families	23	18	-5

Source: U.S. Census

Between 2000 and 2010, Andover experienced an overall net increase of one “family” household. The Town had an increase of one married couple without children and an increase of two family householder without spouse households. There was a decrease of one married couple family and one single parent that had their own children in the household.

Andover had a decrease of five “non-family” households. There was a decrease of six one-person households. There was an increase of one household that had unrelated individuals living together.

Households by Type - Grenville

The 2010 Census can be compared to statistics from 2000 to examine changes in household composition. The following table looks at household trends within the Town of Grenville.

Table 16 Grenville Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	3	0	-3
Single Parent with own children	4	3	-1
Married Couple without own children	7	10	3
Family Householder without spouse	0	1	1
Total Families	14	14	0
Non-Family Households			
Single Person	20	12	-8
Two or more persons	1	4	3
Total Non-Families	21	16	-5

Source: U.S. Census

Between 2000 and 2010, Grenville had no net change in the number of “family” households. There was a decrease of three married couples with children but an increase of three married couples without children. There was a decrease of one single parent household that had their own children. The town added one family householder without spouse.

Grenville had a decrease of five “non-family” households. There was a decrease of eight one-person households but an increase of three households that had unrelated individuals living together.

Households by Type - Pierpont

The 2010 Census can be compared to statistics from 2000 to examine changes in household composition. The following table looks at household trends within the Town of Pierpont.

Table 17 Pierpont Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	8	8	0
Single Parent with own children	1	3	2
Married Couple without own children	20	21	1
Family Householder without spouse	3	3	0
Total Families	32	35	3
Non-Family Households			
Single Person	30	29	-1
Two or more persons	2	3	1
Total Non-Families	32	32	0

Source: U.S. Census

Between 2000 and 2010, Pierpont experienced an increase of three “family” households. The town added two single parent households with children, and gained one married couple without children.

Pierpont had no net change in the number of “non-family” households. There was a decrease of one one-person household but an increase of one household that had unrelated individuals living together.

Households by Type - Roslyn

The 2010 Census can be compared to statistics from 2000 to examine changes in household composition. The following table looks at household trends within the Town of Roslyn.

Table 18 Roslyn Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	17	8	-9
Single Parent with own children	8	4	-4
Married Couple without own children	23	26	3
Family Householder without spouse	2	4	2
Total Families	50	42	-8
Non-Family Households			
Single Person	38	33	-5
Two or more persons	5	2	-3
Total Non-Families	43	35	-8

Source: U.S. Census

Between 2000 and 2010, Roslyn had an overall net decrease of eight “family” households. There was a decrease of nine married couples with children and four single parents that had their own children in the household. The town had an increase of three married couples without children and two family householder without spouse households.

Roslyn had a decrease of eight “non-family” households. There was a decrease of five one-person households and a decrease of three households that had unrelated individuals living together.

Housing Tenure

The 2010 Census provided information on housing tenure patterns. The following tables examine tenure rates, along with changes that have occurred.

Table 19 Household Tenure - 2010				
	Number of Owners	Percent of all Households	Number of Renters	Percent of all Households
Andover	25	59.5%	17	40.5%
Grenville	27	90.0%	3	10.0%
Pierpont	60	89.6%	7	10.4%
Roslyn	63	81.8%	14	18.2%
Day County	1,918	76.6%	586	23.4%
State	-	68.1%	-	31.9%

Source: U.S. Census

According to the 2010 Census, the ownership tenure rate in Grenville, Pierpont and Roslyn was above 80%, and Day County’s ownership rate was 76.6%. Andover’s ownership tenure rate was 59.5%. Grenville, Pierpont and Roslyn’s rental tenure rates were significantly below the Statewide rate of 31.9% renter households.



Tenure patterns in 2000 and 2010 can be compared to see changes that have been occurring within each community.

Table 20 Households by Housing Tenure - 2000 to 2010						
Tenure	Owners			Renters		
	2000	2010	Change	2000	2010	Change
Andover	33	25	-8	13	17	4
Grenville	30	27	-3	5	3	-2
Pierpont	57	60	3	7	7	0
Roslyn	64	63	-1	29	14	-15
Day County	1,966	1,918	-48	620	586	-34

Source: U.S. Census

Andover, Grenville, Pierpont and Day County all had a decrease in owner households between 2000 and 2010, while Pierpont had an increase in owner households. Countywide, there was a decrease of 48 owner-occupancy households during the last decade.

Andover was the only town to show an increase in renter households. Grenville and Roslyn both had a decrease in renter households, while Pierpont’s number of renter households did not change. In all of Day County there was a decrease of 34 renter-occupancy households during the decade.

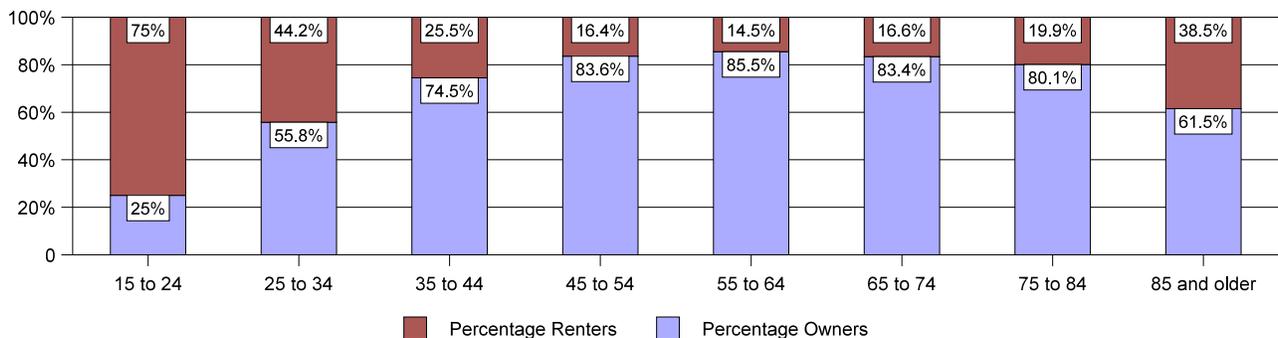
Tenure by Age of Householder

The 2010 Census provided information on the tenure distribution of households within each defined age range. The following table examines the number and percentage of renters and owners in each age group in Day County.

Table 21 Day County Tenure by Age of Householder - 2010				
Age	Owners		Renters	
	Number	Percent within age	Number	Percent within age
15-24	17	25.0%	51	75.0%
25-34	154	55.8%	122	44.2%
35-44	219	74.5%	75	25.5%
45-54	414	83.6%	81	16.4%
55-64	455	85.5%	77	14.5%
65-74	311	83.4%	62	16.6%
75-84	265	80.1%	66	19.9%
85+	83	61.5%	52	38.5%
Total	1,918	76.6%	586	23.4%

Source: U.S. Census

Day County Housing Tenure Patterns by Age in 2010



Within the defined age ranges, typical tenure patterns were present. Households at the lowest and highest ends of the age spectrum showed a higher preference for rented housing, while middle-aged adult households were primarily homeowners. Approximately 75% of households age 24 and younger rented their unit, and approximately 39% of households age 85 and older were renters. Home ownership rates for each of the 10-year age cohorts between 35 and 84 years old were above 74%.

Tenure by Household Size

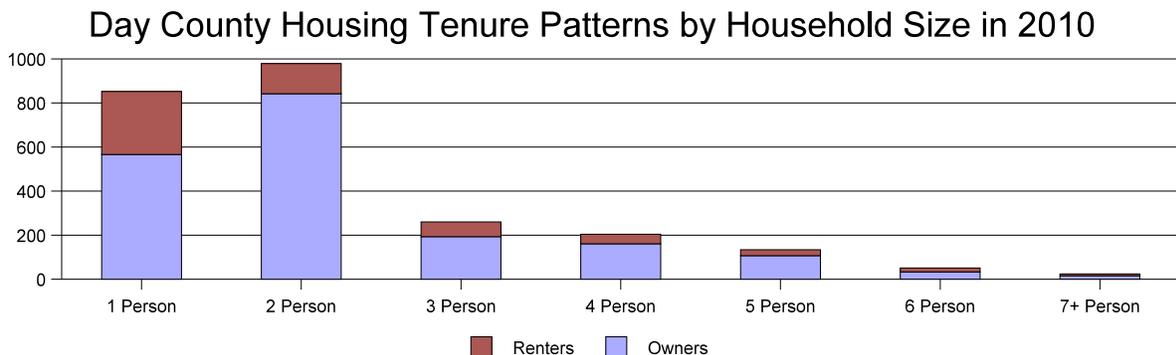
The 2010 Census provided information on housing tenure by household size. This can be compared to 2000 Census information to better understand changing trends. The following table provides information for Day County.

Table 22 Day County Tenure by Household Size - 2000 to 2010						
Household Size	Owners			Renters		
	2000	2010	Change	2000	2010	Change
1-Person	492	566	74	331	286	-45
2-Person	797	842	45	123	137	14
3-Person	278	193	-85	55	67	12
4-Person	224	161	-63	48	43	-5
5-Person	119	107	-12	24	27	3
6-Person	33	33	0	16	18	2
7-Persons+	23	16	-7	23	8	-15
Total	1,966	1,918	-48	620	586	-34

Source: U.S. Census

From 2000 to 2010, there were overall decreases in the number of owner and renter households in Day County. There was an increase of 119 owner households with one or two household members, but a decrease of 167 households with three or more household members.

There was a decrease of 45 one-person renter households, a loss of five four-person households and a loss of 15 households with seven or more people. There was a gain of 26 households with two and three household members and a gain of five five and six-person households. Approximately 72% of the renter households in Day County were one or two person households in 2010.



2012 Income Data

The 2010 Census did not collect information on household income. However, estimates are available at the town and county level through the 2012 American Community Survey.

Household income represents all independent households, including people living alone and unrelated individuals together in a housing unit. Families are two or more related individuals living in a household.

Table 23 Median Household Income - 2000 to 2012			
	2000 Median	2012 Median	% Change
Andover	\$20,625	\$31,667	53.5%
Grenville	\$10,000	\$36,250	262.5%
Pierpont	\$29,464	\$40,000	35.8%
Roslyn	\$19,375	\$38,000	96.1%
Day County	\$30,227	\$40,095	32.6%
South Dakota	\$35,271	\$46,369	31.5%

Source: U.S. Census; 2012 ACS 5-year survey

Table 24 Median Family Income - 2000 to 2012			
	2000 Median	2012 Median	% Change
Andover	\$41,250	\$41,250	0%
Grenville	\$23,750	\$82,679	248.1%
Pierpont	\$40,417	\$49,167	21.6%
Roslyn	\$24,375	\$48,958	100.9%
Day County	\$38,011	\$49,135	29.3%
South Dakota	\$43,237	\$58,958	36.4%

Source: U.S. Census; 2012 ACS 5-year survey

It is important to note that the American Community Survey is based on household sampling, and a margin of error exists within each estimate. For very small communities, the number of completed surveys may be very limited, and the 2012 estimate may not be an accurate reflection of actual median income levels.

Information contained in the 2012 American Community Survey shows that the median household and family incomes have increased from 2000 to 2012 in the four towns and in all of Day County. However, the four towns and Day County's median family and household incomes are generally well below the comparable statewide medians, with the exception of Grenville's median family income, which is significantly above the statewide level.

Generally, family household incomes tend to be much higher than the overall household median, as families have at least two household members, and potentially more income-earners.

Using the commonly accepted standard that up to 30% of gross income can be applied to housing expenses without experiencing a cost burden, a median income household in Day County could afford approximately \$1,002 per month and a median income family household could afford \$1,228 per month for ownership or rental housing in 2012.

Household Income Distribution

The 2012 American Community Survey provides household income distribution estimates for the four towns.

Table 25 Household Income Distribution - 2012				
Household Income	Andover	Grenville	Pierpont	Roslyn
\$0 - \$14,999	8 / 25.0%	8 / 25.8%	13 / 25.0%	21 / 26.3%
\$15,000 - \$24,999	5 / 15.6%	2 / 6.5%	5 / 9.6%	6 / 7.5%
\$25,000 - \$34,999	4 / 12.5%	5 / 16.1%	5 / 9.6%	10 / 12.5%
\$35,000 - \$49,999	5 / 15.6%	4 / 12.9%	9 / 17.3%	20 / 25.0%
\$50,000 - \$74,999	3 / 9.4%	3 / 9.7%	15 / 28.8%	11 / 13.7%
\$75,000 - \$99,999	3 / 9.4%	9 / 29.0%	3 / 5.8%	4 / 5.0%
\$100,000+	4 / 12.5%	0 / 0%	2 / 3.9%	8 / 10.0%
Total	32 / 100%	31 / 100%	52 / 100%	80 / 100%

Source: 2000 Census; 2012 ACS

- ▶ In 2012, approximately 69% of Andover’s households, 61% of Grenville’s households, 62% of Pierpont’s households and 71% of Roslyn’s households had annual incomes less than \$50,000.
- ▶ In 2012, approximately 31% of Andover’s households, 39% of Grenville’s households, 38% of Pierpont’s households and 29% of Roslyn’s households had annual incomes more than \$50,000.
- ▶ Approximately 35% of the total households in the four towns have annual incomes less than \$25,000.

Day County Income Distribution by Housing Tenure

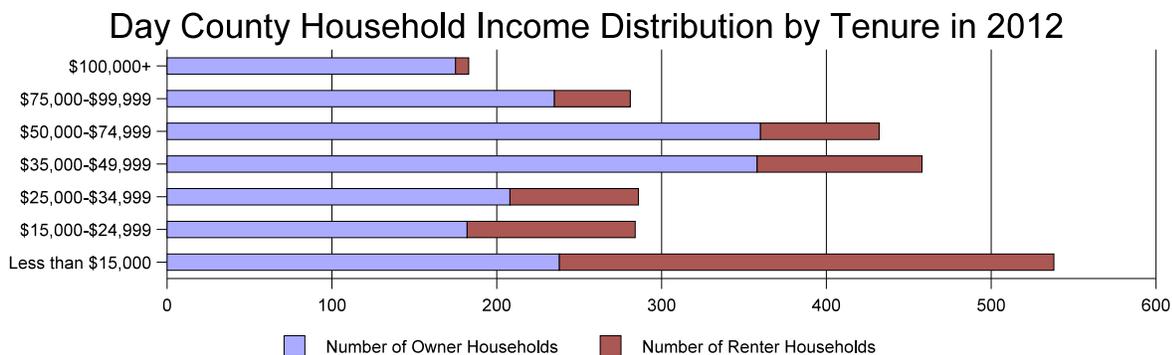
The 2012 American Community Survey provides income data by owner and renter status. The following table examines income distribution in Day County.

The American Community Survey is an estimate, based on limited sampling data, and there are some differences when compared to the 2010 Census. The 2012 American Community Survey reported income information on 2,462 households while the U.S. 2010 Census reported that there are 2,504 households in Day County. However, the variation does reflect a two-year time difference.

While the American Community Survey estimate for total households appears to be relatively accurate, it does appear to have undercounted owner households and overcounted renter households, when compared to the 2010 Census.

Household Income	Number of Owner Households	Number of Renter Households	Total Households
\$0 - \$14,999	238 / 44.2%	300 / 55.8%	538
\$15,000 - \$24,999	182 / 64.1%	102 / 35.9%	284
\$25,000 - \$34,999	208 / 72.7%	78 / 27.3%	286
\$35,000 - \$49,999	358 / 78.2%	100 / 21.8%	458
\$50,000 - \$74,999	360 / 83.3%	72 / 16.7%	432
\$75,000 - \$99,999	235 / 83.6%	46 / 16.4%	281
\$100,000+	175 / 95.6%	8 / 4.4%	183
Total	1,756	706	2,462

Source: 2012 American Community Survey



Income and housing tenure are often linked for most households, with home owners generally having higher annual income levels, and renters having lower incomes.

In 2012, approximately 68% of all renter households in Day County had an annual income below \$35,000. At 30% of income, these households would have \$875, or less, that could be applied to monthly housing costs. The median income for all renter households was approximately \$20,200 in 2012. At 30% of income, a renter at the median level could afford approximately \$505 per month or less for housing costs.

Most owner households had a higher income level than rental households. Approximately 44% of all owner households had an annual income of \$50,000 or more. The estimated median household income for owners in 2012 was approximately \$45,600. At 30% of income, an owner at the median income level could afford approximately \$1,140 per month for housing costs.

2012 Estimated Income and Housing Costs - Day County Renters

The American Community Survey also collected information on housing costs. The following table provides data on the number of renter households that are paying different percentages of their gross household income for housing in Day County.

Table 27 Gross Rent as a Percentage of Income - Day County			
Percent of 2012 Income for Housing	Households Age 64 and Younger	Households Age 65 and Older	Total
Less than 20%	201 / 40.0%	57 / 28.0%	258 / 36.5%
20% to 29.9%	29 / 5.8%	43 / 21.1%	72 / 10.2%
30% to 34.9%	3 / 0.6%	10 / 4.9%	13 / 1.9%
35% or more	158 / 31.5%	47 / 23.0%	205 / 29.0%
Not Computed	111 / 22.1%	47 / 23.0%	158 / 22.4%
Total	502	204	706

Source: 2012 American Community Survey

According to the American Community Survey, approximately 31% of all renters in the County were paying 30% or more of their income for rent. The large majority of these households were actually paying 35% or more of their income for housing. Federal standards for rent subsidy programs generally identify 30% of income as the maximum household contribution. When more than 30% of income is required, this is often called a “rent burden”. When more than 35% is required, this can be considered a “severe rent burden”.

Although a housing cost burden could be caused by either high housing costs or low household income, in Day County it was primarily due to low income levels for renters. A majority of the renter households with a housing cost burden had an annual household income below \$20,000. To avoid a cost burden, these lower income households would have needed a unit with a gross monthly rent of \$500 or less.

Senior citizen renters (age 65 and older) represented approximately 26% of all households with a rental cost burden. Households in the age ranges between 15 and 64 years old represented approximately 74% of all households with a rental cost burden.

2012 Estimated Income and Housing Costs - Day County Home Owners

The American Community Survey also provided housing cost estimates for owner-occupants. The following table provides estimates of the number of households in Day County that are paying different percentages of their gross household income for housing costs.

Table 28 Ownership Costs as a Percentage of Income - Day County		
Percentage of 2012 Income for Housing Costs	Number of Owner Households 2012	Percent of All Owner Households 2012
0% to 19.9%	1,071	61.0%
20% to 29.9%	293	16.7%
30% to 34.9%	88	5.0%
35% or more	282	16.1%
Not Computed	22	1.2%
Total	1,756	100%

Source: 2012 ACS

The 2012 American Community Survey underestimated the number of owner households in Day County. However, this source still represents the best available information on income compared to housing costs.

Most owner-occupants, which would include households with and without a mortgage, reported paying less than 30% of their income for housing. However, approximately 21% of all home owners reported that they paid more than 30% of their income for housing. The large majority of these households were paying more than 35% of income for housing costs.

Occupancy Status of Housing Units - 2010

Table 29 Occupancy Status of Housing Units - 2010						
	Occupied Units		Vacant Units			
	Owner	Renter	For Rent	For Sale	Seasonal Use	Other Vacant
Andover	25	17	1	0	3	14
Grenville	27	3	0	0	10	4
Pierpont	60	7	3	0	1	7
Roslyn	63	14	4	2	11	11
Day Co.	1,918	586	69	31	765	261

Source: U.S. Census

- ▶ In 2010, according to the U.S. Census, there were 765 seasonal housing units in Day County including three units in Andover, 10 units in Grenville, one unit in Pierpont and 11 units in Roslyn.
- ▶ County statistics for housing unit construction from 2000 to 2010 showed a significant amount of new construction during the decade. However, it appears that much of this was in the form of seasonal/recreational use housing. At the time of the 2000 Census, Day County had 626 seasonal use units. By 2010, this had increased to 765 units, a net gain of 139 units.
- ▶ Day County also had some units removed, in many cases due to flood damage mitigation efforts. Some of the construction activity that can be tracked by building permit reports may have been unit replacement. When the total inventory of housing in 2010 is compared to the total inventory in 2000, Day County showed a net gain of only 12 housing units Countywide during the entire decade. Based on these numbers, nearly all of the housing built in the County effectively represented unit replacement, as other housing was lost from the inventory.
- ▶ In addition to the seasonal units in 2010, there were 361 vacant housing units in Day County, including 15 units in Andover, four units in Grenville, 10 units in Pierpont and 17 units in Roslyn.

Existing Home Sales

This section examines houses that have been sold in Andover, Grenville, Pierpont and Roslyn from November 1, 2011, to March 31, 2014. It is important to note that the number of houses sold is limited and may not be an accurate indicator of overall home values in each town. However, this sample does provide some insight into those units that have turned-over during this time period. This table primarily reflects existing home sales. New construction sales would generally not be recorded in the data that was used for this analysis.

Only the “good market value” transactions have been reviewed for this study. Sales that are not “good market value” include, but are not limited to, sales between relatives, forced sales and foreclosures, and estate transfers that are not available on the open market.

Table 30 Median Value of Recent Residential Sales			
	Number of Good Sales	Median Sale Price	Average Sales Price
Andover	4	\$38,500	\$37,250
Grenville	4	\$77,050	\$88,000
Pierpont	10	\$36,950	\$42,265
Roslyn	16	\$21,821	\$27,631

Source: Day County Assessor; Community Partners Research, Inc.

- ▶ From November 1, 2011, to March 31, 2014, there were four residential sales of single family houses in Andover that were considered to be “good market value” transactions. The median sales price for the Andover sales was \$38,500. The highest valued sale was for \$70,000 and lowest valued sale was for \$2,000.
- ▶ The median sales price for the four residential sales in Grenville was \$77,050. The highest valued sale was for \$158,000 and the lowest valued sale was for \$40,000.
- ▶ The median sales price for the 10 residential sales in Pierpont was \$36,950. The highest valued sale was for \$115,000 and the lowest valued sale was for \$2,750.
- ▶ The median sales price for the 16 residential sales in Roslyn was \$21,821. The highest valued sale was for \$65,000 and the lowest valued sale was for \$5,000.

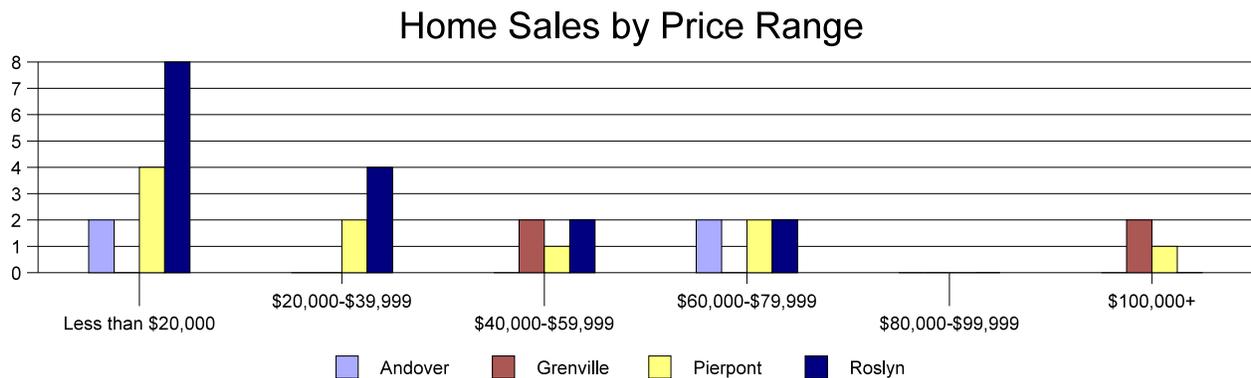
Home Sales by Price Range

The following table looks at single family houses that sold within defined price ranges in the four towns from November 1, 2012, to March 31, 2014, using the information that was available from the County Equalization Office.

Table 31 Home Sales by Price Range: 17-months				
Sale Price	Andover	Grenville	Pierpont	Roslyn
Less than \$20,000	2	0	4	8
\$20,000 - \$39,999	0	0	2	4
\$40,000 - \$59,999	0	2	1	2
\$60,000 - \$79,999	2	0	2	2
\$80,000 - \$99,999	0	0	0	0
\$100,000 or more	0	2	1	0
Total	4	4	10	16

Source: Day County Equalization; Community Partners Research, Inc.

Recent home sales in the four towns have been primarily in the lower price ranges. Approximately 59% of the sales were for less than \$40,000 and 32% of the sales were in the \$40,000 to \$80,000 range. Only 9% of the home sales were for \$100,000 or more.



Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of the single family/duplex houses in the four towns. The number of houses surveyed in each town is:

- ▶ Andover - 53
- ▶ Grenville - 35
- ▶ Pierpont - 67
- ▶ Roslyn - 77

Houses that appeared to contain three or more residential units were excluded from the survey. Houses were categorized in one of four levels of physical condition, Sound, Minor Repair, Major Repair, and Dilapidated as defined below. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure's interior quality.

Dilapidated was the lowest rating used. These houses need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for demolition and clearance.

Major Rehabilitation is defined as a house needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses in this condition category may or may not be economically feasible to rehabilitate.

Minor Repair houses are judged to be generally in good condition and require less extensive repair, such as one major improvement. Houses in this condition category will generally be good candidates for rehabilitation programs because they are in a salable price range and are economically feasible to repair.

Sound houses are judged to be in good, 'move-in' condition. Sound houses may contain minor code violations and still be considered Sound.

Table 32 Windshield Survey Housing Condition Estimate - 2014

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Andover	13/24.5%	10/18.9%	13/24.5%	17/32.1%	53
Grenville	9/25.7%	6/17.1%	13/37.2%	7/20.0%	35
Pierpont	20/29.9%	14/20.8%	20/29.9%	13/19.4%	67
Roslyn	28/36.4%	17/22.1%	22/28.5%	10/13.0%	77
Total	70/30.1%	47/20.3%	68/29.3%	47/20.3%	232

Source: Community Partners Research, Inc.

- ▶ Approximately 20% of the houses in the four towns need minor repair and 29% need major repair. Approximately 30% are sound, with no required improvements. Forty-seven houses are dilapidated and possibly beyond repair.
- ▶ In Andover, nearly 57% of all rated houses were in one of the two lowest condition categories, including 17 houses that received the lowest rating of dilapidated.
- ▶ In Grenville, more than 57% of all rated houses were in one of the two lowest condition categories, including 7 houses that received the lowest rating of dilapidated.
- ▶ In Pierpont, more than 49% of all rated houses were in one of the two lowest condition categories, including 10 houses that received the lowest rating of dilapidated.
- ▶ In Roslyn, nearly 42% of all rated houses were in one of the two lowest condition categories, including 10 houses that received the lowest rating of dilapidated.
- ▶ Although most of the houses in each community were in need of repair, approximately 25% or more of the housing stock in each town received a rating of sound, indicating no visible repairs.

Mobile Home Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of the 20 mobile homes located in Andover, Grenville and Roslyn. No mobile homes were identified in Pierpont.

Mobile homes were categorized in one of four levels of physical condition, Sound, Minor Repair, Major Repair, and Dilapidated as defined below. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure's interior quality.

Dilapidated was the lowest rating used. Dilapidated mobile homes need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for removal.

Major Rehabilitation is defined as a mobile home needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses and mobile homes in this condition category may or may not be economically feasible to rehabilitate.

Minor Repair mobile homes are judged to be generally in good condition and require less extensive repair, such as one major improvement. Mobile homes in this condition category may be good candidates for rehabilitation programs because they are in a salable price range and may be feasible to repair.

Sound mobile homes are judged to be in good, 'move-in' condition. Mobile homes may contain minor code violations and still be considered Sound.

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Andover	0/0%	3/42.9%	3/42.9%	1/14.2%	7
Grenville	2/40.0%	0/0%	1/20.0%	2/40.0%	5
Roslyn	2/25.0%	3/37.5%	2/25.0%	1/12.5%	8
Total	4/20.0%	6/30.0%	6/30.0%	4/20.0%	20

Source: Community Partners Research, Inc.

- ▶ The mobile homes in the three towns are in fair condition. Approximately 30% of the mobile homes need minor repair and 30% need major repair. Approximately 20% are sound, with no required improvements. Four mobile homes were rated as dilapidated and possibly beyond repair.

New Housing Construction

Over the past 14 years, from 2000 to 2013, Andover and Grenville had no new housing units constructed. Pierpont and Roslyn each had one house constructed from 2000 to 2013.

No multifamily rental housing has been constructed in any of these communities.

Day County Building Permit Trends

Day County has experienced a significant amount of new housing construction activity in recent years. The following table identifies the units that have been constructed from 2000 to 2013.

Table 34 Day County Housing Unit Construction Activity: 2000 to 2013			
Year	Single Family	Two or More Units	Total Units Constructed
2013	14	0	14
2012	22	0	22
2011	3	0	3
2010	24	4	28
2009	19	6	25
2008	4	4	8
2007	6	0	6
2006	32	0	32
2005	30	0	30
2004	36	0	36
2003	22	0	22
2002	23	0	23
2001	10	0	10
2000	21	0	21
TOTAL	266	14	280

Source: Census Bureau; Community Partners Research, Inc.

Over the past 14 years, 280 new housing units have been constructed in Day County, based on building permit issuance and U.S. Census information. The units include 266 single family homes and 14 units are in three four-plexes and one duplex. As stated earlier, most of these housing units appear to have been built for seasonal/recreation use, or as replacement units for lost housing.

During the seven-year period from 2000 to 2006, the County averaged approximately 25 new housing units per year. After 2006, housing construction activity slowed somewhat, and the County has averaged 13 new units per year from 2006 to 2013.

Employment and Local Economic Trends Analysis

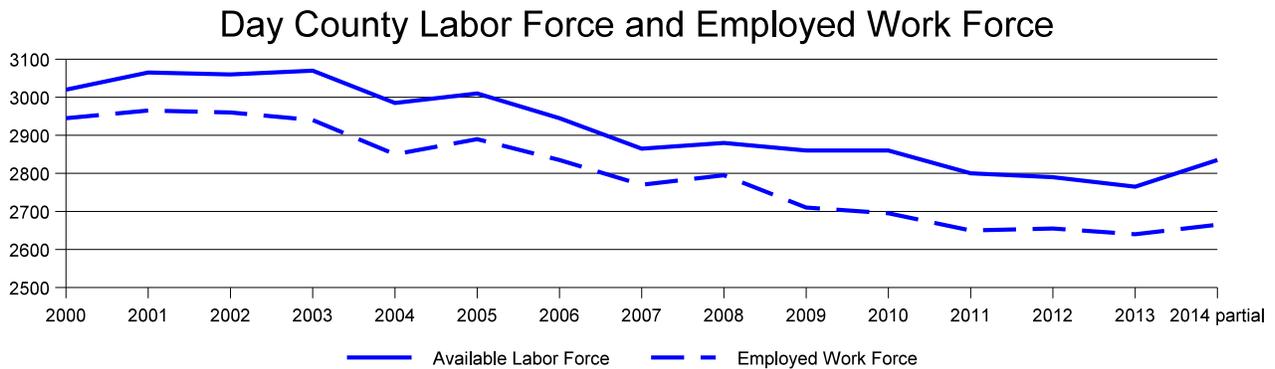
While many factors influence the need for housing, employment opportunities represent a predominant demand generator. Without jobs and corresponding wages, the means to pay for housing is severely limited.

Employment opportunities may be provided by a broad range of private and public business sectors. Jobs may be available in manufacturing, commercial services, agriculture, public administration, and other industries. The type of employment, wage level, and working conditions will each influence the kind of housing that is needed and at what level of affordability.

Employment information is available at the county level. The labor force statistics in the table below tracks people by place of residence, rather than place of employment.

Table 35 Day County Annual Labor Statistics: 2000 to 2014*						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - SD	Unemployment Rate - US
2000	3,020	2,945	75	2.5%	2.7%	4.0%
2001	3,065	2,965	100	3.2%	3.1%	4.7%
2002	3,060	2,960	100	3.3%	3.3%	5.8%
2003	3,070	2,940	130	4.2%	3.5%	6.0%
2004	2,985	2,850	135	4.5%	3.7%	5.6%
2005	3,010	2,890	120	4.1%	3.7%	5.1%
2006	2,945	2,835	110	3.7%	3.1%	4.6%
2007	2,865	2,770	95	3.3%	2.9%	4.6%
2008	2,880	2,795	85	2.9%	3.0%	5.8%
2009	2,860	2,710	150	5.3%	5.2%	9.3%
2010	2,860	2,695	165	5.7%	5.1%	9.6%
2011	2,800	2,650	150	5.4%	4.7%	8.9%
2012	2,790	2,655	135	4.9%	4.2%	8.1%
2013	2,765	2,640	125	4.5%	3.8%	7.4%
2014*	2,835	2,665	170	6.0%	3.7%	6.5%

Source: South Dakota Department of Labor * 2014 information is for January through September



When viewed over a longer time period, there has been no growth in the area’s labor force and employed work force, despite some up and down movement from year to year. Between 2000 and 2013, the last full year of information, the size of the resident labor force decreased by 255 people, or 8.4%. The employed work force decreased by 305 people over that same time period.

From 2000 to 2005, the County’s resident labor force remained relatively stable, but has generally been declining since that time. The year 2013, the last full year of data, represented the smallest County labor force. Partial-year information for 2014 indicates that the level in the current year may be higher, but this cannot be fully determined until the final quarter of the year is included.

The County’s employed resident work force also reached its lowest level in 2013. The highest number of employed County residents occurred in 2001. Although the County’s unemployment rate has remained below the national average throughout the time period reviewed, it has been above the Statewide rate since 2009.

Average Annual Wages by Industry Sector

The following table shows the annual employment and average annual wages by major employment sector in 2013, the last full year of data. It is important to note that the major employment sectors listed do not represent all employment in the County.

This information is for all of Day County. Covered employment and wages are based on the location of the job, not the residency of the worker.

Table 36 Day County Average Wages by Industry Detail: 2013		
Industry	2013 Employment	2013 Average Annual Wage
Total All Industry	1,938	\$27,731
Natural Resources, Mining	N/A	N/A
Construction	69	\$37,666
Manufacturing	231	\$33,311
Trade, Transportation, Utilities	499	\$32,337
Information	N/A	N/A
Financial Activities	84	\$34,842
Professional and Business Services	32	\$31,711
Education and Health Services	271	\$23,569
Leisure and Hospitality	188	\$8,439
Other Services	45	\$22,980
Government	438	\$26,943

Source: South Dakota Department of Labor

The average annual wage for all industry in 2013 was \$27,731. The highest paying wage sectors were Construction and Financial Activities, each with an annual average wage above \$34,500. Trade, Transportation and Utilities was the largest industry sector for number of employees, and had an annual wage above the overall average.

The lowest paying wage sector was Leisure and Hospitality, with an average annual wage below \$8,500.

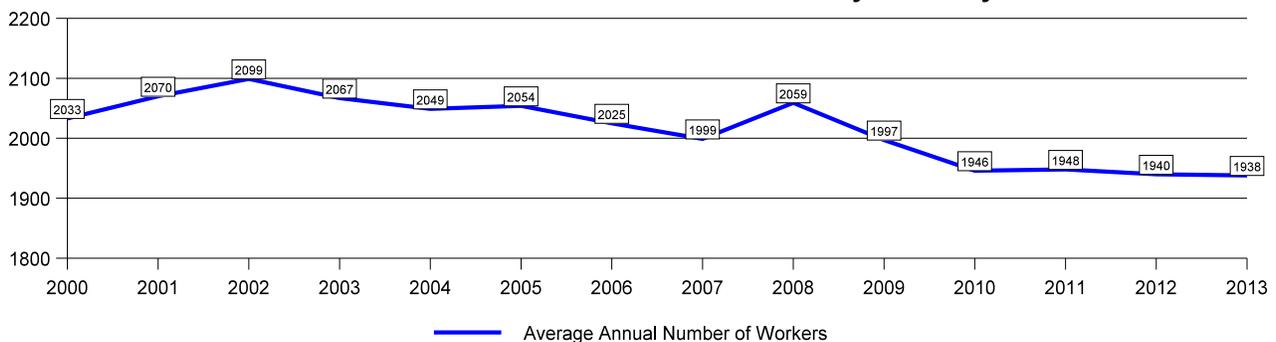
Annual Covered Employment

Since the Quarterly Census of Covered Workers (QCEW) tracks employees covered by unemployment insurance by location of the worker, it is possible to examine longer-term patterns in the local employment level. The following table displays the total number of workers reported in Day County back to the year 2000.

Table 37 Day Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2000	2,033	2007	1,999
2001	2,070	2008	2,059
2002	2,099	2009	1,997
2003	2,067	2010	1,946
2004	2,049	2011	1,948
2005	2,054	2012	1,940
2006	2,025	2013	1,938

Source: QCEW - SD Department of Labor

Number of Covered Workers in Day County



Although there has been some upward movement in the number of employees working in Day County, the long-term pattern shows a decrease in the number of workers covered by unemployment insurance. From 2000 to 2013, the number of workers decreased by 95 people. Despite the long-term trend of fewer workers, the employment level has remained very stable since 2010.

Regional Unemployment and Wage Rates

Day County has a concern about maintaining an adequate labor force. As existing businesses look to expand, or new businesses look to locate into the area, potential worker shortages could become an issue. In addition to labor force and employment information for Day County, information has also been collected for the larger region, including the State's larger cities. Information is presented for 2013, the last full year of available data. Unemployment numbers are at the city level, while annual wage information is for the entire county.

Table 38 Regional and State Unemployment Data - 2013			
Area	Number of Unemployed - 2013	Unemployment Rate - 2013	2013 Average Annual Wage all Industry County Wage
Day County	125	4.5%	\$27,731
Watertown	465	3.6%	\$34,854
Aberdeen	535	3.5%	\$36,673
Brookings	440	3.3%	\$37,526
Huron	260	3.6%	\$34,306
Mitchell	295	3.2%	\$34,361
Pierre	255	3.1%	\$37,901
Yankton	290	3.8%	\$35,823
Sioux Falls	3,200	3.5%	\$41,627
South Dakota	-	3.8%	\$37,226
North Dakota	-	2.9%	\$47,788
Minnesota	-	5.1%	\$50,128

Source: Various sources including State Departments of Labor and the Federal Bureau of Labor Statistics

For calendar year 2013, the national unemployment rate was at 7.4%. All of the regional entities reviewed had an unemployment rate that was well below the national average. The State of Minnesota, with an unemployment rate of 5.1%, was the highest of the jurisdictions examined.

The average annual wage data is from the Quarterly Census of Employment and Wages (QCEW) and represents the average pay for all employed workers within the jurisdiction. It does not represent any estimate of the pay that is being offered for available jobs. However, it does provide some perspective on the overall wage conditions that exist.

The average annual wage in Day County in 2013 was below the Statewide average by approximately \$9,500 annually. It was also lower than in the large communities in the area, including Watertown and Aberdeen.

The average annual wage in South Dakota was the lowest of the three States examined. The highest average annual wage in 2013 was in the State of Minnesota. Both North Dakota and Minnesota had statewide average wages that were more than \$20,000 higher than the average wage in Day County.

Commuting Patterns of Area Workers

Some information is available on area workers that commute for employment. The best information is from the 2012 American Community Survey, and has been examined for the City of Webster, the largest city in Day County. The first table only examines travel time for Webster residents, and excludes people that work at home.

Table 39 Commuting Times for Webster Residents - 2012		
Travel Time	Number	Percent
Less than 10 minutes	636	77.2%
10 to 19 minutes	76	9.2%
20 to 29 minutes	11	1.3%
30 minutes +	101	12.3%
Total	824	100%

Source: 2012 American Community Survey 3-year estimates

The large majority of Webster residents were driving less than 10 minutes to work in 2012. Overall, more than 77% of residents traveling less than 10 minutes, and more than 86% were traveling less than 20 minutes to work. Fewer than 3% of the City’s residents did commute a half hour or more for employment.

The American Community Survey also identifies travel time by location of employment. For people that worked in Webster, the following travel times were identified.

Table 40 Commuting Times for Webster Employees - 2012		
Travel Time	Number	Percent
Less than 10 minutes	664	58.7%
10 to 19 minutes	315	27.8%
20 to 29 minutes	44	3.9%
30 minutes +	109	9.6%
Total	1,132	100%

Source: 2012 American Community Survey 3-year estimates

For people that worked in Webster, more than 41% traveled 10 minutes or more, and presumably lived outside the city limits. However, most workers lived within the immediate vicinity, with fewer than 14% of all employees traveling 20 minutes or more to Webster.

Census On the Map

The Census Bureau also produces commuter reports through its Center for Economic Studies division. This information is based on reports for the year 2011, but provides a further breakdown of worker movement.

According to the report for Day County, there were 1,736 people that were employed within the County in 2011. Nearly 57% of these County-based employees also lived within the County. The remaining 43% of employees lived outside the County and traveled into Day County for employment.

The On the Map reporting service can be used to track worker outflow patterns from the County. Overall, there were 2,263 Day County residents that were employed. Most of these County residents actually worked outside the County, as nearly 57% traveled to other locations. Only 43% of County residents also worked within the County.

Town of Andover

Introduction

Andover is a small town located in Day County approximately 22 miles from Webster and 30 miles from Aberdeen.

Key Statistics: Andover	
<i>Demographic</i>	
Population:	87 people in 2014
Households:	41 households in 2014
Household Size:	2.02 persons per household in 2014
Population Trend:	Down 4 people from 2010
Household Trend:	Down 1 household from 2010
Household Projection:	A loss of 2 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$31,667 in 2012
Median Family Income:	\$41,250 in 2012
<i>Housing</i>	
Home Ownership Rate:	59.5% home owners
Rental Rate:	40.5% renters
Median Home Value:	\$38,500 based on recent sales
New Construction:	No houses from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 13 homes Minor Rehab - 10 homes Major Rehab - 13 homes Dilapidated - 17 homes

Findings on Growth Trends

Andover's population was 91 people in 2010, which is a loss of eight people from 2000. Andover had a loss of seven people during the 1990s. Andover had 42 households in 2010, which is a loss of four households from 2000. Andover had a loss of six households in the 1990s.

In the 1990s, Day County had a decrease of 711 people and 146 households. From 2000 to 2010, Day County had a loss of 557 people and 82 households.

Findings on Growth Projections

As part of this Study, we have utilized ESRI's population and household projections to the year 2019 for Andover and Day County. ESRI projects that Andover's population will decrease by two people, and by two households from 2014 to 2019. For all of Day County, ESRI expects a decrease of 105 people and a loss of 23 households.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were 17 occupied rental units and one unoccupied rental unit in Andover, for a total estimated rental inventory of 18 units. Andover's rental tenure rate, was 40.5%, based on renter-occupancy households, which is above the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Andover had 13 occupied rental units, and one vacant rental unit, for a total estimated rental inventory of 14 units. The rental tenure rate in 2000 was 28.3%.

Based on a Census comparison, Andover added four renter-occupancy households, and four rental units from 2000 to 2010.

Rental Survey

As part of the research for this Study, Community Partners Research, Inc., attempted to contact owners or managers of multifamily buildings with four or more units.

Andover has one multi-family rental project. The Hanson four-plex is a Rural Development General Occupancy project constructed in 1981. The four-plex has one one-bedroom and three two-bedroom units. Tenants pay 30% of their income up to a maximum rent. The owner reports no vacancies and the units are always fully occupied.

Table 41 Andover Multifamily Rental Housing Inventory					
Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Subsidized					
Hanson 4-plex	1 - 1 Bedroom <u>3 - 2 Bedroom</u> 4 Total Units	\$403 max \$413 max 30% of income	No vacancies	General Occupancy	Rural Development general occupancy four-plex constructed in 1981. Units include 1 one-bedroom and 3 two-bedroom. Tenants pay 30% of income up to a maximum rent. Owner reports no vacancies and the units are always fully occupied.

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Andover. They are based on the following strategies.

- ▶ **Be realistic in expectations for housing development** - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the Town's potential for growth.
- ▶ **New housing development and housing rehabilitation generally will not occur without proactive community involvement** - To attract new home construction or housing rehabilitation in Andover, subsidies or some other form of financial assistance will be needed from Andover, regional housing agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the Town's existing housing stock** - The future of Andover will be heavily dependent on the Town's appeal as a residential location. The condition of the existing housing stock is a major factor in determining the Town's long-term viability. The existing housing stock is in fair condition and the Town's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - The Town should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to the local efforts, the Town has other resources to draw on including the Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Andover have been formulated through the analysis of the information provided in the previous sections and include 10 recommendations. The findings/recommendations have been developed in the following five categories:

- ▶ **Rental Housing Development**
- ▶ **Home Ownership**
- ▶ **Single Family Housing Development**
- ▶ **Housing Rehabilitation**
- ▶ **Other Housing Issues**

The findings/recommendations for each category are as follows:

Rental Housing Development

1. Monitor the need to develop new market rate or subsidized housing
2. Utilize vacant homes for rental housing
3. Utilize the Housing Choice Voucher Program

Home Ownership

4. Utilize and promote all programs that assist with home ownership

Single Family Housing Development

5. Lot availability

Housing Rehabilitation

6. Promote rental housing rehabilitation
7. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

8. Acquire and demolish dilapidated structures
9. Create a plan and a coordinated effort among housing agencies
10. Promote commercial rehabilitation and development

Rental Housing Development

Findings: The 2010 U.S. Census reported that there were 17 renter households in Andover. There is only one multifamily rental project, a four-unit apartment building, and the remaining renter households are primarily living in rental single family homes.

Our projections indicate that Andover is expected to decrease by two households from 2014 to 2019 and Day County is projected to decrease by 23 households.

Based on no demand for rental housing from household growth and limited pent-up demand, we are not recommending new rental housing construction in Andover over the next five years. However, we are recommending the development of additional rental housing utilizing existing homes in Andover.

1. Monitor the need to develop new market rate or subsidized rental housing

Findings: Andover has a limited number of market rate units and four subsidized units. From 2014 to 2019, Andover's population is projected to decrease by two people and two households.

Also, Andover lacks amenities to attract rental households including employment, health care, retail and service opportunities.

Recommendation: We do not recommend the construction of market rate or subsidized rental housing at this time. We do recommend that Andover monitor the need for the production of market rate or subsidized housing in the future.

Also, we recommend that Andover and Day County Housing Development communicate with the owner of the Hanson four-plex to assure that it continues to be a community asset.

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, based on the lack of demand from household growth. However, we do believe there is limited demand for affordable rental housing. Andover is located in close proximity to Webster and is within commuting distance of Aberdeen and Watertown. These cities have employment opportunities. According to the 2010 U.S. Census, there are vacant homes and seasonal homes in Andover.

Recommendation: We recommend that Andover coordinate with private rental property owners and regional housing agencies to acquire vacant and/or seasonal homes for rental housing. Private rental property owners could purchase the homes and utilize funding from housing agencies to rehabilitate the homes. Potential funding sources include USDA Rural Development, The South Dakota Housing Development Authority and the Federal Home Loan Bank. Grow South Dakota and HAPI, Inc., are regional housing agencies that could potentially assist with this project.

Additionally, housing Vouchers may be available to assist the eligible rental households with the rent.

3. Utilize the Housing Choice Voucher Program

Findings: The Housing Choice Voucher Program provides portable, tenant-based rent assistance to lower income renter households. The program requires participating households to contribute from 30% to 40% of their adjusted income for rent, with the rent subsidy payment making up the difference. Tenants may lease any suitable rental unit in the community, provided that it passes a Housing Quality Standards inspection, and has a reasonable gross rent when compared to prevailing rents in the community.

Although the federal government provides almost no funding for subsidized housing construction, it has provided new Housing Choice Voucher allocations over the last two decades.

Because of the flexibility offered through the program, eligible households often prefer the portable rent assistance to other forms of subsidized housing that are project-based, and can only be accessed by living in a specific rental development.

The Housing Choice Voucher Program is administered in Day County by the Aberdeen Housing Authority. The Aberdeen Housing Authority has the funding to issue approximately 375 Vouchers in their five-county service area.

Recommendation: The Aberdeen Housing Authority should work with Andover to assure that Andover receives its share of Housing Choice Vouchers and that tenants are aware of the program.

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Andover is estimated to be \$38,500 based on recent sales activity. The home values in Andover provide an excellent market for first time buyers and households seeking moderately priced homes.

Our analysis of Day County demographic trends shows an increasing number of households in the traditionally strong home ownership age range between 55 and 74 years old. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing. The number of households in the younger age ranges of 20 to 34 also is expected to increase in Day County over the next five years. These households are often first-time home buyers. The other age ranges are projected to lose households or will remain relatively stable. Some households in these age ranges that have not been able to achieve the goal of home ownership may need the assistance of special programs to help them purchase their first home.

To assist in promoting the goal of home ownership, the following activity is recommended:

4. Utilize and promote all programs that assist with home ownership

Findings: We believe that affordable home ownership is one of the issues facing Andover in the future. Home ownership is generally the preferred housing option for most households and most communities. There are a number of strategies and programs that can be used to promote home ownership programs, and can assist with this effort.

First time home buyer assistance, down payment assistance, low interest loans and home ownership counseling and training programs can help to address affordable housing issues. Andover has a supply of houses that are price-eligible for these assistance programs. The home value estimates used in this study indicate that a large majority of the existing stock currently is valued under the purchase price limits for the first-time home buyer assistance programs.

While these individual home ownership assistance programs may not generate a large volume of new ownership activity, the combination of below market mortgage money, home ownership training, credit counseling, and down payment assistance may be the mix of incentives that moves a potential home buyer into home ownership.

Recommendation: Andover should work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

Andover should also work with housing agencies to assure that Andover is receiving its share of resources that are available in Day County and the region.

Funding sources for home ownership programs may include Rural Development, the South Dakota Housing Development Authority, and the Federal Home Loan Bank. Also, Grow South Dakota and HAPI, Inc., utilize several funding sources to provide home ownership programs in the Region.

Single Family Housing Development

Findings: From 2000 to 2014, no single family homes have been constructed in Andover.

Household projections for Andover expect the loss of two households over the next five years, thus, there is limited demand for owner-occupied housing construction. Growth is anticipated over the next five years among Day County households in the 55 and 74 year old age ranges. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing.

Our projections also expect Day County's number of households in the 20 to 34 age ranges to remain relatively stable over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction in Andover will be limited over the next five years. This is due to multiple factors including the small size of the community, the projected loss of households, the current low property values, a lack of community amenities, and a history of no housing construction over the past 15 years. It is our projection that one house may be constructed or moved into Andover over the next five years from 2014 to 2019.

5. Lot Availability

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in Andover. Buildable lots are defined as having sewer and water available to the lots. There are no new lots in subdivisions in Andover, however, there are several infill lots that may be available throughout the community.

Recommendation: Using our projections that one house may be constructed or moved in over the next five years, there currently is an adequate supply of infill lots in Andover and these lots can meet demand.

We recommend that Andover inventory lots in the Town to determine their availability, price, etc. Therefore, if there is a household that has an interest in building a home in Andover or moving a home into Andover, an inventory of lots will be available.

Housing Rehabilitation

Findings: Andover has an asset in its existing housing stock. Existing units, both now and into the future, will represent the large majority of the affordable housing opportunities. Existing units generally sell at a discount to their replacement value. Units that are not maintained and improved may slip into disrepair and be lost from the housing stock. Efforts and investment in housing rehabilitation activities will be critical to offering affordable housing opportunities.

It is our opinion that Andover and area housing agencies will need to make housing rehabilitation a priority in the future. Housing options for households at or below the median income level will largely be met by the existing, more affordable housing stock. As this existing stock ages, more maintenance and repair will be required. Without rehabilitation assistance, there is a chance that this affordable stock could shrink, creating an even more difficult affordability situation.

The following specific recommendations are made to address the housing rehabilitation needs.

6. Promote rental housing rehabilitation

Findings: Andover has rental properties that need repair. Our condition analysis identified several substandard rental units. The rental units in need of repair are primarily single family homes. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Andover should work with housing agencies to seek funds that allow for program design flexibility that make a rental rehabilitation program workable. Potential funding sources may include USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

7. Promote owner-occupied housing rehabilitation efforts

Findings: The affordability of the existing housing stock in Andover will continue to be an attraction for households that are seeking housing in Andover. Investment in owner-occupied housing rehabilitation activities will be critical to offering affordable housing opportunities.

Our 2014 housing condition survey of 53 Andover homes found 10 homes that need minor repairs and 13 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Andover.

Recommendation: We recommend that Andover and area housing agencies seek local, state and federal funds to assist in financing housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank are all potential funding sources.

Currently, Grow South Dakota and Homes are Possible, Inc., are implementing owner-occupied housing rehabilitation programs in Day County. Households that meet eligibility requirements are eligible for a deferred loan to rehabilitate their homes. Deferred loans do not have to be paid back if the households lives in the rehabilitated home for a stipulated amount of time after the rehabilitation is completed. We encourage Andover and Day County households to utilize these programs.

Other Housing Initiatives

8. Acquire and demolish dilapidated structures

Findings: Our housing condition survey identified that of the 53 homes in Andover, 17 homes are dilapidated and too deteriorated to rehabilitate. We also identified 13 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Andover's housing stock and to maintain the appearance of the community, dilapidated structures should be demolished.

Recommendation: Andover should continue to work with property owners to demolish severely dilapidated structures. Andover is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots can be utilized for the construction of new affordable housing units. Some cities are adopting ordinances that give cities more authority to require property owners to demolish vacant, dilapidated homes.

9. Create a plan and a coordinated effort among housing agencies

Findings: Andover will need staff resources in addition to existing Town personnel and volunteers to plan and implement many of the housing recommendations advanced in this Study. Andover has access to Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Andover has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Andover work with the housing agencies to prioritize the recommendations of this Study. This could include the development of a plan in coordination with Day County Housing Development and the other Day County cities and towns to address housing needs. The Plan should include strategies, time lines and the responsibilities of each agency. While there has traditionally been a degree of staff interaction between these agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

It will also be important for Andover to look for opportunities to work cooperatively with other area towns and cities to address housing issues. With the number of small towns and cities in the County, and limited staff capacity at the town and county levels, cooperative efforts may be the only way to accomplish certain projects. Cooperative efforts will not only make housing projects more practical, but they will often be more cost-effective and competitive.

10. Promote commercial rehabilitation and development

Findings: Andover's commercial district is in fair to poor condition, and there are several vacant and substandard commercial buildings.

When households are selecting a town to purchase a home in, they often determine if the town's commercial sector is sufficient to serve their daily needs. A viable commercial district is an important factor in their decision making process.

Recommendation: We recommend that Andover work with commercial property owners to rehabilitate their buildings and to demolish the buildings if they are beyond repair. Also, new businesses should, to the extent that it is feasible, be encouraged to locate in Andover.

Town of Grenville

Introduction

Grenville is a small town located in Day County approximately 15 miles from Webster, 65 miles from Aberdeen and 58 miles from Watertown.

Key Statistics: Grenville	
<i>Demographic</i>	
Population:	53 people in 2014
Households:	30 households in 2014
Household Size:	1.77 persons per household in 2014
Population Trend:	Down 1 person from 2010
Household Trend:	No household change from 2010
Household Projection:	No change in households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$35,250 in 2012
Median Family Income:	\$82,679 in 2012
<i>Housing</i>	
Home Ownership Rate:	90% home owners
Rental Rate:	10% renters
Median Home Value:	\$77,050 based on recent sales
New Construction:	No houses from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 9 homes Minor Rehab - 6 homes Major Rehab - 13 homes Dilapidated - 7 homes

Findings on Growth Trends

Grenville's population was 54 in 2010, which is a loss of eight people from 2000. Grenville had a loss of 19 people during the 1990s. Grenville had 30 households in 2010, which is a loss of five households from 2000. Grenville had a loss of two households in the 1990s.

In the 1990s, Day County had a decrease of 711 people and 146 households. From 2000 to 2010, Day County had a loss of 557 people and 82 households.

Findings on Growth Projections

As part of this Study, we have utilized ESRI's population and household projections to the year 2019 for Grenville and Day County. ESRI projects that Grenville's population will decrease by one person, and no change in the number households from 2014 to 2019. For all of Day County, ESRI expects a decrease of 105 people and a loss of 23 households.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were three occupied rental units and no unoccupied rental units in Grenville, for a total rental inventory of three units. Grenville's rental tenure rate, was 10.0%, based on renter-occupancy households, which is significantly below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Grenville had five occupied rental units, and three vacant rental units, for a total estimated rental inventory of eight units. The rental tenure rate in 2000 was 14.3%.

Based on a Census comparison, Grenville had a decrease of two renter-occupancy households, and five rental units from 2000 to 2010.

Rental Survey

As part of the research for this Study, Community Partners Research, Inc., attempted to contact owners or managers of the multifamily buildings with four or more units. There are no multifamily projects with four or more units in Grenville, thus, no survey was completed.

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Grenville. They are based on the following strategies.

- ▶ **Be realistic in expectations for housing development** - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the Town's potential for growth.
- ▶ **Protect the Town's existing housing stock** - The future of Grenville will be heavily dependent on the Town's appeal as a residential location. The condition of the existing housing stock is a major factor in determining the Town's long-term viability. The existing housing stock is in fair condition and the Town's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - The Town should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to the local efforts, the Town has other resources to draw on including the Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Grenville have been formulated through the analysis of the information provided in the previous sections and include eight recommendations. The findings/recommendations have been developed in the following five categories:

- ▶ **Rental Housing Development**
- ▶ **Home Ownership**
- ▶ **Single Family Housing Development**
- ▶ **Housing Rehabilitation**
- ▶ **Other Housing Issues**

The findings/recommendations for each category are as follows:

Rental Housing Development

1. Monitor the need to develop new market rate or subsidized housing
2. Utilize vacant homes for rental housing
3. Utilize the Housing Choice Voucher Program

Home Ownership

4. Utilize and promote all programs that assist with home ownership

Single Family Housing Development

5. Lot Availability

Housing Rehabilitation

6. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

7. Acquire and demolish dilapidated structures
8. Create a plan and a coordinated effort among housing agencies

Rental Housing Development

Findings: The 2010 U.S. Census reports that there are three rental households in Grenville. It is assumed that the households are renting single family homes.

Our projections indicate that Grenville’s number of households is expected to remain the same from 2014 to 2019 and Day County is projected to decrease by 23 households.

Based on no demand for rental housing from household growth, a lack of community amenities and limited rental demand, we are not recommending new rental housing construction in Grenville over the next five years. However, we are recommending the development of additional rental housing utilizing existing homes in Grenville.

1. Monitor the need to develop new market rate or subsidized rental housing

Findings: Grenville has a limited number of market rate units and no subsidized units. From 2014 to 2019, Grenville’s population is projected to decrease by one person and the number of households is projected to not change.

Also, Grenville lacks amenities to attract rental households including employment, commercial, health care and retail and service opportunities.

Recommendation: We do not recommend the construction of market rate or subsidized rental housing at this time. We do recommend that Grenville monitor the need for the production of market rate or subsidized housing in the future.

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, based on the lack of demand from household growth. However, we do believe there is some limited demand for affordable rental housing. Grenville is located in close proximity to Webster and is within commuting distance of Aberdeen and Watertown. These cities have employment opportunities. Grenville is also located in a recreation area. According to the 2010 U.S. Census, there are vacant homes and seasonal homes in Grenville.

Recommendation: We recommend that Grenville coordinate with private property owners and regional housing agencies to acquire vacant and/or seasonal homes for rental housing. Private rental property owners could purchase the homes and utilize funding from housing agencies to rehabilitate the homes. Potential funding sources include USDA Rural Development, The South Dakota Housing Development Authority and the Federal Home Loan Bank. Grow South Dakota and HAPI, Inc. are regional housing agencies that could potentially assist with this project.

Additionally, housing Vouchers may be available to assist the eligible rental households with the rent.

3. Utilize the Housing Choice Voucher Program

Findings: The Housing Choice Voucher Program provides portable, tenant-based rent assistance to lower income renter households. The program requires participating households to contribute from 30% to 40% of their adjusted income for rent, with the rent subsidy payment making up the difference. Tenants may lease any suitable rental unit in the community, provided that it passes a Housing Quality Standards inspection, and has a reasonable gross rent when compared to prevailing rents in the community.

Although the federal government provides almost no funding for subsidized housing construction, it has provided new Housing Choice Voucher allocations over the last two decades.

Because of the flexibility offered through the program, eligible households often prefer the portable rent assistance to other forms of subsidized housing that are project-based, and can only be accessed by living in a specific rental development.

The Housing Choice Voucher Program is administered in Day County by the Aberdeen Housing Authority. The Aberdeen Housing Authority has the funding to issue approximately 375 Vouchers.

Recommendation: The Aberdeen Housing Authority should work with Grenville to assure that Grenville receives its share of Housing Choice Vouchers and that tenants are aware of the program.

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Grenville is estimated to be \$77,050 based on recent sales activity. The home values in Grenville provide an excellent market for first time buyers and households seeking moderately priced homes.

Our analysis of Day County demographic trends shows an increasing number of households in the traditionally strong home ownership age range between 55 and 74 years old. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing. The number of households in the younger age ranges of 20 to 34 also is expected to increase in Day County over the next five years. These households are often first-time home buyers. The other age ranges are projected to lose households or will remain relatively stable. Some households in these age ranges that have not been able to achieve the goal of home ownership may need the assistance of special programs to help them purchase their first home. To assist in promoting the goal of home ownership, the following activities are recommended:

4. Utilize and promote all programs that assist with home ownership

Findings: We believe that affordable home ownership is one of the issues facing Grenville in the future. Home ownership is generally the preferred housing option for most households and most communities. There are a number of strategies and programs that can be used to promote home ownership programs, and can assist with this effort.

First time home buyer assistance, down payment assistance, low interest loans and home ownership counseling and training programs can help to address affordable housing issues. Grenville has a supply of houses that are price-eligible for these assistance programs. The home value estimates used in this study indicate that a large majority of the existing stock currently is valued under the purchase price limits for the first-time home buyer assistance programs.

While these individual home ownership assistance programs may not generate a large volume of new ownership activity, the combination of below market mortgage money, home ownership training, credit counseling, and down payment assistance may be the mix of incentives that moves a potential home buyer into home ownership.

Recommendation: Grenville should work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

Grenville should also work with housing agencies to assure that Grenville is receiving its share of resources that are available in Day County and the region.

Funding sources for home ownership programs may include Rural Development, the South Dakota Housing Development Authority, and the Federal Home Loan Bank. Also, Grow South Dakota and HAPI, Inc., utilizes several funding sources to provide home ownership programs in the Region.

Single Family Housing Development

Findings: Over the past 15 years from 2000 to 2014, no single family homes have been constructed in Grenville.

Household projections for Grenville expect no change in the number of households over the next five years, thus, there is limited demand for owner-occupied housing construction. Growth is anticipated over the next five years among Day County households in the 55 and 74 year old age ranges. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing.

Our projections also expect Day County's number of households in the 20 to 34 age ranges to remain relatively stable over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited over the next five years in Grenville. This is due to multiple factors including the small size of the community, the projected loss of households, the lack of community amenities and a history of no housing construction over the past 15 years. It is our projection that one home may be constructed or moved into Grenville over the next five years from 2014 to 2019.

5. Lot Availability

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in Grenville. There are no new lots in subdivisions in Grenville, however, there are several infill lots that may be available throughout the community.

Recommendation: Using our projections that one house may be constructed or moved in over the next five years, there currently is an adequate supply of infill lots in Grenville and these lots can meet demand.

We recommend that Grenville inventory lots in the Town to determine their availability, price, etc. Therefore, if there is a household that has an interest in building a home in Grenville or moving a home into Grenville, an inventory of lots will be available.

Housing Rehabilitation

Findings: Grenville has an asset in its existing housing stock. Existing units, both now and into the future, will represent the large majority of the affordable housing opportunities. Existing units generally sell at a discount to their replacement value. Units that are not maintained and improved may slip into disrepair and be lost from the housing stock. Efforts and investment in housing rehabilitation activities will be critical to offering affordable housing opportunities.

It is our opinion that Grenville and area housing agencies will need to make housing rehabilitation a priority in the future. Housing options for households at or below the median income level will largely be met by the existing, more affordable housing stock. As this existing stock ages, more maintenance and repair will be required. Without rehabilitation assistance, there is a chance that the affordable stock could shrink, creating an even more difficult affordability situation.

The following specific recommendation is made to address the housing rehabilitation needs.

6. Promote owner-occupied housing rehabilitation efforts

Findings: The affordability of the existing housing stock in Grenville will continue to be an attraction for households that are seeking housing in Grenville. Investment in owner-occupied housing rehabilitation activities will be critical to offering affordable housing opportunities.

Our 2014 housing condition survey of 35 Grenville homes found six homes that need minor repairs and 13 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Grenville.

Recommendation: We recommend that Grenville and area housing agencies seek local, state and federal funds to assist in financing housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank, are potential funding sources.

Currently, Grow South Dakota and HAPI are implementing owner-occupied housing rehabilitation programs in Day County. Households that meet eligibility requirements are eligible for a deferred loan to rehabilitate their homes. Deferred loans do not have to be paid back if the household lives in the rehabilitated home for a stipulated amount of time after the rehab is completed. We encourage Grenville and Day County households to utilize these programs.

Other Housing Initiatives

7. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 35 homes in Grenville, seven homes are dilapidated and too deteriorated to rehabilitate. We also identified 13 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Grenville's housing stock and to maintain the appearance of the community, dilapidated structures should be demolished.

Recommendation: Grenville should continue to work with property owners to demolish severely dilapidated structures. Grenville is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots can be utilized for the construction of new affordable housing units. Some cities are adopting ordinances that give cities more authority to require property owners to demolish vacant, dilapidated homes.

8. Create a plan and a coordinated effort among housing agencies

Findings: Grenville will need staff resources in addition to existing town personnel and volunteers to plan and implement the housing recommendations advanced in this Study. Grenville has access to Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the SD Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Grenville has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Grenville work with the housing agencies to prioritize the recommendations of this Study. This could include the development of a plan in coordination with Day County Housing Development and the other Day County cities and towns to address housing needs. The Plan should include strategies, time lines and the responsibilities of each agency. While there has traditionally been a degree of staff interaction between these agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

It will also be important for Grenville to look for opportunities to work cooperatively with other area communities to address housing issues. With the number of small towns and cities in the County, and limited staff capacity at the town and county levels, cooperative efforts may be the only way to accomplish certain projects. Cooperative efforts will not only make housing projects more practical, but they will often be more cost-effective and competitive.

Town of Pierpont

Introduction

Pierpont is a small town located in Day County approximately 25 miles from Webster, 35 miles from Aberdeen and 69 miles from Watertown.

Key Statistics: Pierpont	
<i>Demographic</i>	
Population:	130 people in 2014
Households:	65 households in 2014
Household Size:	1.89 persons per household in 2014
Population Trend:	Down 5 people from 2010
Household Trend:	Down 2 households from 2010
Household Projection:	A loss of 2 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$40,000 in 2012
Median Family Income:	\$49,167 in 2012
<i>Housing</i>	
Home Ownership Rate:	89.6% home owners
Rental Rate:	10.4% renters
Median Home Value:	\$36,950 based on recent sales
New Construction:	1 house added from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 20 homes Minor Rehab - 14 homes Major Rehab - 20 homes Dilapidated - 13 homes

Findings on Growth Trends

Pierpont's population was 135 in 2010, which is a loss of 13 people from 2000. Pierpont had a loss of 51 people during the 1990s. Pierpont had 67 households in 2010, which is a loss of three households from 2000. Pierpont had a loss of 15 households in the 1990s.

In the 1990s, Day County had a decrease of 711 people and 146 households. From 2000 to 2010, Day County had a loss of 557 people and 82 households.

Findings on Growth Projections

As part of this Study, we have utilized ESRI's population and household projections to the year 2019 for Pierpont and Day County. ESRI projects that Pierpont's population will decrease by two people, and by two households from 2014 to 2019. For all of Day County, ESRI expects a decrease of 105 people and a loss of 23 households.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were seven occupied rental units and three unoccupied rental units in Pierpont, for a total estimated rental inventory of 10 units. Pierpont's rental tenure rate, was 10.4%, based on renter-occupancy households, which is substantially below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Pierpont had seven occupied rental units, and eight vacant rental units, for a total estimated rental inventory of 15 units. The rental tenure rate in 2000 was 10.9%.

Based on a Census comparison, Pierpont's number of renter households remained the same, but there was a decrease of five rental units from 2000 to 2010.

Rental Survey

As part of the research for this Study, Community Partners Research, Inc., attempted to contact owners or managers of the multifamily buildings with four or more units.

Pierpont has one four-unit multi-family rental project. The Meyer four-plex is a market rate general occupancy project that previously was a subsidized Rural Development Project, prior to opting out of the subsidy program. The project was constructed in the late 1970s. The project includes one one-bedroom and three two-bedroom units. Rent is \$400 for the one-bedroom unit and \$425 to \$450 for the two-bedroom units. One unit is occupied, one unit is available for rent and two units have water damage and need renovations before they are available for rent.

Pierpont had another four-plex that was a subsidized Rural Development Project. However, this project was sold and has been converted into an owner occupied single family home.

Table 42 Pierpont Multifamily Rental Housing Inventory					
Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Meyer 4-plex	1 - 1 Bedroom <u>3 - 2 Bedroom</u> 4 total units	\$400 \$425-\$450	3 vacancies	General Occupancy	The Meyer four-plex is a market rate general occupancy project that was constructed in the late 1970s. The project was previously a Rural Development Project and opted out to become a market rate project. The project includes one one-bedroom and three two-bedroom units. Rent is \$400 for a one-bedroom unit and \$425 to \$450 for a two-bedroom unit. Only one unit is occupied. One unit is available for rent and two units had water damage and need renovation.

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Pierpont. They are based on the following strategies.

- ▶ **Be realistic in expectations for housing development** - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the Town's potential for growth.
- ▶ **New housing development and housing rehabilitation generally will not occur without proactive community involvement** - To attract new home construction or housing rehabilitation in Pierpont, subsidies or some other form of financial assistance will be needed from Pierpont, regional housing agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the Town's existing housing stock** - The future of Pierpont will be heavily dependent on the Town's appeal as a residential location. The condition of the existing housing stock is a major factor in determining the Town's long-term viability. The existing housing stock is in fair condition and the Town's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - The Town should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to the local efforts, the Town has other resources to draw on including the Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Pierpont have been formulated through the analysis of the information provided in the previous sections and include 10 recommendations. The findings/recommendations have been developed in the following five categories:

- ▶ **Rental Housing Development**
- ▶ **Home Ownership**
- ▶ **Single Family Housing Development**
- ▶ **Housing Rehabilitation**
- ▶ **Other Housing Issues**

The findings/recommendations for each category are as follows:

Rental Housing Development

1. Monitor the need to develop new market rate or subsidized housing
2. Utilize vacant homes for rental housing
3. Utilize the Housing Choice Voucher Program

Home Ownership

4. Utilize and promote all programs that assist with home ownership

Single Family Housing Development

5. Lot Availability

Housing Rehabilitation

6. Promote rental housing rehabilitation
7. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

8. Acquire and demolish dilapidated structures
9. Create a plan and a coordinated effort among housing agencies
10. Promote commercial rehabilitation and development

Rental Housing Development

Findings: The 2010 U.S. Census reports that there are seven rental households in Pierpont. It is assumed that most of the households are renting single family homes. There is one four-unit rental project in Pierpont, but currently only one of the four units is occupied.

Our projections indicate that Pierpont is expected to decrease by two households from 2014 to 2019 and Day County is projected to decrease by 23 households.

Based on no demand for rental housing from household growth and no pent-up demand, we are not recommending new rental housing construction in Pierpont over the next five years. However, we are recommending the development of additional rental housing utilizing existing homes in Pierpont.

1. Monitor the need to develop new market rate or subsidized rental housing

Findings: Pierpont has a limited number of market rate units and no subsidized units. From 2014 to 2019, Pierpont is projected to lose two households.

Also, Pierpont lacks community amenities to attract rental households including employment, health care, retail and service opportunities.

Recommendation: We do not recommend the construction of market rate or subsidized rental housing at this time. We do recommend that Pierpont monitor the need for the production of market rate or subsidized housing in the future.

Also, we recommend that Pierpont and Day County Housing Development communicate with the owner of the Meyer four-plex to assure that it continues to be a community asset.

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, based on the lack of demand from household growth. However, we do believe there is limited demand for affordable rental housing. Pierpont is located in close proximity to Webster and is within commuting distance of Aberdeen, Britton, Grotten and Watertown. These cities have employment opportunities. According to the 2010 U.S. Census, there are vacant homes and seasonal homes in Pierpont.

Recommendation: We recommend that Pierpont coordinate with private rental property owners and regional housing agencies to acquire vacant and/or seasonal homes for rental housing. Private rental property owners could purchase the homes and utilize funding from housing agencies to rehabilitate the homes. Potential funding sources include USDA Rural Development, The South Dakota Housing Development Authority and the Federal Home Loan Bank. Grow South Dakota and HAPI, Inc., are regional housing agencies that could potentially assist with this project.

Additionally, housing Vouchers may be available to assist the eligible rental households with the rent.

3. Utilize the Housing Choice Voucher Program

Findings: The Housing Choice Voucher Program provides portable, tenant-based rent assistance to lower income renter households. The program requires participating households to contribute from 30% to 40% of their adjusted income for rent, with the rent subsidy payment making up the difference. Tenants may lease any suitable rental unit in the community, provided that it passes a Housing Quality Standards inspection, and has a reasonable gross rent when compared to prevailing rents in the community.

Although the federal government provides almost no funding for subsidized housing construction, it has provided new Housing Choice Voucher allocations over the last two decades.

Because of the flexibility offered through the program, eligible households often prefer the portable rent assistance to other forms of subsidized housing that are project-based, and can only be accessed by living in a specific rental development.

The Housing Choice Voucher Program is administered in Day County by the Aberdeen Housing Authority. The Aberdeen Housing Authority has the funding to issue approximately 375 Vouchers.

Recommendation: The Aberdeen Housing Authority should work with Pierpont to assure that Pierpont receives its share of Housing Choice Vouchers and that tenants are aware of the program.

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Pierpont is estimated to be \$36,950 based on recent sales activity. The home values in Pierpont provide an excellent market for first time buyers and households seeking moderately priced homes.

Our analysis of Day County demographic trends shows an increasing number of households in the traditionally strong home ownership age range between 55 and 74 years old. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing. The number of households in the younger age ranges of 20 to 34 also is expected to increase in Day County over the next five years. These households are often first-time home buyers. The other age ranges are projected to lose households or will remain relatively stable. Some households in these age ranges that have not been able to achieve the goal of home ownership may need the assistance of special programs to help them purchase their first home. To assist in promoting the goal of home ownership, the following activities are recommended:

4. Utilize and promote all programs that assist with home ownership

Findings: We believe that affordable home ownership is one of the issues facing Pierpont in the future. Home ownership is generally the preferred housing option for most households and most communities. There are a number of strategies and programs that can be used to promote home ownership programs, and can assist with this effort.

First time home buyer assistance, down payment assistance, low interest loans and home ownership counseling and training programs can help to address affordable housing issues. Pierpont has a supply of houses that are price-eligible for these assistance programs. The home value estimates used in this study indicate that a large majority of the existing stock currently is valued under the purchase price limits for the first-time home buyer assistance programs.

While these individual home ownership assistance programs may not generate a large volume of new ownership activity, the combination of below market mortgage money, home ownership training, credit counseling, and down payment assistance may be the mix of incentives that moves a potential home buyer into home ownership.

Recommendation: Pierpont should work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

Pierpont should also work with housing agencies to assure that Pierpont is receiving its share of resources that are available in Day County and the region.

Funding sources for home ownership programs may include Rural Development, the South Dakota Housing Development Authority, and the Federal Home Loan Bank. Also, Grow South Dakota and HAPI, Inc., utilizes several funding sources to provide home ownership programs in the Region.

Single Family Housing Development

Findings: Over the past 15 years, from 2000 to 2014, one single family home has been constructed in Pierpont.

Household projections for Pierpont expect the loss of four households over the next five years, thus, there is limited demand for owner-occupied housing construction. Growth is anticipated over the next five years among Day County households in the 55 and 74 year old age ranges. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing.

Our projections also expect Day County's number of households in the 20 to 34 age ranges to remain relatively stable over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be very limited over the next five years. This is due to multiple factors including the small size of the community, the projected loss of households, the lack of amenities, the current low property values and a history of no housing construction over the past 13 years. It is our projection that potentially one home will be constructed or moved into Pierpont over the next five years from 2014 to 2019.

5. Lot Availability

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in Pierpont. Buildable lots are defined as having sewer and water available to the lots. There are no new lots in subdivisions in Pierpont, however, there are several infill lots that may be available throughout the community.

Recommendation: Using our projections that one house will be constructed or moved in over the next five years, there currently is an adequate supply of infill lots in Pierpont and these lots can meet demand.

We recommend that Pierpont inventory lots in the Town to determine their availability, price, etc. Therefore, if there is a household that has an interest in building a home in Pierpont or moving a home into Pierpont, an inventory of lots will be available.

Housing Rehabilitation

Findings: Pierpont has an asset in its existing housing stock. Existing units, both now and into the future, will represent the large majority of the affordable housing opportunities. Existing units generally sell at a discount to their replacement value. Units that are not maintained and improved may slip into disrepair and be lost from the housing stock. Efforts and investment in housing rehabilitation activities will be critical to offering affordable housing opportunities.

It is our opinion that Pierpont and area housing agencies will need to make housing rehabilitation a priority in the future. Housing options for households at or below the median income level will largely be met by the existing, more affordable housing stock. As this existing stock ages, more maintenance and repair will be required. Without rehabilitation assistance, there is a chance that this affordable stock could shrink, creating an even more difficult affordability situation.

The following specific recommendations are made to address the housing rehabilitation needs.

6. Promote rental housing rehabilitation

Findings: Pierpont has several rental properties that need repair. Our condition analysis identified several substandard rental units. The rental units in need of repair are primarily single family homes. There is also a four-plex that needs rehabilitation. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Pierpont should work with housing agencies to seek funds that allow for program design flexibility that make a rental rehabilitation program workable. Potential funding sources may include USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

7. Promote owner-occupied housing rehabilitation efforts

Findings: The affordability of the existing housing stock in Pierpont will continue to be an attraction for households that are seeking housing in Pierpont. Investment in owner-occupied housing rehabilitation activities will be critical to offering affordable housing opportunities.

Our 2014 housing condition survey of 67 Pierpont homes found 14 homes that need minor repairs and 20 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Pierpont.

Recommendation: We recommend that Pierpont and area housing agencies seek local, state and federal funds to assist in financing housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank, are potential funding sources.

Currently, Grow South Dakota and Homes are Possible, Inc., are implementing owner-occupied housing rehabilitation programs in Day County. Households that meet eligibility requirements are eligible for a deferred loan to rehabilitate their homes. Deferred loans do not have to be paid back if the households lives in the rehabilitated home for a stipulated amount of time after the rehabilitation is completed. We encourage Pierpont and Day County households to utilize these programs.

Other Housing Initiatives

8. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 67 homes in Pierpont, 13 homes are dilapidated and too deteriorated to rehabilitate. We also identified 20 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Pierpont's housing stock and to maintain the appearance of the community, dilapidated structures should be demolished.

It is our understanding that the City of Pierpont demolished a dilapidated house and is currently working to demolish another dilapidated home.

Recommendation: Pierpont should continue to work with property owners to demolish severely dilapidated structures. Pierpont is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots can be utilized for the construction of new affordable housing units. Some cities are adopting ordinances that give cities more authority to require property owners to demolish vacant, dilapidated homes.

9. Create a plan and a coordinated effort among housing agencies

Findings: Pierpont will need staff resources in addition to existing Town personnel and volunteers to plan and implement the housing recommendations advanced in this Study. Pierpont has access to Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Pierpont has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Pierpont work with the housing agencies to prioritize the recommendations of this Study. This could include the development of a plan in coordination with Day County Housing Development and the other Day County cities and towns to address housing needs. The Plan should include strategies, time lines and the responsibilities of each agency. While there has traditionally been a degree of staff interaction between these agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

It will also be important for Pierpont to look for opportunities to work cooperatively with other area towns and cities to address housing issues. With the number of small towns and cities in the County, and limited staff capacity at the town and county levels, cooperative efforts may be the only way to accomplish certain projects. Cooperative efforts will not only make housing projects more practical, but they will often be more cost-effective and competitive.

10. Promote Commercial Rehabilitation and Development

Findings: Pierpont's commercial district is in fair to poor condition, and there are several vacant and substandard commercial buildings.

When households are selecting a town to purchase a home in, they often determine if the town's commercial sector is sufficient to serve their daily needs. A viable commercial district is an important factor in their decision making process.

Recommendation: We recommend that Pierpont continue to work with commercial property owners to rehabilitate their buildings and to demolish the buildings that are beyond repair. Also, new businesses should, to the extent that it is feasible, be encouraged to locate in Pierpont.

Town of Roslyn

Introduction

Roslyn is a small town located in Day County approximately 13 miles from Webster, 63 miles from Aberdeen and 57 miles from Watertown.

Key Statistics: Pierpont	
<i>Demographic</i>	
Population:	159 people in 2014
Households:	67 households in 2014
Household Size:	2.24 persons per household in 2014
Population Trend:	Down 24 people from 2010
Household Trend:	Down 10 households from 2010
Household Projection:	A loss of 6 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$38,000 in 2012
Median Family Income:	\$48,958 in 2012
<i>Housing</i>	
Home Ownership Rate:	81.8% home owners
Rental Rate:	18.2% renters
Median Home Value:	\$21,821 based on recent sales
New Construction:	1 house added from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 28 homes Minor Rehab - 17 homes Major Rehab - 22 homes Dilapidated - 10 homes

Findings on Growth Trends

Roslyn's population was 183 in 2010, which is a loss of 42 people from 2000. Roslyn had a loss of 26 people during the 1990s. Roslyn had 77 households in 2010, which is a loss of 16 households from 2000. Roslyn had a loss of 10 households in the 1990s.

In the 1990s, Day County had a decrease of 711 people and 146 households. From 2000 to 2010, Day County had a loss of 557 people and 82 households.

Findings on Growth Projections

As part of this Study, we have utilized ESRI's population and household projections to the year 2019 for Roslyn and Day County. ESRI projects that Roslyn's population will decrease by 14 people, and by six households from 2014 to 2019. For all of Day County, ESRI expects a decrease of 105 people and a loss of 23 households.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were 14 occupied rental units and four unoccupied rental units in Roslyn, for a total estimated rental inventory of 18 units. Roslyn's rental tenure rate, was 18.2%, based on renter-occupancy households, which is above the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Roslyn had 29 occupied rental units, and one vacant rental unit, for a total estimated rental inventory of 30 units. The rental tenure rate in 2000 was 28.3%.

Based on a Census comparison, Roslyn had a decrease of 15 renter-occupancy households, and a loss of 12 rental units from 2000 to 2010.

Rental Survey

As part of the research for this Study, Community Partners Research, Inc., attempted to contact owners or managers of the multifamily buildings with four or more units. Roslyn has one multifamily project and a nursing home.

Roslyn has one multi-family general occupancy rental project. Roslyn Homes is a 16-unit Rural Development General Occupancy project constructed in the 1970s. The 16 units are in 4 four-plexes and tenants pay 30% of their income up to a maximum rent. The manager reports seven vacancies in the 16 units for a vacancy rate of 43.8%. One four-plex has been closed and has had no tenants for many months.

The Strand Kjorsvig Community Rest Home is a 36-bed nursing home that was constructed in 1957. Two of the nursing home beds had been converted to assisted living beds and the facility has the flexibility to convert additional nursing home beds to assisted living beds if there is additional demand for assisted living beds. Currently, all of the nursing home beds and assisted living beds are fully occupied.

Table 43 Roslyn Multifamily Rental Housing Inventory

Name	Number of Units / Bedroom Mix	Rent	Vacancy / Wait List	Tenant Mix	Comments
Subsidized					
Roslyn Homes	6 - 1 Bedroom <u>10 - 2 Bedroom</u> 16 total units	\$405 max \$430 max 30% of income	7 vacancies	General Occupancy	Roslyn Homes is a 16-unit Rural Development general occupancy project that includes 4 four-plexes. The 16 units include six one-bedroom and 10 two-bedroom units. The 4 four-plexes were constructed in the 1970s. Tenants pay 30% of income up to a maximum rent. Manager reports seven vacancies and there has been an ongoing high vacancy rate. One building has been closed and has had no tenants for many months.
Senior with Services					
Strand Kjorsvig Community Rest Home	<u>34 beds</u> 34 beds	Based on level of services	No vacancies	Seniors	Strand Kjorsvig Community Rest Home is a 34-bed nursing home that was constructed in 1957. The Administrator reports no vacancies at this time, however, the occupancy rate fluctuates. The nursing home has two additional beds that are utilized for assisted living and the facility has some flexibility to convert additional nursing home beds to assisted living beds if there is a demand for additional assisted living beds.
Strand Kjorsvig Assisted Living	<u>2 beds</u> 2 beds	Based on level of services	No vacancies	Seniors	Currently, two beds in the Strand Kjorsvig facility are licensed for assisted living and these beds are occupied. The facility has the flexibility to convert additional nursing home beds to assisted living beds if there is a demand for additional assisted living beds.

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Roslyn. They are based on the following strategies.

- ▶ **Be realistic in expectations for housing development** - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the Town's potential for growth.
- ▶ **New housing development and housing rehabilitation generally will not occur without proactive community involvement** - To attract new home construction or housing rehabilitation in Roslyn, subsidies or some other form of financial assistance will be needed from Roslyn, regional housing agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the Town's existing housing stock** - The future of Roslyn will be heavily dependent on the Town's appeal as a residential location. The condition of the existing housing stock is a major factor in determining the Town's long-term viability. The existing housing stock is in fair condition and the Town's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - The Town should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to the local efforts, the Town has other resources to draw on including the Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Roslyn have been formulated through the analysis of the information provided in the previous sections and include nine recommendations. The findings/recommendations have been developed in the following five categories:

- ▶ **Rental Housing Development**
- ▶ **Home Ownership**
- ▶ **Single Family Housing Development**
- ▶ **Housing Rehabilitation**
- ▶ **Other Housing Issues**

The findings/recommendations for each category are as follows:

Rental Housing Development

1. Monitor the need to develop new market rate or subsidized housing
2. Explore options to improve occupancy rates in the subsidized units
3. Utilize the Housing Choice Voucher Program

Home Ownership

4. Utilize and promote all programs that assist with home ownership

Single Family Housing Development

5. Lot Availability

Housing Rehabilitation

6. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

7. Acquire and demolish dilapidated structures
8. Create a plan and a coordinated effort among housing agencies
9. Promote commercial rehabilitation and development

Rental Housing Development

Findings: The 2010 U.S. Census reports that there are 14 renter households in Roslyn. There is one 16-unit Rural Development subsidized general occupancy project in Roslyn. The project has seven vacancies, which is a 43.8% vacancy rate.

Our projections indicate that Roslyn is expected to decrease by six households from 2014 to 2019 and Day County is projected to decrease by 23 households.

Based on no demand for rental housing from household growth, no pent-up demand, and the high vacancy rate in the existing rental project, we are not recommending new rental housing construction in Roslyn over the next five years.

1. Monitor the need to develop new market rate or subsidized rental housing

Findings: Roslyn has a limited number of market rate units and 16 subsidized units. The 16 subsidized units have seven vacancies. From 2014 to 2019, Roslyn is projected to lose six households.

Also, Roslyn lacks amenities to attract rental households including employment, health care, retail and service opportunities.

Recommendation: We do not recommend the construction of market rate or subsidized rental housing at this time. We do recommend that Roslyn monitor the need for the production of market rate or subsidized housing in the future.

2. Explore options to improve occupancy rates in the subsidized units

Findings: Roslyn Homes, with 16 units, currently has seven vacancies, which is a 43.8% vacancy rate. The manager reports that there have been chronic vacancies for years. One of the four-plexes is closed and totally vacant.

Recommendation: It is our recommendation that the owners and manager of Roslyn Homes, the City of Roslyn, USDA Rural Development, Day County Housing Development, the South Dakota Housing Development Authority, and area housing agencies, work together to determine what actions can be taken to increase the subsidized projects' occupancy rates. Potentially a portion of the units could be utilized for another use such as light services senior housing.

3. Utilize the Housing Choice Voucher Program

Findings: The Housing Choice Voucher Program provides portable, tenant-based rent assistance to lower income renter households. The program requires participating households to contribute from 30% to 40% of their adjusted income for rent, with the rent subsidy payment making up the difference. Tenants may lease any suitable rental unit in the community, provided that it passes a Housing Quality Standards inspection, and has a reasonable gross rent when compared to prevailing rents in the community.

Although the federal government provides almost no funding for subsidized housing construction, it has provided new Housing Choice Voucher allocations over the last two decades.

Because of the flexibility offered through the program, eligible households often prefer the portable rent assistance to other forms of subsidized housing that are project-based, and can only be accessed by living in a specific rental development.

The Housing Choice Voucher Program is administered in Day County by the Aberdeen Housing Authority. The Aberdeen Housing Authority has the funding to issue approximately 375 Vouchers in a five-county area.

Recommendation: The Aberdeen Housing Authority should work with Roslyn to assure that Roslyn receives its share of Housing Choice Vouchers and that tenants are aware of the program.

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Roslyn is estimated to be \$21,821 based on recent sales activity. The home values in Roslyn provide an excellent market for first time buyers and households seeking moderately priced homes.

Our analysis of Day County demographic trends shows an increasing number of households in the traditionally strong home ownership age range between 55 and 74 years old. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing. The number of households in the younger age ranges of 20 to 34 also is expected to increase in Day County over the next five years. These households are often first-time home buyers. The other age ranges are projected to lose households or will remain relatively stable. Some households in these age ranges that have not been able to achieve the goal of home ownership may need the assistance of special programs to help them purchase their first home. To assist in promoting the goal of home ownership, the following activities are recommended:

4. Utilize and promote all programs that assist with home ownership

Findings: We believe that affordable home ownership is one of the issues facing Roslyn in the future. Home ownership is generally the preferred housing option for most households and most communities. There are a number of strategies and programs that can be used to promote home ownership programs, and can assist with this effort.

First time home buyer assistance, down payment assistance, low interest loans and home ownership counseling and training programs can help to address affordable housing issues. Roslyn has a supply of houses that are price-eligible for these assistance programs. The home value estimates used in this study indicate that a large majority of the existing stock currently is valued under the purchase price limits for the first-time home buyer assistance programs.

While these individual home ownership assistance programs may not generate a large volume of new ownership activity, the combination of below market mortgage money, home ownership training, credit counseling, and down payment assistance may be the mix of incentives that moves a potential home buyer into home ownership.

Recommendation: Roslyn should work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

Roslyn should also work with housing agencies to assure that Roslyn is receiving its share of resources that are available in Day County and the region.

Funding sources for home ownership programs may include Rural Development, the South Dakota Housing Development Authority, and the Federal Home Loan Bank. Also, Grow South Dakota and HAPI, Inc., utilize several funding sources to provide home ownership programs in the Region.

Single Family Housing Development

Findings: Over the past 15 years, from 2000 to 2014, one single family home has been constructed in Roslyn.

Household projections for Roslyn expect the loss of six households over the next five years, thus, there is limited demand for owner-occupied housing construction. Growth is anticipated over the next five years among Day County households in the 55 and 74 year old age ranges. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced and trade-up housing.

Our projections also expect Day County's number of households in the 20 to 34 age ranges to remain relatively stable over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited over the next five years. This is due to multiple factors including the small size of the community, the projected loss of households, the current low property values and a history of no housing construction over the past 15 years. It is our projection that one home may be constructed or moved into Roslyn over the next five years from 2014 to 2019.

5. Lot Availability

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in Roslyn. Buildable lots are defined as having sewer and water available to the lots. There are no new lots in subdivisions in Roslyn, however, there are several infill lots that may be available throughout the community.

Recommendation: Using our projections that one house may be constructed or moved in over the next five years, there currently is an adequate supply of infill lots in Roslyn and these lots can meet demand.

We recommend that Roslyn inventory lots in the Town to determine their availability, price, etc. Therefore, if there is a household that has an interest in building a home in Roslyn or moving a home into Roslyn, an inventory of lots will be available.

Housing Rehabilitation

Findings: Roslyn has an asset in its existing housing stock. Existing units, both now and into the future, will represent the large majority of the affordable housing opportunities. Existing units generally sell at a discount to their replacement value. Units that are not maintained and improved may slip into disrepair and be lost from the housing stock. Efforts and investment in housing rehabilitation activities will be critical to offering affordable housing opportunities.

It is our opinion that Roslyn and area housing agencies will need to make housing rehabilitation a priority in the future. Housing options for households at or below the median income level will largely be met by the existing, more affordable housing stock. As this existing stock ages, more maintenance and repair will be required. Without rehabilitation assistance, there is a chance that this affordable stock could shrink, creating an even more difficult affordability situation. The following specific recommendations are made to address the housing rehabilitation needs.

6. Promote owner-occupied housing rehabilitation efforts

Findings: The affordability of the existing housing stock in Roslyn will continue to be an attraction for households that are seeking housing in Roslyn. Investment in owner-occupied housing rehabilitation activities will be critical to offering affordable housing opportunities.

Our 2014 housing condition survey of 77 Roslyn homes found 17 homes that need minor repairs and 22 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Roslyn.

Recommendation: We recommend that Roslyn and area housing agencies seek local, state and federal funds to assist in financing housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank, are potential funding sources.

Currently, Grow South Dakota and Homes are Possible, Inc., are implementing owner-occupied housing rehabilitation programs in Day County. Households that meet eligibility requirements are eligible for a deferred loan to rehabilitate their homes. Deferred loans do not have to be paid back if the household lives in the rehabilitated home for a stipulated amount of time after the rehabilitation is completed. We encourage Roslyn and Day County households to utilize these programs.

Other Housing Initiatives

7. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 77 homes in Roslyn, 10 homes are dilapidated and too deteriorated to rehabilitate. We also identified 22 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Roslyn's housing stock and to maintain the appearance of the community, dilapidated structures should be demolished.

Recommendation: Roslyn should continue to work with property owners to demolish severely dilapidated structures. Roslyn is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots can be utilized for the construction of new affordable housing units. Some cities are adopting ordinances that give cities more authority to require property owners to demolish vacant, dilapidated homes.

The City of Roslyn has demolished several dilapidated homes over the past several years.

8. Create a plan and a coordinated effort among housing agencies

Findings: Roslyn will need staff resources in addition to existing Town personnel and volunteers to plan and implement many of the housing recommendations advanced in this Study. Roslyn has access to Day County Housing Development, Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Roslyn has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Roslyn work with the housing agencies to prioritize the recommendations of this Study. This could include the development of a plan in coordination with Day County Housing Development and the other Day County cities and towns to address housing needs. The Plan should include strategies, time lines and the responsibilities of each agency. While there has traditionally been a degree of staff interaction between these agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

It will also be important for Roslyn to look for opportunities to work cooperatively with other area towns and cities to address housing issues. With the number of small towns and cities in the County, and limited staff capacity at the town and county levels, cooperative efforts may be the only way to accomplish certain projects. Cooperative efforts will not only make housing projects more practical, but they will often be more cost-effective and competitive.

9. Promote Commercial Rehabilitation and Development

Findings: Roslyn's commercial district is in fair to poor condition, and there are several vacant and substandard commercial buildings.

When households are selecting a town to purchase a home in, they often determine if the town's commercial sector is sufficient to serve their daily needs. A viable commercial district is an important factor in their decision making process.

Recommendation: We recommend that Roslyn work with commercial property owners to rehabilitate their buildings and to demolish the buildings if they are beyond repair. Also, new businesses should, to the extent that it is feasible, be encouraged to locate in Roslyn.

Agencies and Resources

The following regional and state agencies administer programs or provide funds for housing programs and projects:

Grow South Dakota

104 Ash Street East
Sisseton, SD 57262
(605) 698-7654

Homes Are Possible, Inc.

318 S. Main
Aberdeen, SD 57401
(605) 225-4274

South Dakota Housing Development Authority

221 South Central Avenue
Pierre, SD 57501
(605) 773-3181

USDA Rural Development

524 Enterprise Street South
Aberdeen, SD 57401
(605) 226-3360

Aberdeen Housing Authority

310 Roosevelt Street
Aberdeen, SD 57401
(605)226-2321