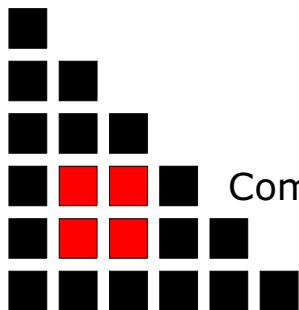


Clark County HOUSING STUDY

March 2021

An analysis of the overall housing needs of
Bradley, Carpenter, Crocker, Garden City, Naples,
Raymond and Vienna



Community Partners Research, Inc.

Faribault MN

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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 Clark 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 Choose Clark County to conduct a study of the housing needs and conditions in the Towns of Bradley, Garden City, Naples, Raymond and Vienna; and the unincorporated towns of Carpenter and Crocker. Separate documents have also been prepared for the Cities of Clark and Willow Lake, the largest communities in the County.

Goals

The multiple goals of the study include:

- ▶ Provide current demographic data
- ▶ 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 October 2020 to February 2021. Data sources included:

- U.S. Census Bureau
- American Community Survey
- Applied Geographic Solutions, a private data company
- Esri, a private data company
- Records and data from the individual communities
- Records and data maintained by Clark County
- Interviews with housing stakeholders
- 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.

During the course of the research for this project, a global pandemic occurred, which has had immediate and widespread impacts, including on economic, housing and educational conditions. The longer-term impacts of the pandemic cannot be predicted, and the analysts have proceeded with the best information available at the time of the research.

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Demographic Data Overview

Sources of Data

The following pages contain demographic data obtained from a variety of local, state and national sources. The decennial Census provides much of the base data for population and household trends.

To supplement the decennial Census, the Census Bureau has created the American Community Survey, an annual sampling of households which provides detailed demographic characteristics. However, the American Community Survey is based on sampling data and there is a margin of error that exists for each estimate. The following tables incorporate the 2019 American Community Survey data, when viewed as reliable.

The frequency of American Community Survey estimates vary depending on the size of the jurisdiction. For most jurisdictions in South Dakota, the 2019 estimates were derived from sampling that was done over a five-year period, between 2015 and 2019.

In addition to the detailed tables in the American Community Survey, the Census Bureau also issues a separate population estimate for cities, towns and counties. However, this is limited to total population, with no additional demographic details. These population estimates are for 2019.

The Governor's Office of Economic Development provides demographic profile information for cities, towns and counties supplied by Applied Geographic Solutions (AGS), a private company. Prior to using AGS, the State had used a similar provider, Esri, Inc., for demographic data. The analysts have examined both of these sources in some of the tables that follow for current-year estimates and future projections.

Locally-Generated Data

Carpenter and Crocker are unincorporated communities. However, Crocker is identified by the Census Bureau as a Census Designated Place (CDP). As a result, some information does exist for Crocker in the American Community Survey and in the 2010 Census. No similar information exists for Carpenter. In some of the following tables, information collected from representatives of Carpenter and Crocker has been used in lieu of Census Bureau estimates.

The Applied Geographic Solutions household estimates for Raymond are flawed for 2020 and locally-generated information has been used instead.

Population Data and Trends

Population estimates are available from various sources for 2020. In the following table, the current-year estimates have been used from Applied Geographic Solutions (AGS), Esri or directly from the community, depending upon the reliability. The 2020 estimates can be compared to the past decennial censuses to track longer-term patterns.

Table 1 Population Trends - 1990 to 2020						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2020 Estimate
Bradley	117	112	-4.5%	72	-35.7%	92
Carpenter	-	-	-	-	-	15*
Crocker	-	-	-	19	-	12*
Garden City	93	72	-22.6%	53	-26.4%	65
Naples	35	25	-28.6%	41	64.0%	45
Raymond	96	86	-10.4%	50	-41.9%	55
Vienna	93	78	-16.1%	45	-42.3%	47
Willow Lake	317	294	-7.3%	263	-10.5%	265
Clark	1,292	1,285	-0.5%	1,139	-11.4%	1,108
Clark County	4,403	4,143	-5.9%	3,691	-10.9%	3,791

Source: U.S. Census; Applied Geographic Solutions; Esri

* Locally-generated estimate

Based on the totals reported in the decennial census between 1990 and 2010, nearly all of the individual jurisdictions in Clark County had been experiencing a long-term loss of population. However, the most recent estimates that can be obtained for 2020 seem to indicate that this pattern has stabilized, with many of the communities showing limited population change over the past decade.

For all of **Clark County**, the population estimate from Esri shows that 100 people were added between 2010 and 2020, for an increase of 2.7%. Applied Geographic Solutions also shows some growth Countywide, with an estimated increase of 53 people between 2010 and 2020. The Census Bureau, in their 2019 population estimate, shows a generally similar count for 2019, with 3,736 people in Clark County in 2019, up by 45 people from 2010.

In **Bradley**, AGS shows 92 residents in 2020, up by 20 people from the 2010 Census. The 2019 Census Bureau estimate had 78 people living in the Town, up by only 6 people from 2010. Although the Census Bureau does show less growth for the community, both sources show that the longer-term pattern of population loss in Bradley has reversed in recent years.

Carpenter is not an incorporated town, and no Census data exists. According to knowledgeable members of the community, there were 15 residents in the community in 2020.

Crocker is also not an incorporated town, but was recognized as a Census Designated Place in the 2010 Census. As a result, more recent American Community Survey estimates also exist. However, after review it appears that the American Community Survey has over estimated the number of residents. Local sources believe that 12 people lived in the community in 2020, down from 19 people in 2010.

For **Garden City**, the 2020 AGS estimate shows 65 residents, up by 12 people from the 2010 Census. The Census Bureau estimated that the Town had 58 people in 2019, up by 5 people from 2010. These sources also show a reversal of population losses that had been present since 1990.

In **Naples**, the 2020 AGS estimate shows 45 residents, up by 4 people from the 2010 Census. The Census Bureau estimated that the Town had 48 people in 2019, up by 7 people from 2010. Unlike most of the other communities in the County, Naples has experienced a growing population since the year 2000.

For **Raymond**, the 2020 AGS estimate show 55 residents, up by 5 people from the 2010 Census. The Census Bureau estimate for 2019 was very similar, with 54 people living in the Town. While both sources do show some population growth from 2010, it is important to note that the recent estimates are still well below the Town's population at the time of the 2000 Census.

The AGS estimate for **Vienna** in 2020 shows the addition of 2 people from 2010. However, the Census Bureau's estimate shows no increase in population between 2010 and 2019. Based on these sources, the Town's population has generally remained stable in recent years, but is approximately half of the population level recorded by the 1990 Census.

In **Willow Lake**, Esri showed 265 people living in the City in 2020, up by two people from the 2010 Census. However, the 2020 AGS estimate shows 240 residents, down 23 people, or -8.7% from the 2010 Census. The Census Bureau's 2019 estimate is very similar to AGS and showed 243 people living in the City, down by 20 people from 2010.

The ***City of Clark*** is the largest jurisdiction in the County and represents approximately 27% to 29% of the population Countywide. However, all of the sources reviewed show that the City's population has continued to decrease over time, although differences exist on the reduction since 2010. Esri shows the smallest decrease, with a reduction of 31 people between 2010 and 2020. Both AGS and the Census Bureau show a larger loss of population since 2020. The AGS estimate shows 1,029 people in the City in 2020, while the Census Bureau showed 1,061 people in 2019.

Population Characteristics

Group Quarters

At the time of the 2010 Census there were 489 people identified in Clark County that were living in some type of “group quarters” housing. When compared to the County’s total population in 2010, people living in group quarters represented more than 13% of all County residents.

The Census Bureau does not identify many of the group quarters subsets, but in Clark County it appears that most of the group quarters residents may be living in Hutterite Colonies. In 2010, there were 453 people living in some form of “noninstitutional facilities”. All but four of the group quarters residents were living within the rural portions of the County, as follows:

- ▶ Collins Township - 46 people
- ▶ Fordham Township - 86 people
- ▶ Mount Pleasant Township - 217 people
- ▶ Pleasant Township - 100 people

There were also some group quarters residents living in the City of Clark in 2010. There were 36 people living in a skilled nursing home and there may have been a small group home with four residents.

Race/Ethnic Origin

According to the estimates from Applied Geographic Solutions, more than 94% of the residents of Clark County were White for race in 2020, and fewer than 4% were of Hispanic/Latino ethnicity. Due to the small number of racial or ethnic minority populations in the County, no additional demographic information will be provided in this Study.

Population Projections

The following table presents the population projection information from either Applied Geographic Solutions or Esri, spanning the 5-year period from 2020 to 2025. Since Carpenter and Crocker are not incorporated towns, there are no projections available from the primary sources reviewed.

Table 2 Population Projections - 2020 to 2025			
	2020 Estimate	2025 Projection	Projected Change
Bradley	92	99	7
Garden City	65	62	-3
Naples	45	48	3
Raymond	55	52	-3
Vienna	47	51	4
Willow Lake	265	263	-2
Clark	1,108	1,082	-26
Clark County	3,791	3,772	-19

Source: AGS

For most of the incorporated Towns, Applied Geographic Solutions is projecting very limited change in the total population level over the next five years. In **Bradley, Garden City, Naples, Raymond** and **Vienna**, the AGS forecasts expect a change of seven or fewer people by 2025.

A similar pattern is being projected by Esri for **Willow Lake**, with almost no change expected in the number of residents between 2020 and 2025. AGS also believes that the City's population decreased between 2010 and 2020, although this source believes that the past losses will be recovered by 2025. AGS is projecting that the City will have 260 permanent residents in 2025, nearly identical to Esri's forecast of 263 residents.

For the **City of Clark**, Esri is projecting a reduction of 26 people between 2020 and 2025. AGS is projecting that 57 residents will be added by 2025. However, AGS started from a lower base year estimate in 2020. As a result, the projections from these two sources are nearly identical for 2025, with Esri showing 1,082 people in the City and AGS showing 1,086 residents.

The **Clark County** projection obtained from Esri expects the population to decrease slightly by 2025, down by 19 people from their 2020 estimate.

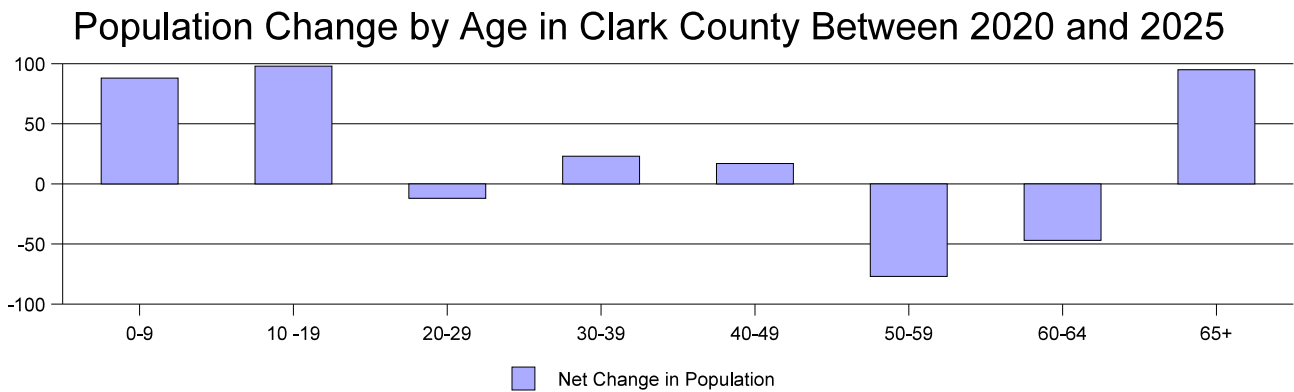
For all of **Clark County**, AGS is projecting 3,929 residents in 2025, for a net gain of 185 people between 2020 and 2025. Although some of the incorporated communities will contribute to this expected growth, most of the County's population increase is expected in the rural townships. It is possible that Hutterite Colonies and large agricultural operations located in some of the Townships may be the cause of this projected growth.

Clark County Projected Population by Age: 2020 to 2025

Applied Geographic Solutions provides age-based estimates and projections for population. The following table presents their estimates in 2020 and projections to the year 2025 for all of Clark County.

Table 3 Clark County Projected Population by Age: 2020 to 2025			
Age	2020	2025	Change
0-9	672	760	88
10-19	396	494	98
20-29	432	420	-12
30-39	397	420	23
40-49	320	337	17
50-59	433	356	-77
60-64	275	228	-47
65+	819	914	95
Total	3,744	3,929	185

Source: AGS



The age-based population projections from Applied Geographic Solutions show a significant change in the age distribution patterns for **Clark County** over the next five years. According to this source, there will be a relatively large increase in the number of children and young adults, age 19 and younger. A significant increase in the senior age groups is also expected.

This increase in children is projected despite an expected decrease among County residents in the typical child-rearing age ranges between 20 and 59 years old. If all of these adult age ranges are combined, the projects expect a decrease of nearly 60 people between the ages of 20 to 59 over the next five years. This would imply a slight decrease in the number of families, but more children per household.

AGS is projecting the County to add senior citizens, although some decrease is expected among near-seniors. In the age ranges 65 and older, AGS is forecasting an increase of 95 people. But a decrease of 47 people is expected among people age 60 to 64 years old, and a decrease of 77 people is expected in the 50 to 59 year old range.

It is important to note making age-based estimates and projections in a small county can be difficult, and a margin of error could apply. The 2020 Census count, which will be released in 2021 will establish a new demographic benchmark for age distribution patterns.

Household Data and Trends

Household estimates are available from Applied Geographic Solutions (AGS) and from Esri for 2020. These can be compared to the past decennial censuses to track longer-term patterns. The Census Bureau does not produce annual household estimates for cities, towns or counties.

As stated previously, Clark County has a relatively large group quarters population. The Census Bureau excludes group quarters residents from household counts. By definition, group quarters housing is not counted as independent housing, so the people living in Hutterite Colonies in rural Clark County would not be reflected in the County's household count in 2010. However, if these Colonies were present in 1990 and 2000, they were not included in the group quarters count, and in those years may have been included in the household totals.

Table 4 Household Trends - 1990 to 2020						
	1990 Households	2000 Households	% Change 1990-2000	2010 Households	% Change 2000-2010	2020 Estimate
Bradley	46	44	-4.3%	32	-27.3%	40
Carpenter	-	-	-	-	-	5*
Crocker	-	-	-	13	-	9*
Garden City	43	31	-27.9%	21	-32.3%	18
Naples	12	11	-8.3%	12	8.3%	15
Raymond	44	37	-15.9%	27	-27.0%	25*
Vienna	40	28	-30.0%	18	-35.7%	17
Willow Lake	144	126	-12.5%	115	-8.7%	120
Clark	569	558	-1.9%	552	-1.1%	553
Clark Co.	1,700	1,598	-6.0%	1,445	-9.6%	1,532

Source: U.S. Census; Applied Geographic Solutions; Esri

* Locally-generated estimate

The best information for **Bradley** would indicate some growth in the number of households over the past decade. According to AGS, the Town added 8 households between 2010 and 2020. However, despite the recent growth there are still fewer households in 2020 than were present in the year 2000.

Carpenter is not an incorporated town, and no Census data exists. According to knowledgeable members of the community, there were 5 households living in the community in 2020.

Crocker is also not an incorporated town, but was recognized as a Census Designated Place in the 2010 Census. As a result, more recent American Community Survey estimates also exist. However, after review it appears that the American Community Survey has over estimated the number of resident households. Local sources believe that 9 housing units were occupied in the community in 2020, down from 13 households in 2010.

The AGS household estimate for **Garden City** shows a loss of three households from 2010 to 2020. If accurate, this would be a continuation of a long-term pattern of household losses for the Town. The estimated household total in 2020 is less than half the level present at the time of the 1990 Census.

The best information for **Naples** shows an increase of three households between 2010 and 2020. In general, the Town's household count has remained relatively stable over the past three decades, with an estimate of 15 households in 2020 compared to 12 households at the time of the 1990 Census.

The AGS estimate for **Raymond** showed a significant loss of households between 2010 and 2020, but this appears to be flawed. A locally-generated estimate counted 25 permanent resident households, down by two households from 2010. Although the recent loss is minor, it continues a long-term trend of fewer households in the Town.

The AGS estimate for **Vienna** shows 17 households in 2020, nearly unchanged from the 2010 Census count. However, there has been a consistent loss of households in the community over the past three decades. The estimated household total in 2020 is less than half the level present at the time of the 1990 Census.

The Esri estimate for **Willow Lake** would indicate that the number of households living in the community has increased slightly between 2010 and 2020, with the addition of 5 households. AGS had a significantly different view and estimated a significant decrease in the number of households. In 2010, the Census counted 115 households in the City, but by 2020, AGS estimates that only 86 households live in the community.

Esri estimated that the number of households in the **City of Clark** had remained stable between 2010 and 2020, with an increase of only one household. AGS had a different view with a 2020 estimate of 481 households, down by 71 households from the 2010 Census count.

The household estimate from Esri for 2020 showed **Clark County** with 1,532 households. If accurate, the County would have added 87 households between 2010 and 2020. However, the household estimate from AGS for **Clark County** in 2020 was almost unchanged from the level recorded in the 2010 Census. The County did lose households in the 1990s and in the 2000s, although some of this may have been caused by a different interpretation of the Hutterite Colonies, which may have been reclassified as groups quarters residents rather than resident households.

Household by Age Trends in Clark County: 2010 to 2020

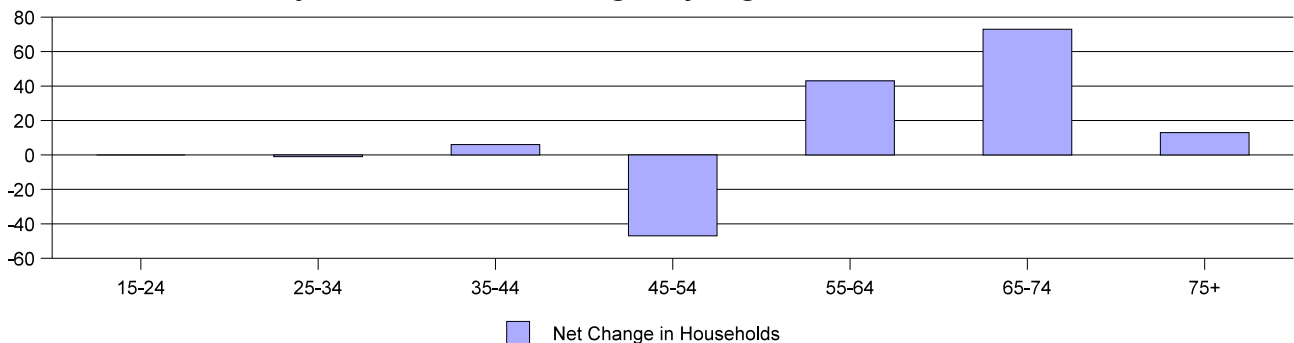
The 2020 estimate from Esri also includes information on the age ranges for households. This can be compared to the age distribution patterns at the time of the 2010 Census to examine the County’s changing age patterns. Applied Geographic Solutions does not provide household estimates by age. Esri’s total household count for Clark County is higher than the estimate from AGS by approximately 6.2%.

Table 5 Clark County Households by Age: 2010 to 2020			
Age	2010	2020	Change
15-24	42	42	0
25-34	143	142	-1
35-44	167	173	6
45-54	287	240	-47
55-64	286	329	43
65-74	205	278	73
75+	315	328	13
Total	1,445	1,532	87

Source: U.S. Census; Esri

According to Esri, Clark County added 87 households between 2010 and 2020. While there was limited overall growth, there were some significant changes with the specific 10-year age ranges.

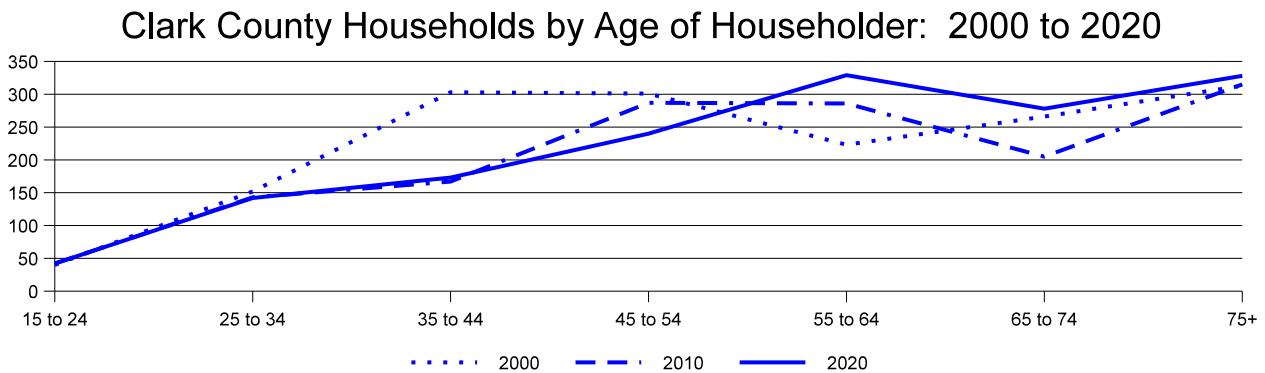
Clark County Household Change by Age Between 2010 and 2020



The largest positive change occurred within the 55 to 74 year old age groups, which had an estimated increase of 116 households. This was largely a reflection of the impact of the age migration of the “baby boom” generation through the aging cycle.

Trailing behind the “baby boom” was the generation sometimes referred to as the “baby bust”, which was much smaller in size. As a result, the number of households in the 10-year range between 45 and 54 years old showed the largest decrease, with a reduction of 47 households.

If aggregated into larger groupings, the County had an increase of 129 households age 55 and older, but a net decrease of 42 households age 54 and younger.



The advancing “wave” of the baby boom generation through the aging cycle can be tracked in Clark County back to the year 2000.

Average Household Size

The following table provides decennial Census information on average household size, along with a 2020 estimate from obtained from either Applied Geographic Solutions, Esri or locally-generated data.

Table 6 Average Number of Persons Per Household: 1990 to 2020				
	1990 Census	2000 Census	2010 Census	2020 ACS
Bradley	2.54	2.55	2.25	2.30
Carpenter	-	-	-	3.00*
Crocker	-	-	1.46	1.33*
Garden City	2.16	2.32	2.52	3.61
Naples	2.92	2.27	3.42	3.00
Raymond	2.54	2.32	1.85	2.20*
Vienna	2.33	2.79	2.50	2.76
Willow Lake	2.20	2.33	2.29	2.21
Clark	2.19	2.19	1.99	1.94
Clark County	2.56	2.54	2.22	2.16

Source: U.S. Census; Applied Geographic Solutions; Esri

* Locally-generated estimate

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.

Most of the cities and towns in Clark County had seen a gradual decrease in the size of the average household between 1990 and 2010, but this pattern may have changed in the past decade. According to AGS, most communities had an increase in the average household size between 2010 and 2020.

Bradley had and an average of 2.30 persons per household in 2020. The 2020 estimate from AGS is somewhat larger than the 2.25 persons recorded by the 2010 Census.

Carpenter is not an incorporated town, and no Census data exists. According to knowledgeable members of the community, the average household size in 2020 would have been 3.00 persons.

Crocker is also not an incorporated town, but was recognized as a Census Designated Place (CDP) in the 2010 Census. As a result, more recent American Community Survey estimates also exist. However, after review it appears that this source over estimated the number of residents and households. Local sources believe that the average household size was very small in 2020, at only 1.33 persons per household.

Counter to national trends, the average in **Garden City** has continued to increase over time. The 2020 estimate from AGS of 3.61 persons per household is the largest of any city or town in the County, and very large when compared to most communities in South Dakota.

The average in **Naples** increased substantially between 2000 and 2010, and was at 3.41 persons at the time of the 2010 Census. Although AGS believes that the average household has decreased after 2010, the estimate of 3.00 persons in 2020 is still relatively large by comparative standards.

At the time of the 2010 Census, the average household size in **Raymond** was very small, at only 1.85 persons. The 2020 AGS estimate shows a much larger average household size, but this estimate appears to be flawed. Based on locally-generated information, an approximate average household size was 2.20 persons in 2020, up from the average recorded in 2010.

The 2020 estimate for **Vienna** shows 2.76 persons per household. While this average is larger than the 2.50 persons at the time of the 2010 Census, the Town's average household size has not been increasing as rapidly as in some of the other small communities.

The 2020 Esri estimate for **Willow Lake** shows 2.21 persons per household, down from 2.29 persons at the time of the 2010 Census. However, AGS has a significantly different estimate, with 2.79 persons per household in 2020.

As the largest jurisdiction in the County, the **City of Clark** has a small average household size. According to Esri, the average was only 1.94 persons in 2020, down from 1.99 persons per household in 2010. AGS had a slightly higher 2020 estimate at 2.06 persons per household. Clark has a large population of senior citizens, who tend to live in one or two person households.

For **Clark County**, the Esri estimate for Clark County shows an average household size of 2.16 persons, while the AGS estimate of 2.26 persons per household in 2020 is up only slightly from the 2.22 persons recorded by the 2010 Census.

Household Projections

The following table presents 2020 household estimates and 2025 household projections for the incorporated jurisdictions in Clark County. These projections are from Applied Geographic Solutions or from Esri.

Table 7 Household Projections - 2020 to 2025			
	2020 Estimate	2025 Projection	Projected Change
Bradley	40	34	-6
Garden City	18	14	-4
Naples	15	14	-1
Raymond*	25	24	-1
Vienna	17	15	-2
Willow Lake	120	121	1
Clark	553	549	-4
Clark County	1,532	1,551	19

Source: AGS

* Raymond is based on locally-generated information

The growth projections generated by Esri expect a modest increase in households in **Clark County** over the projection period. In total, this source expects the County to add 19 households over the next five years, or an annual average gain of approximately 4 households in a typical year. However, the projection from AGS is projecting a loss of households Countywide.

For **Bradley**, AGS is projecting a loss of six households, or approximately one household per year.

The projection for **Garden City** expects a reduction of four households over the next five years.

The AGS projection for **Naples** anticipates that the community will remain generally stable, with the loss of only one household by 2025.

Based on locally-generated information, there has been only a minor decrease in the number of households in **Raymond** since 2010. Projecting forward, the possible loss of one household would be projected over the next five years.

For **Vienna**, AGS is projecting a loss of two households over the next five years.

In **Willow Lake**, Esri is projecting stability, with a gain of only one household over the 5-year period. However, AGS is projecting a loss of seven households, or approximately one to two households in a typical year.

For the **City of Clark**, Esri is projecting stability, with the loss of less than one household per year over the projection period. However, AGS is projecting a significant household reduction, with 62 fewer households by the year 2025.

Clark County Household by Age Projections: 2020 to 2025

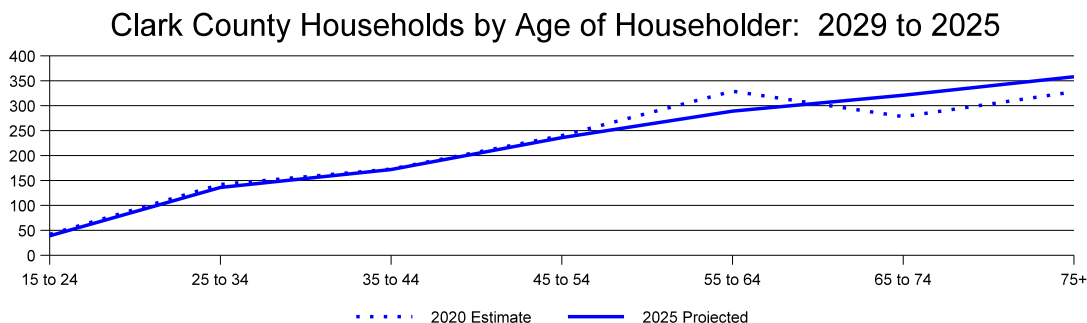
As stated on the previous page, Esri is projecting some household growth for Clark County over the next five years. While this numeric increase is limited, it is in contrast to the fairly significant household losses being projected by Applied Geographic Solutions. In the opinion of the analysts, Clark County does have some growth potential going forward, and the projections from Esri more accurately reflect this possible addition of households.

Esri does provide projections by age of householder. These can be compared to the data contained in the 2020 Esri estimates to examine the anticipated changes over the five-year projection period for all of Clark County.

Table 8 Clark County Projected Households by Age - 2020 to 2025			
	2020 Estimate	2025 Projection	Projected Change
15-24	42	39	-3
25-34	142	136	-6
35-44	173	172	-1
45-54	240	236	-4
55-64	329	289	-40
65-74	278	321	43
75+	328	358	30
Total	1,532	1,551	19

Source: Esri

Consistent with the age data presented earlier, the movement of the “baby boom” generation through the aging cycle will generate most of the County’s positive change in households. Esri is projecting an increase of 73 households in the combined age ranges 65 and older by the year 2025. However, a loss of 54 households is projected in the combined age groups 64 and younger.



Households by Type - Clark County

The 2019 American Community Survey includes an estimate of family and household types, which can be compared to the 2010 Census to examine changes in household composition. The following table looks at household trends within all of Clark County.

Table 9 Clark County Household Composition - 2010 to 2019			
	2010 Census	2019 ACS	Change
Family Households			
Married Couple with own children	248	256	8
Single Parent with own children	68	67	-1
Married Couple without own children	558	547	-11
Family Householder without spouse	55	70	15
Total Families	929	940	11
Non-Family Households			
Single Person	470	502	32
Two or more persons	46	104	58
Total Non-Families	516	606	90

Source: U.S. Census; ACS

It is important to note that the total household estimate contained in the American Community Survey is larger than some of the other sources provided earlier and may over estimate the household total. The ACS estimates contain a margin of error based on the sampling method used. While the estimates may not be completely accurate, they can be used to define general trends.

For all of Clark County, this source shows almost no change in the total number of family households, and limited change in the types of families.

The number of non-family households increased during the decade, due to more people living alone and in households with two or more unrelated people living together.

Housing Tenure

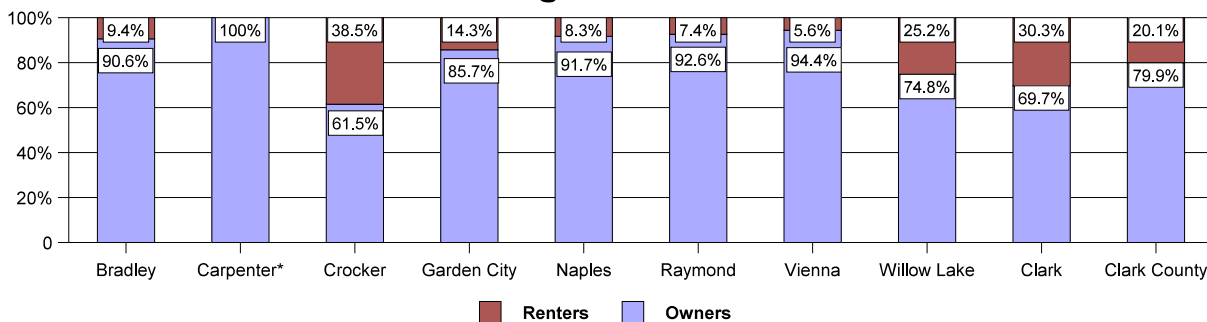
The most reliable information on occupancy tenure is from the 2010 Census. The following tables examine tenure rates for the participating jurisdictions.

Table 10 Household Tenure - 2010				
	Number of Owners	Percent of all Households	Number of Renters	Percent of all Households
Bradley	29	90.6%	3	9.4%
Carpenter*	5	100%	0	0%
Crocker	8	61.5%	5	38.5%
Garden City	18	85.7%	3	14.3%
Naples	11	91.7%	1	8.3%
Raymond	25	92.6%	2	7.4%
Vienna	17	94.4%	1	5.6%
Willow Lake	86	74.8%	29	25.2%
Clark	385	69.7%	167	30.3%
Clark County	1,155	79.9%	290	20.1%
State	-	68.1%	-	31.9%

Source: U.S. Census

* Carpenter was not listed separately in the 2010 Census - estimate provided is for 2020

Housing Tenure in 2010



At the time of the 2010 Census, the home ownership tenure rates were high in each of the small towns in Clark County. The Cities of Clark and Willow Lake, along with Crocker, were the only communities with a rental rate above 25%.

For all of Clark County the home ownership rate was nearly 80% in 2010.

2019 Median Household Income Data

Income estimates are available through the American Community Survey. The data from the 2019 American Community Survey have been compared to the reports from 2010 to examine changes over the decade.

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 11 Median Household Income - 2010 to 2019			
	2010 Median	2019 Median	% Change
Bradley	\$24,375	\$49,214	101.9%
Garden City	-	\$48,250	-
Naples	-	-	-
Raymond	\$31,250	\$51,250	64.0%
Vienna	-	-	-
Willow Lake	\$27,500	\$50,313	83.0%
Clark	\$38,625	\$36,979	-4.3%
Clark County	\$43,894	\$48,980	11.6%

Source: ACS

Due to the small number of households in many of the towns in Clark County, the American Community Survey did not have a reliable estimate for median household income in 2010 and/or 2019 for some of the communities. Even when an estimate is available, it is important to note that a margin of error may apply because of only a limited number of surveys that are completed annually. However, the information provided does allow for some comparison between communities and can be used for examining general trends.

With the exception of **Clark**, all of the other communities had a median household income above \$48,000 in 2019. For all of **Clark County**, the estimated median was nearly \$49,000.

In the **City of Clark**, the largest single jurisdiction in the County, the estimated median was approximately \$37,000. As noted earlier, Clark appears to have a large senior population, and the smallest average household size of any city in the County. Seniors may often be living on fixed retirement incomes, which would account for the relatively low median in the City.

2019 Median Family Income Data

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

Table 12 Median Family Income - 2010 to 2019			
	2010 Median	2019 Median	% Change
Bradley	\$58,125	\$51,071	-12.1%
Garden City	\$92,679	-	-
Naples	\$70,000	-	-
Raymond	\$52,500	\$53,750	2.4%
Vienna	-	-	-
Willow Lake	\$45,000	\$63,750	41.7%
Clark	\$48,239	\$63,333	31.3%
Clark County	\$55,575	\$65,446	17.8%

Source: ACS

Only two of the small towns had reliable median family income information available. In both **Bradley** and **Raymond**, the estimated median in 2019 was above \$51,000. However, the estimated median family income in Bradley had decreased between 2010 and 2019, while the median in Raymond had increased very little.

In the two Cities in Clark County, **Clark** and **Willow Lake**, the estimated medians were above \$63,000, and had increased significantly over the decade.

For all of **Clark County**, the estimated median family income was \$65,446 in 2019. The estimated median for the County was higher than in any of the individual cities or towns, and would reflect higher family incomes in the rural townships.

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 **Clark County** could afford approximately \$1,225 per month and a median income family household could afford \$1,636 per month for ownership or rental housing in 2019.

Clark County Household Income Distribution by Tenure

The 2019 American Community Survey provides household income distribution estimates for Clark County. Percentages are calculated by row.

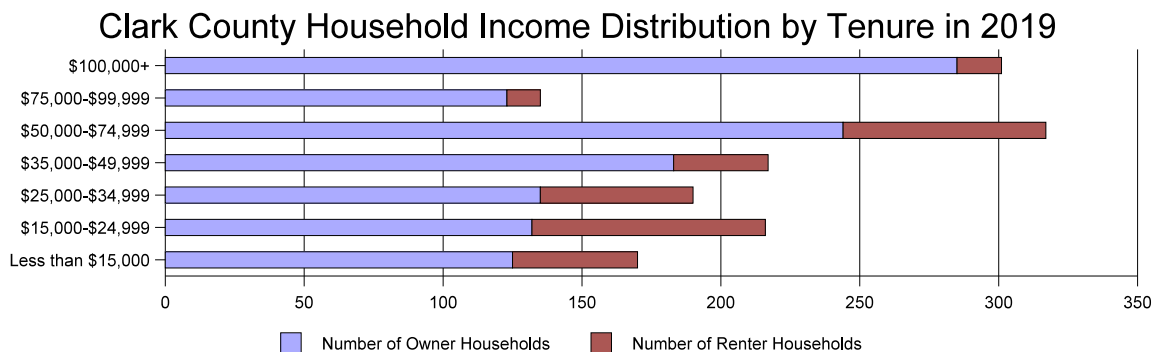
Table 13 County Household Income Distribution by Tenure - 2019			
Household Income	Owner Households	Renter Households	All Households
\$0 - \$14,999	125 / 73.5%	45 / 26.5%	170
\$15,000 - \$24,999	132 / 61.1%	84 / 38.9%	216
\$25,000 - \$34,999	135 / 71.1%	55 / 28.9%	190
\$35,000 - \$49,999	183 / 84.3%	34 / 15.7%	217
\$50,000 - \$74,999	244 / 77.0%	73 / 23.0%	317
\$75,000 - \$99,999	123 / 91.1%	12 / 8.9%	135
\$100,000+	285 / 94.7%	16 / 5.3%	301
Total	1,227 / 79.4%	319 / 20.6%	1,546

Source: ACS

In 2019, income levels were widely distributed, but in all of the defined ranges, a majority of households were home owners. The only income range with a percentage of renters that was above 35% was between \$15,000 and \$24,999.

For households with an annual income of \$35,000 or more, the home ownership rate was 77% or higher. For all households with an annual income below \$35,000, approximately 68% owned their housing while 32% rented.

In Clark County the estimated median income for all home owners in 2019 was \$55,199 compared to a median of \$30,139 for renters.



2019 Income and Housing Costs - Clark 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 Clark County.

Table 14 Gross Rent as a Percentage of Income - Clark County			
Percent of Income for Housing	Households Age 64 and Younger	Households Age 65 and Older	Total
Less than 20%	101 / 45.1%	23 / 24.2%	124 / 38.9%
20% to 29.9%	40 / 17.9%	14 / 14.7%	54 / 16.9%
30% to 34.9%	4 / 1.8%	2 / 2.1%	6 / 1.9%
35% or more	52 / 23.2%	33 / 34.7%	85 / 26.6%
Not Computed	27 / 12.1%	23 / 24.2%	50 / 15.7%
Total	224	95	319

Source: American Community Survey

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".

According to the American Community Survey, nearly 29% of all renters in the County were paying 30% or more of their income for rent. The large majority of these households were paying 35% or more of their income for housing.

In numeric terms, most of the households with a cost burden were age 64 or younger. But in percentage terms, seniors were more likely to have a cost burden. Approximately 37% of all senior renters were paying 30% or more of their income for housing compared to approximately 25% of non-seniors.

While a housing cost burden could be caused by either high housing costs or low household income, in Clark County it was primarily due to low income levels for renters. Nearly all of the renter households with a housing cost burden had an annual income below \$35,000. To avoid a cost burden, these lower income households would have needed a unit with a gross monthly rent of \$875 or less.

2019 Income and Housing Costs - Clark County Owners

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

Table 15 Ownership Costs as a Percentage of Income - 2019		
Percentage of Income for Housing Costs	Number of Owner Households	Percent of All Owner Households
0% to 19.9%	778	63.4%
20% to 29.9%	144	11.7%
30% or more	304	24.8%
Not Computed	1	0.1%
Total	1,227	100%

Source: ACS

Mortgage lending practices generally attempt to keep monthly payments below 30% of household income. Fewer than 25% of all home owners in Clark County reported that they paid more than 30% of their income for housing. More than 63% of owners could actually apply less than 20% of their income for housing costs.

New Housing Construction

The Cities of Clark and Willow Lake are the only individual county subdivisions in Clark County that report annual building permit activity to the Census Bureau. The unincorporated portions of the County are reported in aggregate. These records have been examined back to the year 2010 to track probable housing construction over the last decade.

In the **City of Clark**, there were four single family permits reported from 2010 through 2019. There were two permits issued in 2019, and one each in 2017 and 2011. Based on reporting from the City, **Willow Lake** had two new houses constructed between 2010 and 2020.

Table 16 Clark County Unincorporated Building Permit Reports				
Year	Single Family	Units in 2-4 Unit Structures	Units in Structures with 5+ Units	Total
2019	8	0	0	8
2018	8	0	0	8
2017	10	0	0	10
2016	11	0	0	11
2015	10	0	0	10
2014	13	0	0	13
2013	15	3	9	27
2012	15	4	8	27
2011	12	4	7	23
2010	13	4	7	24
Total	115	15	31	161

Source: Census Bureau CenStats

Based on annual reporting to the Census Bureau, there were 161 total housing units constructed in the unincorporated portions of **Clark County** between 2010 and 2019. There were 115 units that were reported as single family homes, and 46 units in multifamily structures, ranging in size from three to nine units per structure.

Based on information obtained directly from the small communities, there were no new houses constructed, except for one new home that was built in Vienna.

Lots and Land

All of the small communities have some infill lots available that may be suitable for new home construction or as sites for modular or Governor's homes. However, it is not known how many of these lots may actually be for sale, or the owners' willingness to sell these parcels.

Residential Sales Data

This section examines houses that have been sold in the Cities and Towns in Clark County from 2015 through 2019. No specific information was available for Crocker and Carpenter.

It is important to note that the number of houses that sell each year can vary and may not be an accurate indicator of overall home values in each community. However, this sample does provide some insight into those units that have turned-over during this time period.

The information was obtained from the South Dakota Department of Revenue website, based on sales reports submitted by the Clark County Equalization Office. The Equalization Office collects and utilizes information from residential sales for its annual sales ratio study. The County compares the actual sale price to the estimated taxable value for each property. As a result, the County information for sales primarily reflects existing homes that have an established tax value. New construction sales activity would generally not be recorded in the data that was used for this analysis, unless the house had been constructed some time ago and did have an established tax value from the prior year.

The County also sorts the residential sales into different groupings, rejecting certain sales. The primary reason that sales are rejected is because the house was not actively listed for sale in the open market.

The County's sale year differs slightly from a calendar year, and begins on November 1st and extends to October 31st. At the time the sales sample was acquired, there were no audited sales records available for 2020.

Table 17 Median Value of Recent Residential Sales: 2015 to 2019				
Town	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
Bradley	3	\$105,000	\$160,000	\$62,500
Garden City	4	\$16,250*	\$27,000	\$7,500
Naples	0	-	-	-
Raymond	2	-	\$24,000	\$1,750
Vienna	4	\$75,500*	\$90,000	\$55,500
Willow Lake	23	\$49,800	\$125,000	\$4,500

Source: SD Dept. of Revenue; Clark County Assessor; Community Partners Research, Inc.

* Median calculated from two nearest sales

As evident in the table, very few homes are sold in the smaller communities in Clark County. For comparative purposes, home value estimates from the 2018 American Community Survey have also been provided.

From 2015 through 2019, only three open market sales were recorded in **Bradley**. All three sales were for more than \$62,000, and the midpoint sale was for \$105,000. According to the American Community Survey, the median value for an owner-occupancy home in 2018 was \$61,000.

In **Garden City**, only four open market sales occurred, with prices ranging from \$7,500 to \$27,000. The calculated median was only \$16,500. The American Community Survey did not include a home value estimate for Garden City.

Over the 5-year time period reviewed, there were no open market home sales recorded in **Naples**. The American Community Survey did not include a reliable home value estimate for Naples.

From 2015 through 2019, only two open market sales were recorded in **Raymond**. The sales were for \$24,000 and \$1,750. According to the American Community Survey, the median value for an owner-occupancy home in 2018 was \$25,400.

There were only four open market sales in **Vienna**, with prices ranging from \$55,500 to \$90,000. The calculated median was \$75,500. According to the American Community Survey, the median value for an owner-occupancy home in 2018 was \$106,300, higher than the price for any recorded sale over the past five years.

Although **Willow Lake** had a larger volume of sales over the 5-year time period, there were only a limited number of sales within any 12-month time period. In all but one of the years reviewed, there were five or fewer good sales recorded. Over the entire 5-year period the median sale price was \$49,800. The American Community Survey estimate was generally similar, with a median home value of \$55,900 in 2018.

Table 18 City of Clark Residential Sales: 2015-2019

Town	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2019	10	\$135,500*	\$225,000	\$57,500
2018	23	\$92,500	\$235,000	\$32,000
2017	18	\$86,750*	\$145,000	\$15,000
2016	20	\$70,500*	\$210,000	\$10,000
2015	24	\$102,000*	\$250,000	\$18,000

Source: SD Dept. of Revenue; Clark County Assessor; Community Partners Research, Inc.

* Median calculated from two nearest sales

As a larger community, there are more annual sales in the **City of Clark**. However, the annual median can vary widely, depending on the actual houses sold in a single year. If the 33 good sales in 2018 and 2019 are aggregated, the median price was \$105,000. In 2018, the American Community Survey's estimated median value for all owner-occupied housing in Clark was \$74,400, well below the median indicated by recent sales.

American Community Survey Housing Data

The Census Bureau’s American Community Survey includes information on various housing topics. However, given the small size of some of the towns in Clark County, there are often no estimates generated on some of the topics. As stated previously, the estimates for small communities are based on limited sampling, which can also result in a wide margin of error within the individual data being presented.

Median Year of Construction - Owner-occupancy Housing

For owner-occupancy units in each community, the estimated median year of construction is as follows:

Bradley - 1939
Crocker - 1939
Garden City - 1939
Naples - 1939
Raymond - 1943
Vienna - 1939
Willow Lake - 1939
Clark - 1940

The American Community Survey estimates show a housing stock that is very old in Clark County. The oldest possible estimated year of construction that is used is 1939, and it is possible that the median year of construction may actually be earlier.

For all of Clark County, including the rural townships, the estimated year of construction is 1944.

Median Year of Construction - Renter-occupancy Housing

For occupied renter units in each community, the estimated median year of construction is as follows:

Bradley - 1939
Crocker - N/A
Garden City - N/A
Naples - N/A
Raymond - N/A
Vienna - N/A
Willow Lake - 1966
Clark - 1968

Some of the small jurisdictions have very few rental units, and no median estimate was available for 2018.

For all of Clark County, including the rural townships, the estimated year of construction is 1961.

Vacant Housing

The 2010 Census had collected information on housing units in each community that were vacant or unoccupied. While it is certainly possible that the occupancy status of these units may have changed in the past 10 years, the most recent population and household estimates do not generally show a significant increase in households in most of the small communities. It is therefore assumed that units that were unoccupied in 2010 have either been removed since that time, or remain as vacant or unoccupied housing.

- Bradley** - 21 vacant/unoccupied units
- Crocker** - 6 vacant/unoccupied units
- Garden City** - 14 vacant/unoccupied units
- Naples** - 0 vacant/unoccupied units
- Raymond** - 11 vacant/unoccupied units
- Vienna** - 4 vacant/unoccupied units
- Willow Lake** - 14 vacant/unoccupied units
- Clark** - 75 vacant/unoccupied units

The vacant or unoccupied units within each community in 2010 represented different types of intended use. In some communities, housing units were listed for sale or for rent, but were unoccupied when the Census was conducted. In most of the communities there is also a stock of housing that is only used for seasonal or recreational occupancy, rather than use by year-round residents.

The 2010 Census did not include information for **Carpenter**, but according to a community representative there are two vacant units in 2021.

Housing Conditions Survey

As part of the data collection process, representatives from Community Partners Research, Inc., conducted a visual 'windshield' survey of single family/duplex houses in each of the cities and towns in Clark County. Structures 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 19 Bradley Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Bradley	12 / 23.5%	12 / 23.5%	13 / 25.5%	14 / 27.5%	51

Source: Community Partners Research, Inc.

- ▶ There were 51 houses that were viewed and rated in **Bradley**. A majority of the houses were rated in one to the two lowest condition categories. This included 13 houses judged to need Major Repair, and 14 houses that were rated as Dilapidated and probably beyond repair.
- ▶ Approximately 47% of all houses were rated in the Sound or Minor Repair categories.

Carpenter is not an incorporated city or town, but is an identified community in Clark County. There were 8 houses viewed and rated in Carpenter.

Table 20 Carpenter Windshield Survey Condition Estimate - 2020					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
Crocker	3 / 37.5%	2 / 25.0%	2 / 25.0%	1 / 12.5%	8

Source: Community Partners Research, Inc.

- ▶ In **Carpenter** most of the houses were rated in one to the two highest condition categories. This included 3 houses rated as Sound and 2 houses in the Minor Repair category.
- ▶ There were 2 houses rated as needing Major Repair, and 1 house that was rated as Dilapidated and probably beyond repair.

Crocker is not an incorporated city or town, but is an identified community in Clark County. There were 15 houses viewed and rated in Crocker.

Table 21 Crocker Windshield Survey Condition Estimate - 2020					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
Crocker	3 / 20.0%	4 / 26.7%	4 / 26.7%	4 / 26.7%	15

Source: Community Partners Research, Inc.

- ▶ In **Crocker** most of the houses were rated in one to the two lowest condition categories. This included 4 houses judged to need Major Repair, and 4 houses that were rated as Dilapidated and probably beyond repair.
- ▶ Approximately 47% of all houses were rated in the Sound or Minor Repair categories.

Table 22 Garden City Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Garden City	2 / 6.9%	9 / 31.0%	6 / 20.7%	12 / 41.4%	29

Source: Community Partners Research, Inc.

- ▶ There were 29 houses viewed and rated in **Garden City**. Citywide, fewer than 7% of all houses were rates as Sound, showing no repair items. Another 31% of all houses were in the Minor Repair category. Overall, less than 38% of the houses in the City were in one of the two best condition categories.
- ▶ There were 6 houses rated in the Major Repair category, and 12 additional houses rated as Dilapidated and probably beyond repair.

Table 23 Naples Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Naples	3 / 20.0%	3 / 20.0%	3 / 20.0%	6 / 40.0%	15

Source: Community Partners Research, Inc.

- ▶ There were 15 houses viewed and rated in **Naples**. More than half of the houses were rated in one to the two lowest condition categories. This included 3 houses judged to need Major Repair, and 6 houses that were rated as Dilapidated and probably beyond repair.
- ▶ The Town did have 3 houses rated as Sound and 3 houses needing only Minor Repair.

Table 24 Vienna Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Vienna	5 / 23.8%	6 / 28.6%	3 / 14.3%	7 / 33.3%	21

Source: Community Partners Research, Inc.

- ▶ There were 21 houses viewed and rated in **Vienna**. More than half were rated in one to the two highest condition categories. This included 5 houses rated as Sound and 6 houses in the Minor Repair category.
- ▶ There were 3 houses judged to need Major Repair, and 7 houses that were rated as Dilapidated and probably beyond repair.

Table 25 Raymond Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Raymond	9 / 28.1%	10 / 31.3%	8 / 25.0%	5 / 15.6%	32

Source: Community Partners Research, Inc.

- ▶ There were 32 houses viewed and rated in **Raymond**. Overall, more than 58% of the houses were rated in one to the two highest condition categories, with 9 houses rated as Sound and 10 in the Minor Repair category.
- ▶ The Town did have 8 houses rated in the Major Repair group and 5 houses rated as Dilapidated that may be beyond repair.

Table 26 Vienna Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Vienna	5 / 23.8%	6 / 28.6%	3 / 14.3%	7 / 33.3%	21

Source: Community Partners Research, Inc.

- ▶ There were 21 houses viewed and rated in **Vienna**. A majority of the houses were rated in one to the two highest condition categories, with 5 houses rated as Sound and 6 in the Minor Repair category.
- ▶ The Town did have 3 houses rated in the Major Repair group and 7 houses rated as Dilapidated that may be beyond repair.

All of the houses in **Willow Lake** were viewed and rated, but the City was divided into two parts. Neighborhood #1 is west of Garfield Avenue and Neighborhood #2 is east of Garfield Avenue.

Table 27 Willow Lake Windshield Survey Condition Estimate - 2020

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Neighborhood #1	21 / 30.9%	27 / 39.7%	15 / 22.0%	4 / 7.4%	68
Neighborhood #2	14 / 28.6%	21 / 42.8%	9 / 18.4%	5 / 10.2%	49
Willow Lake	35 / 29.9%	48 / 41.0%	24 / 20.5%	10 / 8.6%	117

Source: Community Partners Research, Inc.

- ▶ In total, there were 117 houses viewed and rated in **Willow Lake**. Overall, nearly 71% of the houses were rated in one to the two highest condition categories.

- ▶ However, the City did have 24 houses rated in the Major Repaired group and 10 houses rated as Dilapidated that may be beyond repair. Dilapidated houses existed in both of the neighborhoods.

In the **City of Clark**, two older neighborhoods were defined and the houses in these neighborhoods were viewed and rated. The neighborhood boundaries were as follows:

Neighborhood #1: west - North Clinton Street east - North Kansas Street
north - 4th Avenue south - 1st Avenue East

Neighborhood #2: west - S. Smith/S. Idaho east - S. Kansas/S. Cloud
north - 1st Avenue south - 7th Avenue SE

Table 28 Clark Windshield Survey Condition Estimate - 2020					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
Neighborhood #1	61 / 47.6%	50 / 39.1%	11 / 8.6%	6 / 4.7%	128
Neighborhood #2	64 / 39.0%	63 / 38.4%	31 / 18.9%	6 / 3.7%	164
Total	125 / 42.8%	113 / 38.7%	42 / 14.4%	12 / 4.1%	292

Source: Community Partners Research, Inc.

- ▶ In total, there were 292 houses viewed and rated in **Clark**. Overall, nearly 82% of the houses in these two neighborhoods were rated in one to the two highest condition categories.
- ▶ However, there were 42 houses rated in the Major Repaired group and 12 houses rated as Dilapidated that may be beyond repair. Dilapidated houses existed in both of the neighborhoods.

Rental Housing Data

The small towns in Clark County primarily contain owner-occupancy housing. Due to the small number of rental units in each community, very few details can be obtained on the rental stock.

Census Bureau Rental Inventory

According to the 2010 U.S. Census, the following totals were recorded for rental housing:

Bradley - 3 occupied rental units and no unoccupied rental units

Crocker - 5 occupied rental units and no unoccupied rental units

Garden City - 3 occupied rental units and no unoccupied rental units

Naples - 1 occupied rental unit and no unoccupied rental units

Raymond - 2 occupied rental units and 3 unoccupied rental units

Vienna - 1 occupied rental unit and no unoccupied rental units

Most of the rental housing in Clark County is in the Cities of Clark and Willow Lake. Combined, these two communities contain nearly 68% of the County's renter households.

Clark - 167 occupied rental unit and 18 unoccupied rental units

Willow Lake - 29 occupied rental units and 3 unoccupied rental unit

Countywide, there were 290 occupied rental units in 2010, and 31 unoccupied units. Excluding the units attributed to the cities and towns listed above, the rural portions of Clark County contained 74 renter-occupancy households.

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 afford 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.

Work Force and Unemployment Rates

Employment information is available at the County level. Data in the table that follows is for all of Clark County and was obtained from the South Dakota Department of Labor. These statistics are reported based on the location of the worker, not the location of the job.

Table 29 Clark County Annual Labor Statistics: 2010 to 2020						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - SD	Unemployment Rate - US
2010	1,976	1,874	102	5.2%	5.0%	9.6%
2011	1,944	1,851	93	4.8%	4.7%	8.9%
2012	1,921	1,838	83	4.3%	4.3%	8.1%
2013	1,972	1,895	77	3.9%	3.8%	7.4%
2014	1,984	1,907	77	3.9%	3.4%	6.2%
2015	1,963	1,892	71	3.6%	3.1%	5.3%
2016	1,920	1,845	75	3.9%	3.0%	4.9%
2017	1,885	1,801	84	4.5%	3.2%	4.4%
2018	1,909	1,833	76	4.0%	3.0%	3.9%
2019	1,913	1,836	77	4.0%	3.0%	3.7%
2020*	1,913	1,806	107	5.6%	5.6%	8.4%

Source: South Dakota Dept. of Labor

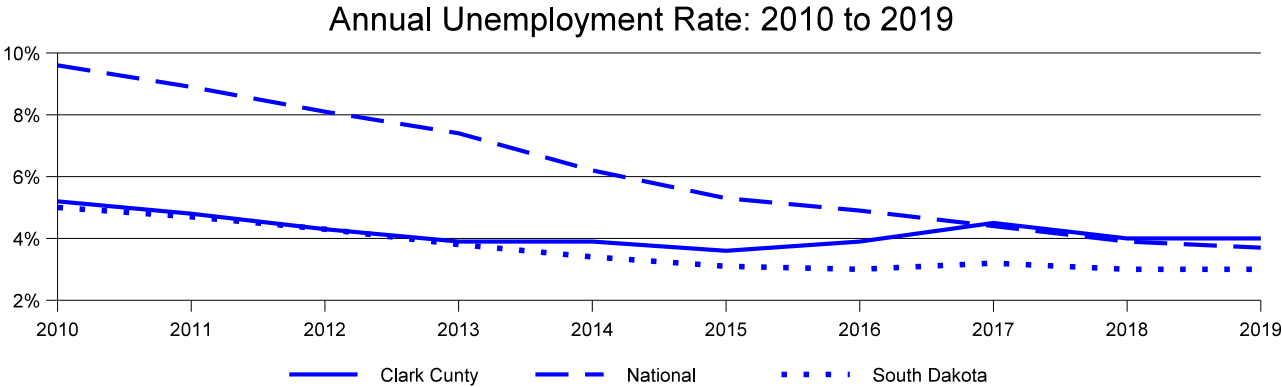
Note: Not Seasonally Adjusted

*2020 is through October

Clark County experienced a slight decline in the size of the available civilian labor force over the past decade. Between 2010 and 2019, the number of County residents in the labor force decreased by 63 people, or -3.2%. However, the County’s labor force actually reached its lowest level in 2017 and has increased somewhat since that time.

The employed work force has also had a slight decline. Between 2010 and 2019 the number of County residents that are employed decreased by 38 people, or -2.0%.

With the employed work force decreasing at a slightly slower rate than the total labor force, the County’s unemployment rate has generally grown smaller over time. The County’s unemployment rate in 2019 was 4.0%. Although the County has maintained a relatively low unemployment rate throughout the past decade, it has been above the Statewide rate since 2010.



Average Annual Employment and Wages

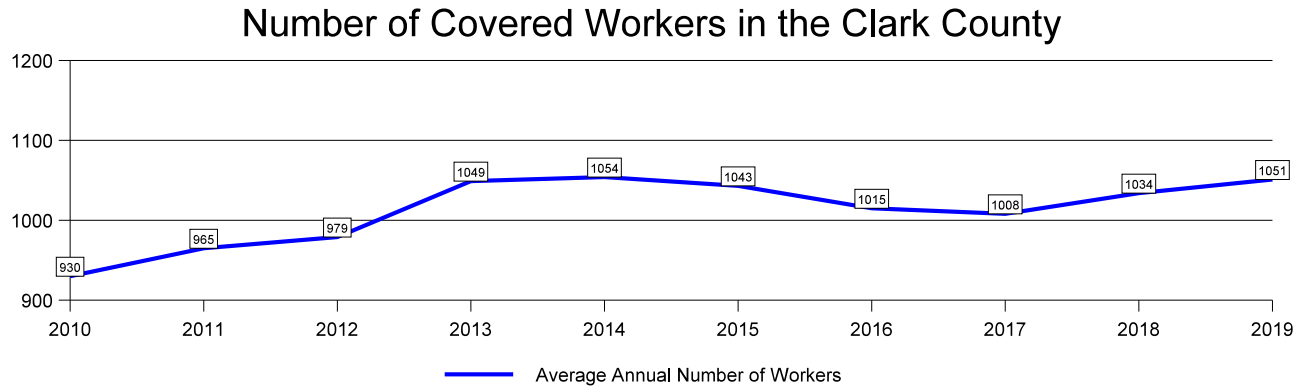
The Quarterly Census of Employment and Wages (QCEW) tracks annual employment and average annual wage data. The QCEW reporting is for unemployment compensation. It is important to note that the reporting does not represent all employment, as some classifications such as self-employed workers are not included. This information is for all of Clark County and is based on the location of the job.

Table 30 Clark County Average Annual Wages - 2019		
Industry	2019 Employment	Average Annual Wage
Total All Industry	1,051	\$34,424

Source: South Dakota Department of Labor & Regulation

The average weekly wage for all industry in 2019 was \$662. At full-time employment for 52 weeks this equates to an average annual wage of \$34,424.

Using the QCEW it is possible to examine longer-term patterns in the local employment level. The following table displays the total number of workers reported in the County from 2010.



If 2019 is compared back to 2010, the number of covered workers in Clark County had increased by 121 jobs, or 13%. However, the number of covered jobs has largely remained stable since 2013.

Commuting Patterns of Workers

Information is available on workers that commute for employment. The best information is from the 2018 American Community Survey, and has been examined for residents of Clark County. This first table only examines travel time for County residents, and excludes people that work at home.

Table 31 Commuting Times for Clark County Residents - 2018		
Travel Time	Number	Percent
Less than 10 minutes	663	42.6%
10 to 19 minutes	271	17.4%
20 to 29 minutes	145	9.3%
30 minutes +	479	30.7%
Total	1,558	100%

Source: American Community Survey

Although most County residents were working locally in 2018, there were also commuters traveling greater distances for their primary job. Approximately 60% of residents had a drive time less than 20 minutes, and were working in the immediate area. However, nearly 31% of residents were traveling 30 minutes or more to work.

The ACS also identifies travel time by location of the job. For people that worked in Clark County, the following travel times were listed.

Table 32 Commuting Times for County-based Employees - 2018		
Travel Time	Number	Percent
Less than 10 minutes	659	52.3%
10 to 19 minutes	280	22.2%
20 to 29 minutes	119	9.4%
30 minutes +	203	16.1%
Total	1,261	100%

Source: American Community Survey

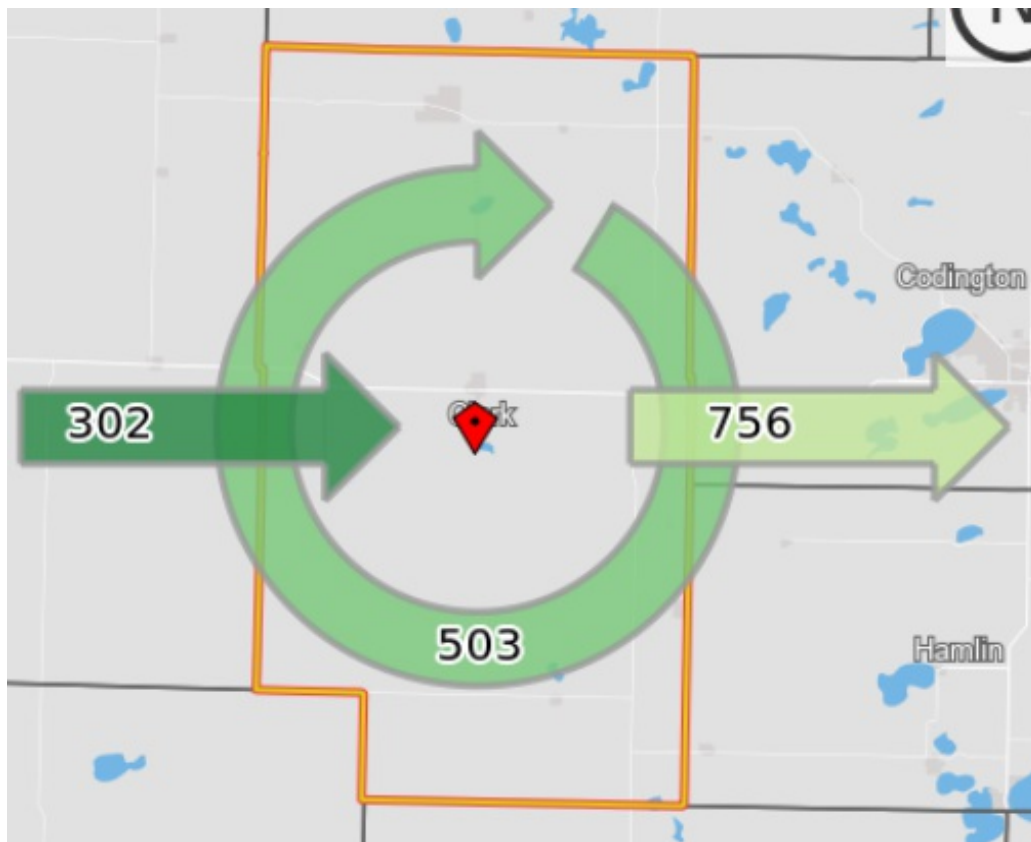
For people that worked in Clark County, nearly 75% traveled less than 20 minutes in 2018. However, more than 200 people traveled from greater distances requiring a drive time of 30 minutes or more.

Census on the Map

The Census Bureau also produces commuter reports through its Center for Economic Studies division. This information is also based on reports for the year 2018, but provides a further breakdown of worker movement patterns.

According to the report for Clark County, there were 805 people that were employed within the County borders in 2018. Nearly 63% of these jobs were filled by people that also lived in Clark County. There were an estimated 3024 employees that lived outside the County but commuted in for their primary job. For workers that did not also reside in the County, the primary identified home locations were Watertown, Sioux Falls, Huron and De Smet.

Approximately 60% of the employed residents of Clark County were working outside of the County in 2018 while 40% had their primary job in the County. For outbound County residents, the primary destination was Watertown.



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Introduction

Following is the Recommendation Section for these Clark County towns and unincorporated communities:

- Bradley - Town
- ▶ Carpenter - Unincorporated Community
- ▶ Crocker - Unincorporated Community
- ▶ Garden City - Town
- ▶ Naples - Town
- ▶ Raymond - Town
- ▶ Vienna - Town

In the following section, the unincorporated communities are also referred to as towns.

Summary of Clark County’s Growth Projections by Age Group

The Demographic section of this Study presented Clark County projection information on anticipated changes by age group from 2020 to 2025. This information can be informative in determining the housing that may be needed due to age patterns of the County’s population.

Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate much of the County’s growth in households in the 65 and older age ranges. Age projections would expect the County to add approximately 73 households in the 65 and older age ranges from 2020 to 2025.

Clark County is projected to lose 54 households in the 64 and younger age ranges.

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 Clark County adds population at a rate that is faster or slower than past patterns would suggest, traditional age-based forecasts would be altered.

<u>Age Range</u>	<u>Projected Change in Households 2020 to 2025</u>
15 to 24	-3
25 to 34	-6
35 to 44	-1
45 to 54	-4
55 to 64	-40
65 to 74	43
75 and older	<u>30</u>
Total	19

Findings on Unit Demand by Type of Housing

Based on the household by age projections presented earlier, the changing age composition of Clark County's population through the projection period will have an impact on demand for housing.

Age 24 and Younger - The projections used for this Study expect a three-household loss in the 15 to 24 age range from 2020 to 2025. Past tenure patterns indicate that a significant number of the households in this age range rent their housing. If new housing options become available in Clark County, a high percentage of households in this age range will continue to rent their housing.

25 to 34 Years Old - The projections show a loss of six households in this age range by 2025. Within this age range households often move from rental to ownership housing. A loss of six households within this age range indicates demand for both first-time home buyer and rental opportunities from this age range will decrease during the projection period.

35 to 44 Years Old - The projections for this 10-year age cohort expect a loss of one household between 2020 and 2025 in Clark County. Households within this range often represent both first-time buyers and households looking for trade-up housing, by selling their starter home for a more expensive house.

45 to 54 Years Old - This age group represents a smaller segment of the population than the baby boom age group. For Clark County, the projections show a loss of four households in this age range. This age group typically has had a rate of home ownership and will often look for trade-up housing opportunities. A slight decrease in the number of households in this age group indicates that the demand for trade-up housing from this age range will decrease during the projection period.

55 to 64 Years Old - The projections show a decrease of 40 households in this 10-year age range by the year 2025 in the County. Age-appropriate housing, such as townhouse or twin home units, is often well suited to the life-cycle preferences of this age group, as no maintenance/low maintenance housing has become a popular option for empty-nesters. Some households in this age range are also seeking trade-up housing.

65 to 74 Years Old - A significant gain of 43 households is expected by the year 2025 in the 65 to 74 age range. While this group will begin moving to life-cycle housing options as they age, the younger seniors are still predominantly home owners. Once again, preferences for age-appropriate units would increase from household growth within this age cohort.

75 Years and Older - There is a projected gain of 30 households in Clark County in this age range between 2020 and 2025. An expansion of housing options for seniors, including high quality rental housing and housing with services should appeal to this age group. In most cases, income levels for senior households have been improving, as people have done better retirement planning. As a result, households in this age range may have fewer cost limitations for housing choices than previous generations of seniors.

These demographic trends will be incorporated into the recommendations that follow later in this section.

Strengths for Housing Development

The following strengths for Clark County and for the small communities were identified through statistical data, local interviews, research and on-site review of the local housing stock.

- ▶ **Clark County serves as a small regional center** - Clark County provides employment opportunities, retail/service options, health and professional services and recreational facilities for residents of the County and a geographical area that surrounds the County.
- ▶ **Affordable priced housing stock** - Clark County and Clark County towns have affordable, existing houses. This existing stock, when available for sale, provides an affordable option for home ownership.
- ▶ **Adequate land for development** - The Clark County towns have adequate land available for both residential and commercial/industrial development. However, some of this land needs to be serviced with infrastructure improvements and/or annexed into the town's limits.
- ▶ **Educational systems** - Clark County has two public K-12 school systems.
- ▶ **Choose Clark County** - Choose Clark County is active in promoting economic development, employment and housing opportunities in the County.
- ▶ **Small-town atmosphere** - The Clark County towns have the real and perceived amenities of small communities. This small-town living is attractive to some households.

- ▶ **Clark County is located near two regional centers** - Clark County is within commuting distance of Watertown and Huron. These regional centers provide employment opportunities, retail/service options, education facilities, government services, health and professional services and cultural amenities. Many households prefer to live near, but not in a regional center.
- ▶ **Commuters** - Approximately 304 people are commuting into Clark County daily for employment. These commuters are a potential market for future housing development.
- ▶ **Available lots** - There are lots and parcels available in most of the Clark County cities and towns for housing development.
- ▶ **Recreational opportunities** - There are recreational opportunities in Clark County including fishing, hunting, golf, etc.
- ▶ **Dairy and hog farms** - Dairy and hog farms are locating/expanding in Clark County, which creates employment and strengthens the local economy.
- ▶ **Governor's homes/DakotaPlex Program** - Clark towns may have the opportunity to utilize South Dakota Housing Development Authority (SHDHA) programs such as the Governors Home and DakotaPlex Programs.
- ▶ **Employers** - Clark County towns have employers that provide job opportunities for local residents.

Barriers or Limitations to Housing Activities

Our research also identified the following barriers or limitations that hinder or prevent certain housing activities in Clark County and the small communities.

- ▶ **Age and condition of the housing stock** - While the existing stock is very affordable, some of the housing is in need of improvements to meet expectations of potential buyers. Also, some housing is dilapidated and beyond repair.
- ▶ **Low rent structure** - The area's rent structure is low, which makes it difficult to construct new rental housing.
- ▶ **Value gap deters new owner-occupied construction** - The median priced homes in Clark County towns are valued significantly below the comparable cost for new housing construction, which will generally be above \$200,000 for a stick built home with commonly expected amenities. This creates a value gap between new construction and existing homes. This can be a disincentive for any type of speculative building and can also deter customized construction, unless the owner is willing to accept a potential loss on their investment.
- ▶ **Limited commercial options** - Clark County towns have limited commercial and retail options and do not meet most daily needs.
- ▶ **Lower-paying jobs** - Although Clark County has several employers, some jobs are at the lower end of the pay scale and employees with these jobs have limited housing choices.
- ▶ **New rental housing** - There has been no new rental housing development in the Clark County towns over the past 20 years.
- ▶ **Staff capacity limitations** - Although Clark County towns have access to several housing agencies, it is difficult to develop and implement housing initiatives with limited resources.
- ▶ **Medical facilities** - The Clark County towns do not have clinics, hospitals or senior housing with services options.
- ▶ **Infrastructure** - Most of the Clark County towns do not have municipal sewer systems.

Recommendations, Strategies and Housing 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 Clark County and the small communities. 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 housing needs.
- ▶ **New housing development generally will not occur without proactive community involvement** - To attract new home or apartment construction in Clark County towns, subsidies or some other form of financial assistance will be needed from the County, local and regional housing and economic development agencies and the South Housing Development Authority.
- ▶ **Protect the existing housing stock** - The future of Clark County towns will be heavily dependent on the County's appeal as a residential location. The condition of the existing housing stock is a major factor in determining each town's long-term viability. The existing housing stock is in fair condition and is a major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Protect the existing assets and resources** - Clark County has many assets including K-12 schools, employment opportunities, downtown commercial districts, health facilities, recreational opportunities, etc. These are strong assets that make Clark County a desirable location to live in, and are key components to the County's long-term success and viability. These assets must be protected and improved.
- ▶ **Develop a realistic action plan with goals and time lines** - The County's towns should prioritize their 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 local efforts, the County's towns have access to the South Dakota Housing Development Authority, USDA Rural Development, the First District Association of Governments, Inter-Lakes Community Action Partnership, Grow South Dakota, Dakota Resources and Watertown Housing Authority. These resources should continue to be accessed as needed, to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for the Clark County towns have been formulated through the analysis of the information provided in the previous sections and include 13 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 rental housing
2. Promote the renovation/conversion of existing buildings/homes to create 10 to 15 affordable market rate rental housing units
3. Utilize the Housing Choice Voucher Program

Home Ownership

4. Utilize and promote all programs that assist with home ownership
5. Develop a purchase/rehabilitation program

Single Family Housing Development

6. Lot availability
7. Strategies to encourage residential lot sales and new home construction in Clark County towns

Housing Rehabilitation

8. Promote rental housing rehabilitation
9. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

10. Acquire and demolish dilapidated structures
11. Create a plan and a coordinated effort among housing agencies
12. Promote commercial building rehabilitation and development
13. Summary of recommendations

Clark County Towns - Rental Housing Development

Rental Housing Development

Findings: It is difficult to produce new affordable rental units. A number of factors including Federal tax policy, State property tax rates, high construction costs and low rental rates have all contributed to making rental housing production difficult to achieve, especially in small cities and towns.

From 2010 to 2020, we aren't aware of any multi-family rental units that were constructed in Clark County towns. However, it is probable that some single family homes were converted from owner-occupied to rental use over the past two decades.

It is estimated that there are approximately 10 to 15 rental units in the Clark County towns. Clark County towns are projected to lose up to 18 households through 2025.

We recommend the development of the following rental units in Clark County over the next five years, from 2021 to 2025:

▶ General Occupancy Market Rate/Moderate Rent	0 units
▶ Subsidized	0 units
▶ Affordable Conversions/Renovations	10-15 units
▶ Senior with Services	0 units
Total	<u>10-15 units</u>

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

Findings: There are a limited number of rental units in the Clark County towns. The large majority of these units are in single family homes. It is estimated that there are only 10 to 15 rental units in the towns. All of the units are market rate. There are no subsidized rental units in the towns. All of the towns are projected to lose households from 2020 to 2025.

The towns have small populations and the lack of amenities needed to attract rental households, including employment, health care, retail and service opportunities, schools, etc. Also, it would be very difficult to construct rental units and charge rents that make a rental project feasible.

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

2. Promote the renovation/conversion of existing buildings/homes to create affordable market rate rental housing units

Findings: A majority of Clark County towns' renter households have an annual income below \$25,000. Also, renter households moving into the towns will primarily have lower incomes. These households need a rental unit at \$625 per month or less.

There is evidence that Clark County and Clark County towns have lost some rental housing over the years due to redevelopment, conversion to home ownership or due to deterioration and demolition. Part of the need for additional rental units in Clark County is to provide for unit replacement. Unfortunately, most of the lost units are probably very affordable, and new construction will not replace these units in a similar price range.

All of the towns have a significant number of vacant homes and vacant buildings.

Recommendation: We encourage the towns to promote the renovation/conversion of buildings and homes to create affordable rental units. A goal of 10 to 15 total units in the towns over the next five years would be a realistic goal.

It would be difficult to create affordable units through new construction. Instead, it may be more practical to work on building renovation or conversion projects that can create housing. This opportunity may arise in existing buildings, or through the purchase and rehabilitation of existing single family homes.

The estimated prevailing rent range for older rental units in Clark County is typically between \$425 and \$650 per month. Creating some additional units with contract rents below \$650 per month would help to expand the choices available to a majority of the City's renter households.

It is probable that a low rent structure for some units could only be obtained with financial commitments from other sources, such as tax increment financing or property tax deferral from the town/county, or from other financial resources from funding agencies such as the South Dakota Housing Development Authority, USDA Rural Development, Grow South Dakota and Interlakes Community Action Partnership.

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 the Clark County cities and towns and Clark County by the Watertown Housing Authority. There currently is a three to five-month waiting list to obtain a Housing Choice Voucher.

Recommendation: The Clark County towns and Choose Clark County should work with the Watertown Housing Authority to assure that rental property owners and renter households are aware of the Housing Choice Voucher Program and have to the opportunity to apply for assistance.

Clark County Towns - Home Ownership Recommendations

Home Ownership

Findings: Expanding home ownership opportunities is one of the primary goals for most cities and towns. High rates of home ownership promote stable communities and strengthen the local tax base. All of the Clark County towns have a stock of affordable homes. The home values in the towns provide a good opportunity for first time buyers and households seeking moderately priced homes.

Some households in all 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 a 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 Clark County towns 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. Clark County towns have a significant 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: Choose Clark County and Clark County towns should work with area housing agencies, the South Dakota Housing Development Authority, USDA Rural Development and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should also be encouraged to provide home ownership opportunities.

Choose Clark County and Clark County towns should also work with housing agencies to assure that they are receiving their share of resources that are available in the region.

Funding sources for home ownership programs may include USDA Rural Development, the South Dakota Housing Development Authority, and the Federal Home Loan Bank. Grow South Dakota utilizes several sources to provide home ownership programs.

5. Develop a Purchase/Rehabilitation Program

Findings: Clark County towns have a stock of older, lower valued homes, many of which need repairs. These towns also have a significant number of vacant houses. Our analysis of recent sales activity indicates that there are a significant number of homes in Clark County towns that are valued at less than \$50,000. As some lower valued homes come up for sale, they may not be attractive options for potential home buyers because of the amount of repair work that is required.

Some communities with a stock of older homes that need rehabilitation have developed a purchase/rehabilitation program. Under a purchase/rehabilitation program, the County, town or a housing agency purchases an existing home that needs rehabilitation, rehabilitates the home, sells the home to a low/moderate income family and provides a mortgage with no down payment, no interest and a monthly payment that is affordable for the family.

In some cases, the cost of acquisition and rehab will exceed the house's after-rehab value, thus, a subsidy is needed. Although a public subsidy may be involved, the cost to rehab and sell an existing housing unit is generally lower than the subsidy required to provide an equally affordable unit through new construction.

Recommendation: We recommend that Choose Clark County and Clark County towns work with a housing agency to develop and implement a purchase/rehab program. Attitudinal surveys that we have conducted in other counties and cities have found that purchase/rehabilitation programs are appealing to people who are currently renting their housing. A large majority of survey respondents who were renters indicated an interest in buying a home in need of repair if rehabilitation assistance was available.

Because a purchase/rehabilitation program can be expensive and its cost effectiveness in some cases may be marginal and because of the capacity of the small towns to administer a program, it may be advantageous in some cases to directly assist low and moderate income households with purchasing and rehabilitating homes. Area housing agencies and financial institutions could offer some rehabilitation assistance in conjunction with first-time home buyer programs to make the older housing a more attractive option for potential home buyers. Also, USDA Rural Development provides purchase/rehabilitation loans to low and moderate income buyers.

Additionally, private individuals could purchase homes in Clark County towns, rehabbing the homes and selling the homes. There may be an opportunity to financially assist the private sector with purchasing, rehabilitating and selling homes. This may increase the inventory of substandard homes that economically can be rehabilitated and sold.

A purchase/rehabilitation program achieves several goals. The program encourages home ownership, prevents substandard homes from becoming rental properties and rehabilitates homes that are currently substandard.

Clark County Towns - Single Family Housing Development

Single Family Housing Development

Findings: The towns in Clark County experienced very limited single family owner-occupancy housing construction, or houses that were moved in, from 2010 to 2020. According to town and Census Bureau records, over the past 10 years only one new single family house was constructed or moved into Clark County towns. This house was constructed in Vienna.

Overall household projections for Clark County towns indicate a loss of households in each town from 2020 to 2025.

It is our opinion that new housing construction (including houses moved in) will be very limited over the next five years. This is due to multiple factors including the small size of the towns, the projected loss of households, the current low property values and a history of limited housing construction over the past two decades.

However, new owner-occupancy construction has been occurring in the Clark County townships outside of the cities and towns. From 2010 to 2019, 115 single family homes were constructed in Clark County townships, outside of the cities and towns.

The breakdown of our projection for new owner-occupancy housing units in each town and in the townships over the next five years from 2021 to 2026 is as follows:

- ▶ **Bradley** - 0-1 affordable homes
- ▶ **Carpenter** - 0-1 affordable homes
- ▶ **Crocker** - 0-1 affordable home
- ▶ **Garden City** - 0-1 affordable home
- ▶ **Naples** - 0-1 affordable homes
- ▶ **Vienna** - 1-2 affordable home
- ▶ **Raymond** - 1-2 affordable homes
- ▶ **Townships** - 18-22 Higher and medium-priced homes
14-18 Affordable homes

The total projected number of new homes in the Clark County towns and townships over the next five years from 2021 to 2026 is:

- ▶ 18-22 Higher priced and medium-priced homes
- ▶ 17-27 Affordable homes
- 45-49 - Total

* Please note that the new units include houses that are constructed on-site and new homes that are moved in, such as modular and Governor’s Homes.

6. Lot availability

Findings: As part of this Study, we attempted to identify the residential lots that may be available for single family housing construction in the Clark County towns. Buildable lots are defined as having sewer and water available to the lots. It appears that there are infill lots that are potentially available in all of the towns. Also, there are dilapidated houses in each of the towns that could be demolished and some of these lots could be suitable for new construction or for houses to be moved in.

Recommendation: We are projecting that zero to two houses will be constructed or moved into each town over the next five years. It appears that there are an adequate number of infill lots in each of the towns. However, each town should inventory the lots that are buildable and that may be available for sale. Also, the towns should inventory the vacant and dilapidated homes that could be demolished to make lots available for development.

7. Strategies to encourage residential lot sales and new home construction in Clark County towns

Findings: Over the past 10 years, new housing construction or houses moved in have been very limited in the Clark County towns.

Recommendation: We recommend that Choose Clark County, the towns and property owners, coordinate efforts to promote lot sales and housing development.

Our recommendations to promote lots sales and housing development include:

- ▶ ***Competitive pricing*** - There are lots available in communities throughout the region. To attract new home construction in Clark County towns, lots should continue to be available and competitively-priced compared to other options in the County and the region.
- ▶ ***User-Friendly*** - The lot purchase and home building process must be 'user friendly.' This includes an inventory of available lots, a listing of builders and city regulations that are fair and reasonable. The entire process must be as 'user friendly' as possible to encourage home construction or for homes to be moved into the towns.
- ▶ ***Manufactured/modular/Governors Homes*** - Manufactured, modular and Governors Homes can provide affordable housing opportunities for moderate income households.
- ▶ ***In-fill lot Home Development*** - In-fill lots should be available at a very affordable price for new construction and for houses to be moved onto the lots.
- ▶ ***Financial Assistance*** - Work with housing agencies to make low interest mortgage and down payment assistance available for new homes.

Clark County Towns - Housing Rehabilitation

Housing Rehabilitation

Findings: Clark County towns have 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. Investment in housing rehabilitation activities will be critical to offering affordable housing opportunities.

It is our opinion that Clark County and Clark County towns and area housing agencies will need to make housing rehabilitation a priority in the future. New housing construction that has occurred is often in a price range that is beyond the affordability level for many Clark County households. 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.

8. Promote rental housing rehabilitation

Findings: Based on the 2010 U.S. Census, the Clark County towns had approximately 13 occupied and unoccupied rental units in 2010. The rental buildings are in multi-family projects, small rental buildings and single family homes. A majority of these rental structures are more than 40 years old and could benefit from rehabilitation as some of these rental structures are in need of renovation.

Also, based on the 2010 U.S. Census, there are approximately 50 vacant homes in the towns. Some of these homes could potentially be rehabilitated and utilized for rental housing.

It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. However, the rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Clark County and the towns and cities should work with rental property owners and 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.

9. Promote owner-occupied housing rehabilitation efforts

Findings: The affordability and quality of the existing housing stock in the Clark County towns will continue to be an attraction for families that are seeking housing in Clark County. Investment in owner-occupied housing rehabilitation activities will be critical to offering affordable housing opportunities.

A significant percentage of the owner-occupied single family homes in Clark County towns are more than 40 years old.

Our housing condition survey of the single family homes in the seven Clark County towns found the following homes that need minor or major repair:

- ▶ **Bradley** - 12 minor rehab, 13 major rehab
- ▶ **Carpenter** - 2 minor rehab, 2 major rehab
- ▶ **Crocker** - 4 minor rehab, 4 major rehab
- ▶ **Garden City** - 9 minor rehab, 6 major rehab
- ▶ **Naples** - 3 minor rehab, 3 major rehab
- ▶ **Raymond** - 10 minor rehab, 8 major rehab
- ▶ **Vienna** - 6 minor rehab, 3 major rehab

Without rehabilitation assistance, the affordable housing stock will shrink in Clark County.

Recommendation: We recommend that Clark County and Clark County towns seek local, state and federal funds to assist in financing housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority, the Federal Home Loan Bank, Interlakes Community Action Partnership and Grow South Dakota are potential funding sources.

Interlakes Community Action Partnership currently has several housing programs to assist households with the rehabilitation of their homes including the Self-Help Rehabilitation Program and programs utilizing HOME funds.

Some programs offer households that meet program requirements 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 specified amount of time after the rehabilitation is completed. We encourage households to utilize these housing rehabilitation programs.

Clark County Towns - Other Housing Initiatives

Other Housing Initiatives

10. Acquire and demolish dilapidated structures

Findings: A significant percentage of the housing units in the Clark County towns were constructed before 1980 and are more than 40 years old. Many of these units are in good condition, however, some units are dilapidated and beyond repair. Our housing condition survey identified the single family houses in each Clark County town that are dilapidated and too deteriorated to rehabilitate. We also identified single family houses in each town that need major rehabilitation and some of these homes may be too dilapidated to rehabilitate. The number of dilapidated homes and the number of homes that need major repair in each town is as follows:

- ▶ **Bradley** - 14 dilapidated, 13 major rehab
- ▶ **Carpenter** - 1 dilapidated, 2 major rehab
- ▶ **Crocker** - 4 dilapidated, 4 major rehab
- ▶ **Garden City** - 12 dilapidated, 6 major rehab
- ▶ **Naples** - 6 dilapidated, 3 major rehab
- ▶ **Raymond** - 5 dilapidated, 8 major rehab
- ▶ **Vienna** - 7 dilapidated, 3 major rehab

To improve the quality of the housing stock and to maintain the appearance of the towns, dilapidated structures should be demolished. Over the past few years, several dilapidated homes have been demolished in most the Clark County towns.

Recommendation: Clark County towns should continue to work with property owners on an ongoing basis to demolish dilapidated homes. The appearance of the towns is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots have been utilized for the construction of new housing units or for homes to be moved onto the cleared lots.

Additionally, we recommend that each city maintain an inventory of structures that may be candidates for future demolition. Also, an inventory of in-fill lots for future development should be maintained.

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

Findings: The Clark County towns will continue to need staff resources in addition to existing town and Choose Clark County staff to plan and implement many of the housing recommendations advanced in this Study. The towns have access to the USDA Rural Development Office, the South Dakota Housing Development Authority, Interlakes Community Action Partnership, the First District Association of Governments, Grow South Dakota, Dakota Resources and the Watertown Housing Authority. These agencies all have experience with housing and community development programs.

Recommendation: The Clark County towns have access to multiple agencies that can assist with addressing housing needs. It is our recommendation that the towns prioritize the recommendations of this Study and develop a plan to address the identified 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 agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs and projects.

It will also be important for the towns to continue to look for opportunities to work cooperatively with other area cities and towns to address housing issues. With the number of cities in the Region, and limited staff capacity at the town, city 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.

12. Promote Commercial Rehabilitation and Development

Findings: The Clark County towns have commercial districts that are in fair to poor condition, and there are 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 can be an important factor in their decision making process.

Recommendation: We recommend that the towns 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 Clark County towns. However, the small population of the towns makes it difficult for businesses to be viable in the towns.

13. Summary of Recommendations

Findings: The previous 12 recommendations provide information on improving the housing stock in Clark County's towns. The recommendations are based on demographic data, on-site surveys, discussions with community members, etc.

Recommendation: The previous recommendations provide the outline of a housing plan for the Clark County towns. A summary of recommendations is as follows:

- ▶ Renovate existing vacant buildings and homes to create rental housing
- ▶ Work with housing agencies to provide down payment assistance, low interest loans, home owner education and home owner counseling programs, etc.
- ▶ Create programs to purchase and rehabilitate homes
- ▶ Develop an inventory of buildable infill lots
- ▶ Encourage new home construction or moving in modular and Governors Homes
- ▶ Rehabilitate substandard rental and owner-occupied housing units
- ▶ Demolish dilapidated structures
- ▶ Create a housing plan
- ▶ Promote commercial building rehabilitation and development

Agencies and Resources

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

InterLakes Community Action Partnership

505 North Western Avenue
Sioux Falls, SD 57104
(605) 334-2808
Contact: Dana Whitehouse

First District Association of Governments

121 1st Ave. NW
Watertown, SD 57201
(605) 882-5115

Dakota Resources

25795 475th Ave.
Renner, SD 57055
(605) 978-2804

South Dakota Housing Development Authority

1720 4th St. NE Suite 2
Watertown, SD 57201
(605) 886-8202

USDA Rural Development

2408 East Benson Road
Sioux Falls, SD 57104
(605) 996-1564

Watertown Housing Authority

24 W. Kemp Ave.
Watertown, SD 57201
(605) 886-7731

Grow South Dakota

414 3rd Avenue
Sisseton, SD 57262
(605) 698-7654
Contact: Marcia Erickson, Executive Director