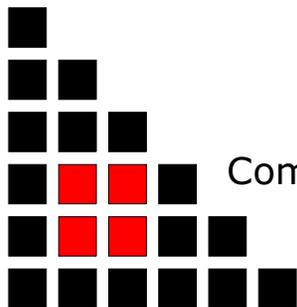


Mobridge HOUSING STUDY

April 2015

An analysis of the overall housing needs
of the City of Mobridge



Community Partners Research, Inc.

1011 Newhall Drive

Faribault, MN 55021

List of Sections

	<u>Page</u>
Introduction	2
Demographic and Projection Data	4
Existing Housing Data	28
Rental Housing Inventory	36
Employment and Local Economic Trends Analysis	46
Findings and Recommendations	55
Mobridge in Comparison to Other Cities	101
Agencies and Resources	109

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 Mobridge, the Mobridge Market Area and Walworth 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 the Mobridge Economic Development Corporation (MEDCO) to conduct a study of the housing needs and conditions in the City of Mobridge.

Goals

The multiple goals of the study include:

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

Methodology

A variety of resources were utilized to obtain information for the Housing Study. Community Partners Research, Inc., collected and analyzed data from December 2014, to April 2015. Data sources included:

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

Limitations

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

This study was prepared by:

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

Section Table of Contents

	<u>Page</u>
Demographic Data Overview	5
Population Data and Trends	6
Population by Age Trends: 2000 to 2010	8
Population Projections	10
Household Data and Trends	11
Household by Age Trends: 2000 to 2010	12
Average Household Size	14
Household Projections	15
Household Projections by Age	16
Households by Type	18
Housing Tenure	19
Tenure by Age	20
Tenure by Household Size	21
2013 Income Data	22
Household Income Distribution	23
Income Distribution by Tenure	24
2013 Estimated Income and Housing Costs - Renters	26
2013 Estimated Income and Housing Costs - Owners	27

Demographic Data Overview

Sources of Data

The following pages contain demographic data obtained from a variety of local, state and national sources for the City of Mobridge, Walworth County and the Mobridge Market Area, which includes Walworth and Campbell Counties. At the time that research was completed for this Study, the 2010 Census information was available. However, the 2010 Census was more limited in scope than in the past. As a result, some of the demographic variables, such as income and housing cost information, were not available.

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

The frequency of American Community Survey estimates vary depending on the size of the jurisdiction. For most jurisdictions in South Dakota, the 2013 estimates were derived from sampling that was done over a five-year period, between 2009 and 2013. Unless otherwise noted, the American Community Survey estimates are based on the five-year survey data.

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

Population Data and Trends

Table 1 Population Trends - 1980 to 2014						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2014 ESRI Estimates
Mobridge	3,768	3,574	-5.1%	3,465	-3.0%	3,392
Market Area	8,052	7,756	-3.7%	6,904	-11.0%	6,806
Walworth Co.	6,087	5,974	-2.0%	5,438	-9.0%	5,385

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

- ▶ According to the 2010 U.S. Census, Mobridge’s population was 3,465 people in 2010. When compared to the 2000 Census, the City had a population loss of 109 people from 2000 to 2010. The 109-person loss from 2000 was a population decrease of 3.0%.
- ▶ The Market Area’s population was 6,904 in 2010. This was a decrease of 852 people from 2000, for a population loss of 11.0%.
- ▶ Walworth County’s population was 5,438 in 2010. This was a decrease of 536 people from 2000, for a population loss of 9.0%.
- ▶ Mobridge, the Market Area and Walworth County also experienced population decreases in the 1990s. Mobridge’s population decreased by 194 people, the Market Area’s population decreased by 296 people and Walworth County’s population decreased by 113 people from 1990 to 2000.
- ▶ ESRI, a private data reporting service, has released 2014 population estimates. The estimate for the City of Mobridge is 3,392, a decrease of 73 people from 2010 to 2014. The estimate for the Market Area is 6,806, a loss of 98 people from 2010 to 2014. ESRI’s 2014 estimate for Walworth County is 5,385, a loss of 53 people since 2010.
- ▶ The Census Bureau has also released population estimates which show the jurisdictions adding population since 2010. The most recent estimate for Mobridge is effective July 1, 2013, and shows the City’s population at 3,524, a gain of 59 people from 2010 to 2013. The 2013 estimate for the Market Area is 6,979, a gain of 75 people from 2010 to 2013. The 2013 estimate for Walworth County is 5,524 and shows the County up 86 people after the 2010 Census.

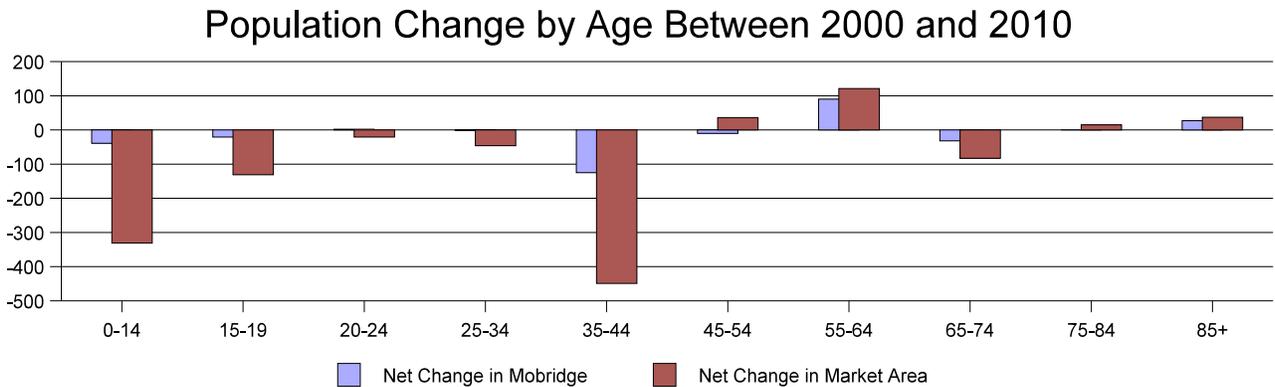
- ▶ Mobridge's population is primarily White and non-Hispanic/Latino, however, Mobridge also has a significant American Indian population. At the time of the 2010 Census, approximately 75.7% of the City's residents were White, 20.5% were American Indian, 0.2% were Black or African American, and 0.4% were Asian. Additionally, 0.2% of the population identified themselves as some other race and 3.1% of the population identified themselves as two or more races. Approximately 0.8% of the City's population was identified as Hispanic/Latino.

Population by Age Trends: 2000 to 2010

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

Table 2 Population by Age - 2000 to 2010						
Age	Mobridge			Market Area		
	2000	2010	Change	2000	2010	Change
0-14	724	685	-39	1,532	1,201	-331
15-19	232	211	-21	557	426	-131
20-24	176	178	2	275	254	-21
25-34	351	350	-1	680	634	-46
35-44	465	340	-125	1,096	647	-449
45-54	450	440	-10	1,018	1,054	36
55-64	378	468	90	894	1,015	121
65-74	378	346	-32	860	777	-83
75-84	296	296	0	600	615	15
85+	124	151	27	244	281	37
Total	3,574	3,465	-109	7,756	6,904	-852

Source: U.S. Census



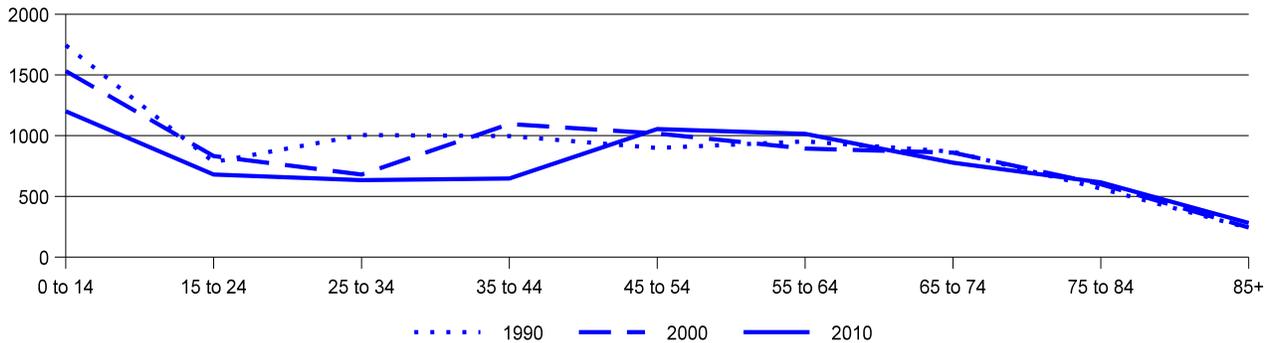
For many years, demographic analysts have been talking about the impact that is occurring as the large “baby boom” generation moves through the aging cycle. This trend has been evident in Mobridge and the Market Area. Between 2000 and 2010, Mobridge had a net gain of 80 people and the Market Area had a gain of 157 people in the age ranges between 45 and 64 years old. In 2010, nearly all of the baby boomers were within these age ranges.

The Market Area also had growth in the 75 and older age ranges, which had a gain of 52 people. The Market Area had a loss of 978 people in the 0 to 44 age ranges, and a loss of 83 people in the 65 to 74 age range.

Overall, Mobridge had a net loss of 184 people in the 44 and younger age ranges and a net gain of 75 people in the 45 and older age ranges.

The aging trends present in the Market Area can be traced back over the previous decades to see the movement of the baby boom generation.

Market Area Age Distribution: 1990 to 2010



Population Projections

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

Table 3 Population Projections Through 2019				
	2010 US Census	2014 ESRI Estimate	2019 ESRI Estimate	2020 Projection State Data Center
Mobridge	3,465	3,392	3,381	N/A
Market Area	6,904	6,806	6,759	6,297
Walworth County	5,438	5,385	5,418	5,099

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

- ▶ ESRI’s growth projections show a population loss of 11 people in Mobridge from 2014 to 2019.
- ▶ ESRI’s population projection for the entire Market Area expects a loss of 47 people from 2014 to 2019.
- ▶ ESRI’s population projection for Walworth County forecasts a gain of 33 people from 2014 to 2019.
- ▶ The State Data Center projects that Walworth County’s population will be 5,099 in 2020. When compared to the County’s population in 2010, this projection assumes a reduction of 339 people during the current decade.
- ▶ The State Data Center projects that the Market Area’s population will be 6,297 in 2020, which is a projected loss of 607 people from 2010 to 2020.
- ▶ ESRI projects a Walworth County loss of only 20 residents from 2010 to 2019, and ESRI projects that the Market Area will lose 145 people from 2010 to 2019.

Household Data and Trends

Table 4 Household Trends - 1980 to 2014						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2014 ESRI Estimate
Mobridge	1,552	1,545	-0.5%	1,514	-2.0%	1,498
Market Area	3,214	3,231	0.5%	3,086	-4.5%	3,089
Walworth Co.	2,447	2,506	2.4%	2,392	-4.5%	2,403

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

- ▶ According to the 2010 U.S. Census, Mobridge, the Market Area and Walworth County all had a loss of households from 2000 to 2010. Mobridge had 1,514 households in 2010, a decrease of 31 households from 2000, for a household loss of 2.0%.
- ▶ The Market Area had 3,086 households in 2010. This was a decrease of 145 households, or a household loss of 4.5%.
- ▶ Walworth County had 2,392 households in 2010. This was a decrease of 114 households, or a household loss of 4.5%.
- ▶ Mobridge had a slight loss of seven households from 1990 to 2000. The Market Area had a slight gain of 17 households and Walworth County had a gain of 59 households from 1990 to 2000.
- ▶ ESRI estimates that Mobridge had a loss of 16 households from 2010 to 2014. However, ESRI estimates that the Market gained three households and Walworth County gained 11 households from 2010 to 2014.

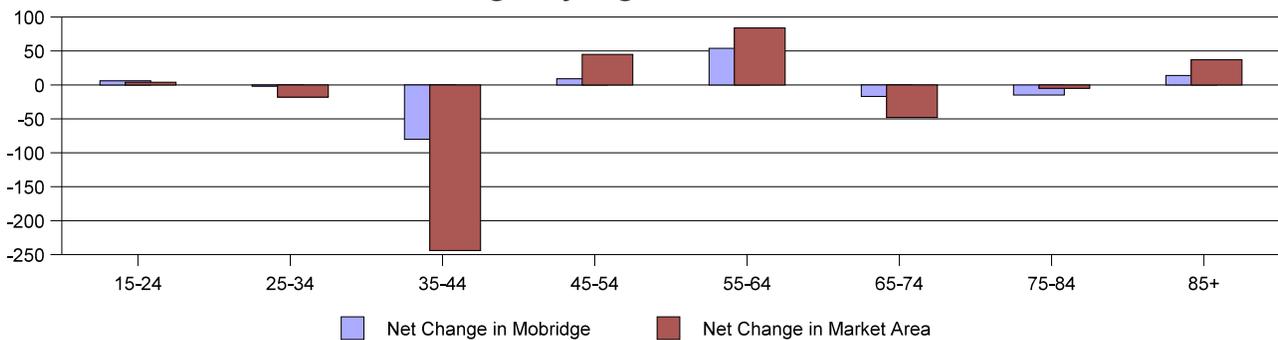
Household by Age Trends: 2000 to 2010

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

Table 5 Households by Age - 2000 to 2010						
Age	Mobridge			Market Area		
	2000	2010	Change	2000	2010	Change
15-24	89	95	6	118	122	4
25-34	187	185	-2	348	330	-18
35-44	272	192	-80	598	354	-244
45-54	252	261	9	555	600	45
55-64	220	274	54	503	587	84
65-74	234	217	-17	530	482	-48
75-84	207	192	-15	427	422	-5
85+	84	98	14	152	189	37
Total	1,545	1,514	-31	3,231	3,086	-145

Source: U.S. Census

Household Change by Age Between 2000 and 2010

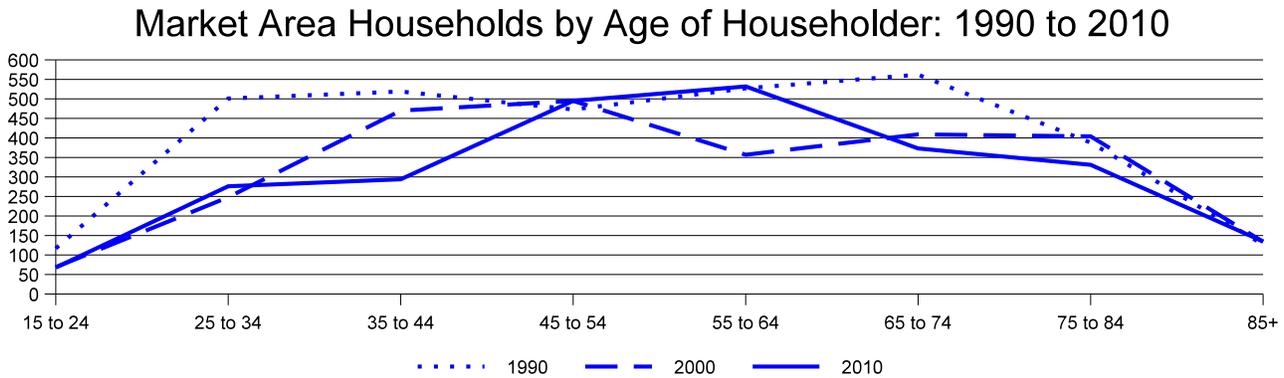


Mobridge added six households in the 15 to 24 age ranges, 63 households in the 45 to 64 year old age ranges, and 14 households in the age 85 and older age range.

Mobridge had a decrease of 82 households in the 25 to 44 age ranges, and a loss of 32 households in the 65 to 84 age ranges.

The Market Area experienced a gain of four households in the 15 to 24 age range, 129 households in the 45 to 64 age range and a gain of 37 households in the 85 and older age range. The Market Area had a loss of 262 households in the 25 to 44 age ranges, and a decrease of 53 households in the 65 to 84 age ranges.

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



In addition to the advancing baby boomer generation, it is also evident that the two-county Market Area had once had a much larger senior population. At the time of the 1990 Census, the households in the 65 to 74 year old age group represented the largest number of any of the 10-year age cohorts. However, with each succeeding decade, this group has grown smaller in size. However, by the year 2020, the leading edge of the baby boomer generation will be in the 65 to 74 year old group, and it should once again represent the largest single 10-year age range.

Despite the number of younger senior households that have been present in past decades, the number of older senior households has remained relatively constant, especially households age 85 and older.

Average Household Size

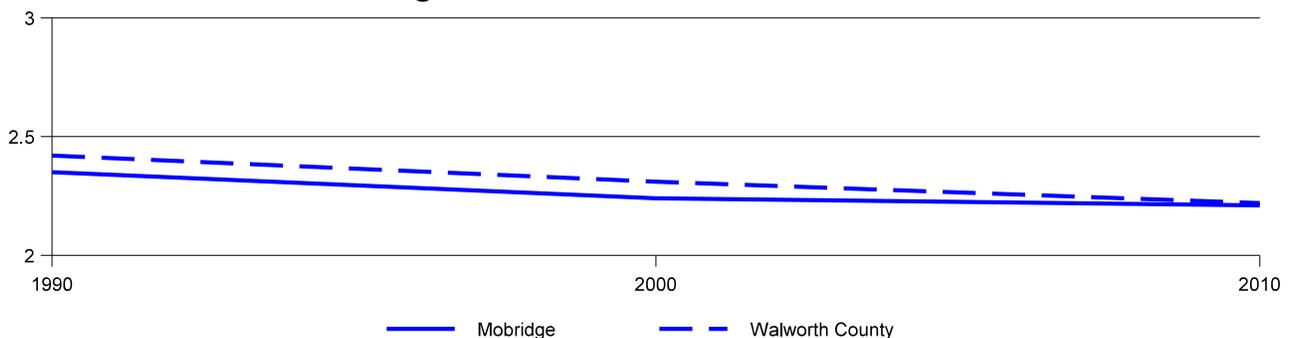
The following table provides decennial Census information on average household size. The 2014 estimates from ESRI are also provided.

Table 6 Average Number of Persons Per Household: 1990 to 2014				
	1990 Census	2000 Census	2010 Census	2014 ESRI Estimate
Mobridge	2.35	2.24	2.21	2.21
Walworth County	2.42	2.31	2.22	2.18
South Dakota	2.59	2.50	2.42	N/A

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

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.

Average Household Size: 1980 to 2010



The average household size in Mobridge and Walworth County has decreased over the past two decades, from 1990 and 2010. In Mobridge, the average household size decreased from 2.35 persons per household in 1990 to 2.21 in 2010. Walworth County’s average household size decreased from 2.42 in 1990 to 2.22 in 2010. In 2010, Mobridge and Walworth County’s average household size was substantially smaller than the Statewide average.

ESRI estimates that Mobridge’s average household size has remained the same and Walworth County’s average household size has continued to decrease from 2010 to 2014.

Household Projections

The following table presents ESRI’s 2014 household estimates and 2019 household projections for Mobridge, the Market Area and Walworth County.

Table 7 Household Projections Through 2019			
	2010 Census	2014 Estimate ESRI	2019 Projection ESRI
Mobridge	1,514	1,498	1,500
Market Area	3,086	3,089	3,084
Walworth County	2,392	2,403	2,433

Source: U.S. Census; ESRI

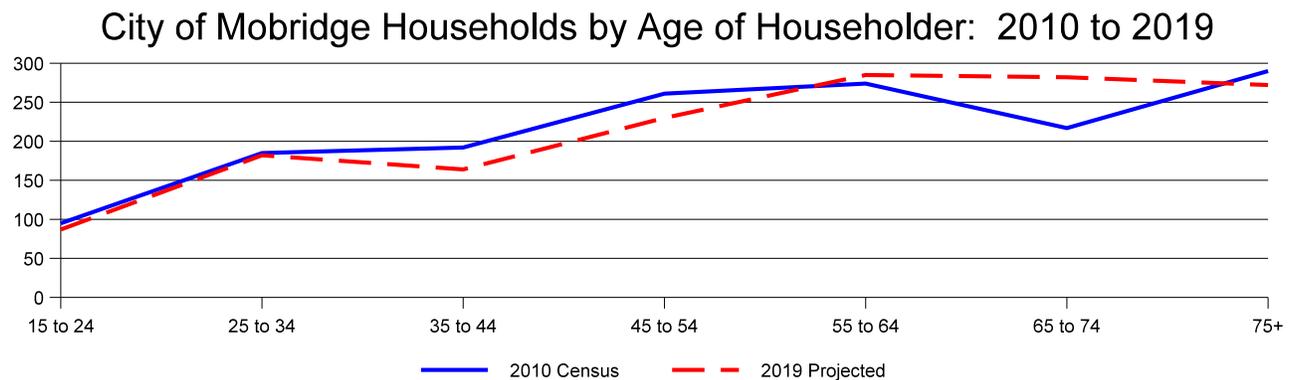
- ▶ The growth projections calculated by ESRI expect a slight loss of households in Mobridge and the Market Area, but a gain of households in Walworth County from 2010 to 2019.
- ▶ ESRI estimates that Mobridge had a loss of 16 households from 2010 to 2014 and projects that the City will add two households from 2014 to 2019.
- ▶ ESRI’s 2014 estimate for the Market Area is 3,089 households, a gain of three households from 2010. However, ESRI projects that the Market Area will lose five households from 2014 to 2019.
- ▶ ESRI’s 2014 estimate for Walworth County is 2,403 households, an increase of 11 households from 2010. ESRI projects that Walworth County will add an additional 30 households from 2014 to 2019.

Mobridge Household by Age Projections: 2010 to 2019

ESRI has released population by age projections to the year 2019. The following table presents ESRI’s 2019 households by age projections for Mobridge, and the household changes from 2010 to 2019.

Table 8 Mobridge Projected Households by Age - 2010 to 2019			
Age Range	2010 Census	ESRI	
		2019 Projection	Change from 2010
15-24	95	87	-8
25-34	185	182	-3
35-44	192	164	-28
45-54	261	230	-31
55-64	274	284	10
65-74	217	281	64
75+	290	272	-18
Total	1,514	1,500	-14

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



Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate most of the City’s growth in households in the age ranges between 55 and 74 years old. These projections expect an increase of 74 households in Mobridge from 2010 to 2019 in the 20-year age group between 55 and 74 years old.

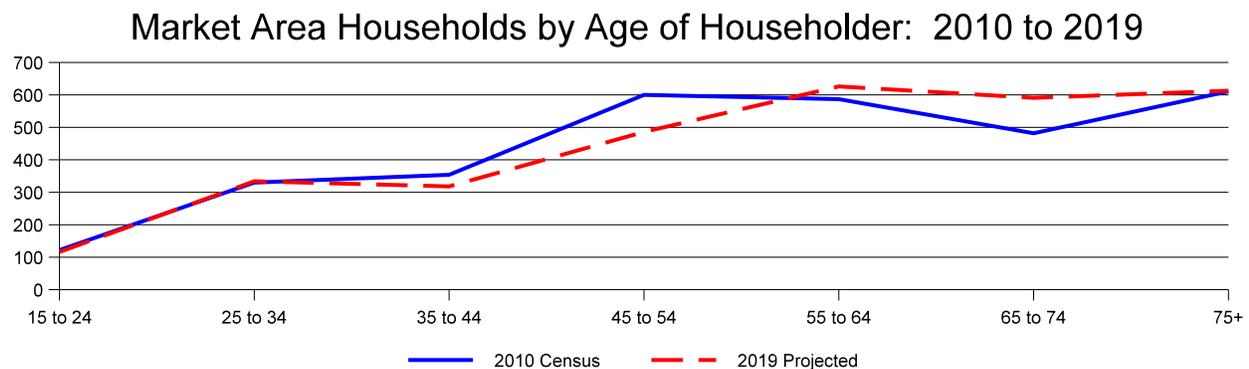
ESRI’s projections expect a loss of 70 households in the 54 and younger age ranges and a net gain of 56 households in the 55 and older age ranges.

Market Area Household by Age Projections: 2010 to 2019

ESRI has released population by age projections to the year 2019. The following table presents ESRI’s 2019 households by age projections for the Market Area, and the household changes from 2010 to 2019.

Table 9 Market Area Projected Households by Age - 2010 to 2019			
	2010 Census	2019 ESRI Projection	Change from 2010
15-24	122	116	-6
25-34	330	334	4
35-44	354	318	-36
45-54	600	486	-114
55-64	587	626	39
65-74	482	591	109
75+	611	613	2
Total	3,086	3,084	-2

Source: U.S. Census; ESRI



Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate most of the City’s growth in households in the age ranges between 55 and 74 years old. These projections expect an increase of 148 households in the Market Area from 2010 to 2019 in the 20-year age group between 55 and 74 years old. Slight growth of four households is also expected in the 25 to 34 age range and a slight gain of two households in the 75 and older age range.

ESRI’s projections expect a loss of six households in the 0 to 14 age range and a loss of 150 households in the 35 to 54 age ranges.

Households by Type

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

Table 10 Mobridge Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	257	211	-46
Single Parent with own children	151	157	6
Married Couple without own children	462	448	-14
Family Householder without spouse	78	82	4
Total Families	948	898	-50
Non-Family Households			
Single Person	543	529	-14
Two or more persons	54	87	33
Total Non-Families	597	616	19

Source: U.S. Census

Between 2000 and 2010, Mobridge experienced an overall net decrease of 50 “family” households. There was a decrease of 46 married couple families with children and a loss of 14 married couples without children. The City had an increase of six single parent families with children and an increase of four family householder without spouse households.

The City of Mobridge had an increase of 19 “non-family” households. There was a decrease of 14 one-person households. However, there was an increase of 33 households that had unrelated individuals living together.

Housing Tenure

The 2010 Census provided an updated look at housing tenure patterns. The following tables examine tenure rates, along with changes that have occurred.

Table 11 Household Tenure - 2010				
	Number of Owners	Percent of all Households	Number of Renters	Percent of all Households
Mobridge	950	62.7%	564	37.3%
Market Area	2,253	73.0%	833	27.0%
Walworth County	1,673	69.9%	719	30.1%
State	-	68.1%	-	31.9%

Source: U.S. Census

According to the 2010 Census, the ownership tenure rate in Mobridge was 62.7%, the Market Area’s ownership rate was 73.0%, and Walworth County’s ownership rate was 69.9%. Mobridge’s rental tenure rate of 37.3% was above the Statewide rate of 31.9% renter households.

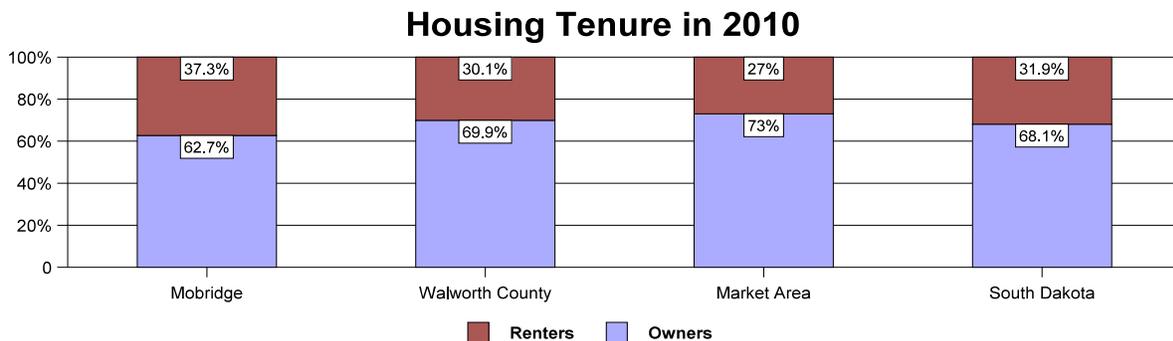


Table 12 Households by Housing Tenure - 2000 to 2010						
Tenure	Mobridge			Market Area		
	2000	2010	Change	2000	2010	Change
Owners	975/63.1%	950/62.7%	-25	2,382/73.7%	2,253/73.0%	-129
Renters	570/36.9%	564/37.3%	-6	849/26.3%	833/27.0%	-16
Total	1,545/100%	1,514/100%	-31	3,231/100%	3,086/100%	-145

Source: U.S. Census

The City of Mobridge’s ownership tenure rate decreased slightly from 63.1% to 62.7% from 2000 to 2010. For the entire Market Area, the ownership tenure rate decreased from 73.7% in 2000 to 73.0% in 2010.

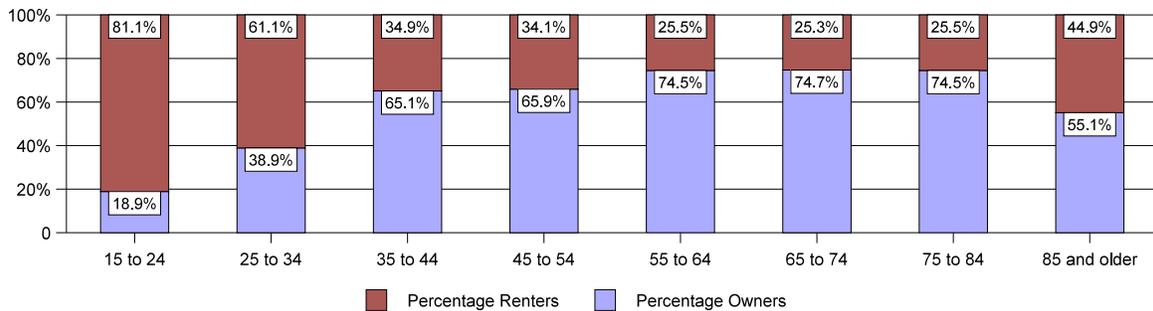
Tenure by Age of Householder

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

Table 13 Mobridge Tenure by Age of Householder - 2010				
Age	Owners		Renters	
	Number	Percent within age	Number	Percent within age
15-24	18	18.9%	77	81.1%
25-34	72	38.9%	113	61.1%
35-44	125	65.1%	67	34.9%
45-54	172	65.9%	89	34.1%
55-64	204	74.5%	70	25.5%
65-74	162	74.7%	55	25.3%
75-84	143	74.5%	49	25.5%
85+	54	55.1%	44	44.9%
Total	950	62.7%	564	37.3%

Source: U.S. Census

City of Mobridge Housing Tenure Patterns by Age in 2010



Within the defined age ranges, typical tenure patterns were present. Households at the lowest and highest ends of the age spectrum showed greater preference for rented housing, while middle-aged adult households were primarily homeowners. Approximately 81% of households age 24 and younger and 61% of the households in the 25 to 34 age range rented their unit. Approximately 45% of households age 85 and older were renters. Home ownership rates for each of the 10-year age cohorts between 35 and 84 years old were above 65%.

Tenure by Household Size

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

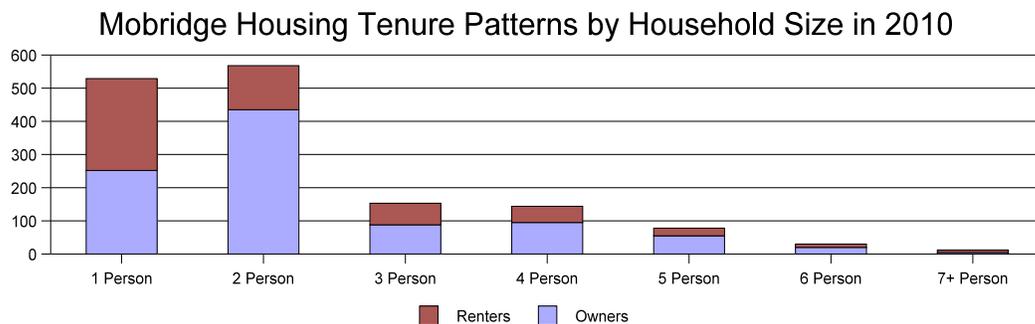
Table 14 Mobridge Tenure by Household Size - 2000 to 2010						
Household Size	Owners			Renters		
	2000	2010	Change	2000	2010	Change
1-Person	265	252	-13	278	277	-1
2-Person	413	435	22	148	133	-15
3-Person	116	88	-28	52	65	13
4-Person	112	95	-17	44	49	5
5-Person	47	55	8	23	23	0
6-Person	13	20	7	11	10	-1
7-Persons+	9	5	-4	14	7	-7
Total	975	950	-25	570	564	-6

Source: U.S. Census

From 2000 to 2010, there were decreases in the number of owner and renter households in Mobridge. There was a net decrease of 36 owner households with four or fewer household members. There was a net increase of 11 households with five or more household members.

There was a loss of 16 renter households with one to two household members and a loss of eight households with six or more household members. There was a gain of 18 households with three or four people.

Approximately 73% of the renter households in Mobridge were one or two person households in 2010.



2013 Income Data

The 2010 Census did not collect information on household income. However, estimates are available at the city and county level through the 2013 American Community Survey.

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

Table 15 Median Household Income - 2000 to 2013			
	2000 Median	2013 Median	% Change
Mobridge	\$25,583	\$40,536	58.4%
Walworth County	\$27,834	\$41,826	50.3%
South Dakota	\$35,271	\$49,495	40.3%

Source: U.S. Census; 2013 ACS 5-year survey

Table 16 Median Family Income - 2000 to 2013			
	2000 Median	2013 Median	% Change
Mobridge	\$31,026	\$60,982	96.6%
Walworth County	\$33,654	\$59,449	76.6%
South Dakota	\$43,237	\$63,195	46.2%

Source: U.S. Census; 2013 ACS 5-year survey

Information contained in the 2013 American Community Survey shows that the median household and family incomes have increased significantly from 2000 to 2013 in Mobridge and Walworth County. However, Mobridge and Walworth County's median household incomes were below the statewide median. Based on American Community Survey data, the Mobridge and Walworth County's median family incomes were slightly below the Statewide median.

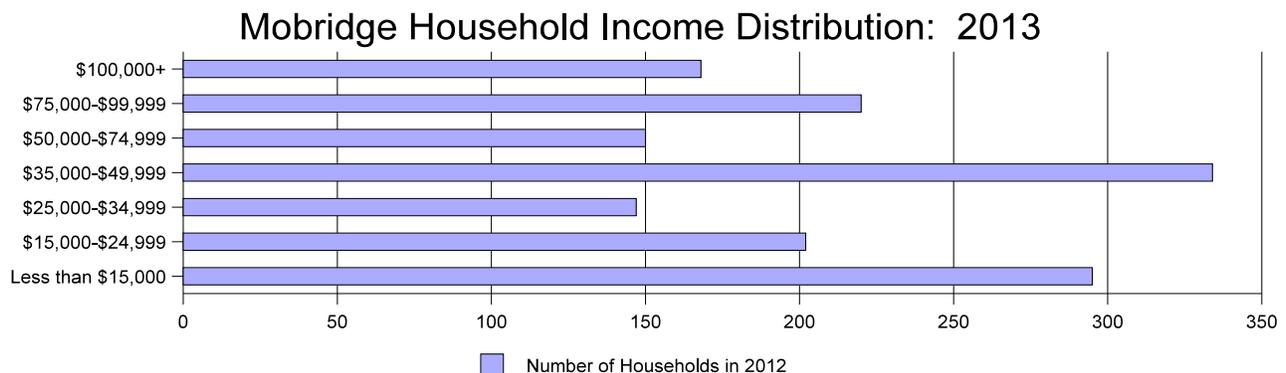
Generally, family household incomes tend to be higher than the overall household median, as families have at least two household members, and potentially more income-earners. Using the commonly accepted standard that up to 30% of gross income can be applied to housing expenses without experiencing a cost burden, a median income household in Mobridge could afford approximately \$1,013 per month and a median income family household could afford \$1,525 per month for ownership or rental housing in 2013.

Mobridge Household Income Distribution

The 2013 American Community Survey household income estimates for Mobridge can be compared to the same distribution information from 2000 to examine changes that have occurred over the past decade.

Household Income	Number of Households 2000	Number of Households in 2013	Change 2000 to 2013
\$0 - \$14,999	400	295	-105
\$15,000 - \$24,999	355	202	-153
\$25,000 - \$34,999	248	147	-101
\$35,000 - \$49,999	256	334	78
\$50,000 - \$74,999	196	150	-46
\$75,000 - \$99,999	52	220	168
\$100,000+	38	168	130
Total	1,545	1,516	-29

Source: 2000 Census; 2013 ACS



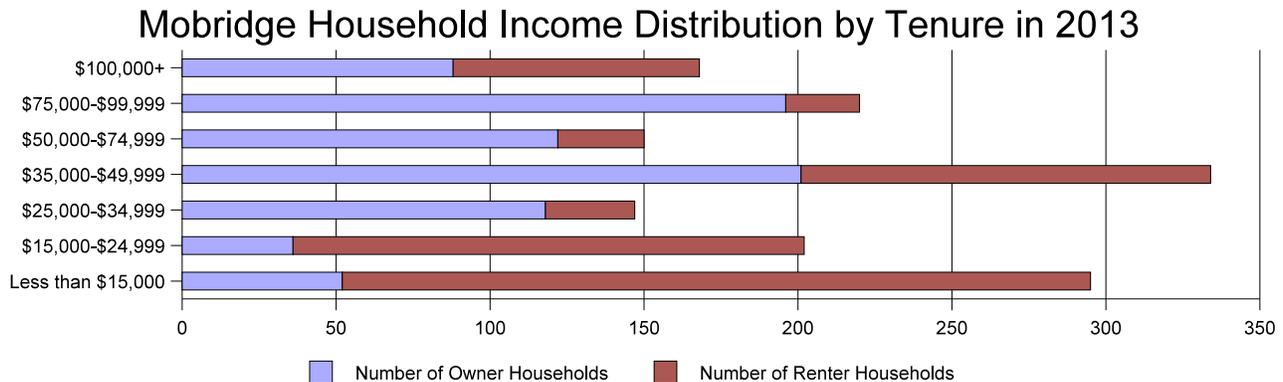
According to income estimates contained in the 2013 American Community Survey, household incomes have improved in Mobridge. When compared to the 2000 Census (1999 income), there was a net increase of 252 households with an income of \$50,000, or more. Conversely, there was a net decrease of 281 households with annual incomes less than \$50,000. Although there was a decrease in the number of households in the lower income ranges, there were still 497 households with an annual income below \$25,000 in 2013, which represented 32.8% of all households in Mobridge.

Mobridge Income Distribution by Housing Tenure

The 2013 American Community Survey provides income data by owner and renter status. The following table examines income distribution in Mobridge. The American Community Survey is an estimate, based on limited sampling data, and there are some differences when compared to the 2010 Census. The American Community Survey reported that approximately 54% of the Mobridge households were owners and 46% were renters. The U.S. 2010 Census reported that approximately 63% of the households were owners and 37% were renters.

Table 18 Mobridge Household Income Distribution by Tenure - 2013			
Household Income	Number of Owner Households	Number of Renter Households	Total Households
\$0 - \$14,999	52 / 17.6%	243 / 82.4%	295
\$15,000 - \$24,999	36 / 17.8%	166 / 82.2%	202
\$25,000 - \$34,999	118 / 80.3%	29 / 19.7%	147
\$35,000 - \$49,999	201 / 60.2%	133 / 39.8%	334
\$50,000 - \$74,999	122 / 81.3%	28 / 18.7%	150
\$75,000 - \$99,999	196 / 89.1%	24 / 10.9%	220
\$100,000+	88 / 52.4%	80 / 47.6%	168
Total	813	703	1,516

Source: 2013 American Community Survey



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

In 2013, approximately 62% of all renter households in Mobridge had an annual income below \$35,000. At 30% of income, these households would have \$875, or less, that could be applied to monthly housing costs. The median income for all renter households was approximately \$21,506 in 2013. At 30% of income, a renter at the median level could afford approximately \$538 per month or less for housing costs.

Most owner households had a higher income level than rental households. The estimated median household income for owners in 2013 was approximately \$50,000. At 30% of income, an owner at the median income level could afford approximately \$1,250 per month for housing costs.

2013 Estimated Income and Housing Costs - 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 the City of Mobridge.

Table 19 Gross Rent as a Percentage of Household Income - 2013			
Percent of Income for Housing	Households Age 64 and Younger	Households Age 65 and Older	Total
Less than 20%	204	67	271/38.5%
20% to 29.9%	56	22	78/11.1%
30% to 34.9%	11	66	77/11.0%
35% or more	165	27	192/27.3%
Not Computed	52	33	85/12.1%
Total	488	215	703/100%

Source: 2013 American Community Survey

According to the American Community Survey, approximately 38% of all renters in the City were paying 30% or more of their income for rent. The large majority of these households were actually paying 35% or more of their income for housing. Federal standards for rent subsidy programs generally identify 30% of household income as the maximum household contribution. When more than 30% of income is required, this is often called a “rent burden”. When more than 35% is required, this can be considered a “severe rent burden”.

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

Senior citizen renters (age 65 and older) represented approximately 35% of all households with a rental cost burden. Households in the age ranges between 15 and 64 years old represented approximately 65% of all households with a rental cost burden.

2013 Estimated Income and Housing Costs - Owners

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

Table 20 Ownership Costs as a Percentage of Income - Mobridge		
Percentage of Household Income for Housing Costs	Number of Owner Households 2013	Percent of All Owner Households 2013
0% to 19.9%	522	64.2%
20% to 29.9%	170	20.9%
30% to 34.9%	0	0%
35% or more	99	12.2%
Not Computed	22	2.7%
Total	813	100%

Source: 2013 ACS

Most owner-occupants in Mobridge, which would include households with and without a mortgage, reported paying less than 35% of their income for housing. However, approximately 12% of all home owners reported that they paid more than 35% of their income for housing.

Occupancy Status of Housing Units - 2010

Table 21 Occupancy Status of Housing Units - 2010						
	Occupied Units		Vacant Units			
	Owner	Renter	For Rent	For Sale	Seasonal Use	Other Vacant
Mobridge	950	564	55	19	34	105
Market Area	2,253	833	81	26	457	333
Walworth Co.	1,673	719	71	24	277	239

Source: U.S. Census

- ▶ In 2010, according to the U.S. Census, there were 457 seasonal housing units in the Market Area including 34 units in Mobridge and 277 units in Walworth County.
- ▶ In addition to the seasonal units in 2010, there were 440 other vacant housing units in the Market Area, including 179 units in Mobridge and 334 units in Walworth County.

Existing Home Sales

This section examines houses that have been sold in Mobridge from 2011 to 2014. It is important to note that the number of houses each year is limited and may not be an accurate indicator of overall home values in the City. However, this sample does provide some insight into those units that have turned-over during this time period.

This table primarily reflects existing home sales. The County Board of Equalization 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 and State reject sales that show significant variation from the assessed value. Known as the "150% rule" these sales may be open market transactions but are not useful in the County's sales ratio analysis. The sales data obtained from the Department of Revenue identified the 150% rule sales. In the sales sample that follows, 150% rule sales have been included when they were open market transfers.

Table 22 Median Value of Recent Sales - 2011 to 2014			
	Number of Good Sales	Median Sale Price	Average Sales Price
2014	66	\$66,500	\$84,695
2013	65	\$55,000	\$72,885
2012	75	\$54,000	\$70,020
2011	46	\$68,610	\$73,609

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

- ▶ From 2011 to 2014, there were 252 residential sales of single family houses in Mobridge that were considered to be good market value transactions. This total includes the 150% rule sales which have been included by the analysts. Sales that are not good market value include, but are not limited to, sales between relatives, forced sales and foreclosures, and estate transfers that are not available on the open market.

- ▶ The median sales price for the 66 residential sales in Mobridge in 2014 was \$66,500. The highest valued sale was for \$435,500 and the lowest valued sale was for \$3,500.
- ▶ The median sales price for the 65 residential sales in Mobridge in 2013 was \$55,000. The highest valued sale was for \$234,000 and the lowest valued sale was for \$5,000.
- ▶ The median sales price for the 75 residential sales in Mobridge in 2012 was \$54,000. The highest valued sale was for \$265,000 and the lowest valued sale was for \$6,000.
- ▶ The median sales price for the 46 residential sales in Mobridge in 2011 was \$68,610. The highest valued sale was for \$240,000 and the lowest valued sale was for \$5,771.

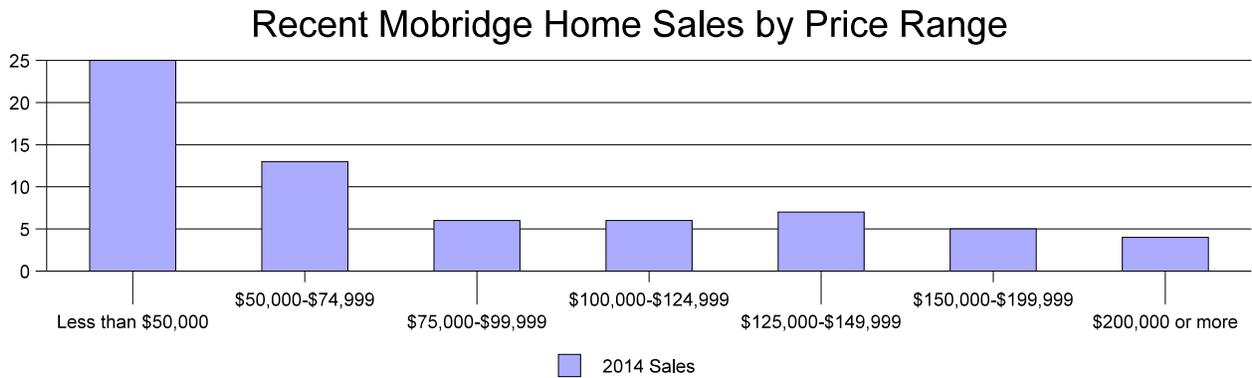
Home Sales by Price Range

The following table looks at single family houses that sold within defined price ranges during the 12-month time period from January 1, 2014, to December 31, 2014, using the information that was available from the County Equalization Office.

Table 23 Mobridge Home Sales by Price Range in 2014		
Sale Price	Number of Sales	Percent of Sales
Less than \$49,999	25	37.9%
\$50,000 - \$74,999	13	19.7%
\$75,000 - \$99,999	6	9.1%
\$100,000 - \$124,999	6	9.1%
\$125,000 - \$149,999	7	10.6%
\$150,000 - \$199,999	5	7.6%
\$200,000 or more	4	6.0%
Total	66	100%

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

Recent home sales in Mobridge have been widely distributed in different price ranges, but approximately 67% of sales in 2014 were priced below \$100,000. Approximately 20% of existing homes sold for \$100,000 to \$150,000, and approximately 14% of the existing home sales in 2014 were for more than \$150,000.



Mobridge Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of 476 single family/duplex houses in three of Mobridge's oldest neighborhoods.

The boundaries of the three neighborhoods are as follows:

- ▶ Neighborhood #1: North - E. Grand Crossing
South - Railroad St. and 2nd Ave.
East - 13th Ave. E.
West - Main St.

- ▶ Neighborhood #2: North - Grand Crossing
South - Railroad St.
East - Main St.
West - 7th Ave. W.

- ▶ Neighborhood #3: North - 8th St. E.
South - Grand Crossing
East - 7th Ave. E.
West - 1st Ave. E.

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

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

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

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

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

Table 24 Windshield Survey Condition Estimate - 2014					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
Neighborhood #1	45/17.4%	79/30.5%	92/35.5%	43/16.6%	259
Neighborhood #2	20/19.2%	32/30.8%	37/35.6%	15/14.4%	104
Neighborhood #3	44/39.0%	38/33.6%	27/23.9%	4/3.5%	113
Total	109/22.9%	149/31.3%	156/32.8%	62/13.0%	476

Source: Community Partners Research, Inc.

- ▶ Approximately 31% of the houses in the City's three oldest neighborhoods need minor repair and 33% need major repair. Approximately 23% are sound, with no required improvements. Sixty-two houses are dilapidated and possibly beyond repair.

Mobridge Mobile Home Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of 106 mobile homes located in Mobridge's three oldest neighborhoods and in the mobile home parks. Fifty-three mobile homes were located in the mobile home parks and 53 mobile homes were located in the older neighborhoods that were surveyed.

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

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

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

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

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

Table 25 Windshield Survey Condition Estimate - 2014					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
Mobile homes	37/34.9%	34/32.1%	26/24.5%	9/8.5%	106

Source: Community Partners Research, Inc.

- ▶ The mobile homes in Mobridge are in fair condition. Approximately 32% of the mobile homes need minor repair and 25% need major repair. Approximately 35% are sound, with no required improvements.
- ▶ Nine mobile homes were dilapidated and possibly beyond repair.

Mobridge Building Permit Trends

Mobridge has experienced some new housing construction activity in recent years. The following table identifies the units that have been constructed from 2000 to 2014.

Table 26 Mobridge Housing Unit Construction Activity: 2000 to 2014			
Year	Single Family	Two or More Units	Total Units Constructed
2014	3	0	3
2013	2	0	2
2012	4	0	4
2011	1	0	1
2010	7	0	7
2009	7	0	7
2008	3	4	7
2007	5	0	5
2006	3	0	3
2005	2	0	2
2004	11	8	19
2003	2	0	2
2002	5	0	5
2001	3	0	3
2000	2	0	2
TOTAL	60	12	72

Source: City of Mobridge; U.S. Census Bureau

Over the past 15 years from 2000 to 2014, 72 new housing units have been constructed in Mobridge, based on building permit issuance and U.S. Census information. Sixty of these units are single family homes and 12 units are town homes.

From 2000 to 2007, the City averaged approximately four to five new housing units per year. After 2007, the City has averaged three to four new units per year from 2007 to 2013. Many cities in South Dakota had a significant reduction in new housing construction from 2007 to 2014, however, Mobridge's new housing construction has remained relatively consistent since 2000.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were 564 occupied rental units and 57 unoccupied rental units in Mobridge, for a total estimated rental inventory of 621 units. The City's rental tenure rate in 2010 was 37.3%, above the Statewide rental rate of 31.9%.

At the time of the 2000 Census, Mobridge had 570 occupied rental units, and 81 vacant rental units, for a total estimated rental inventory of 651 units. The rental tenure rate in 2000 was at 36.9%.

Based on a Census comparison, the City had a loss of six renter-occupancy households, and a decrease of approximately 30 rental units from 2000 to 2010.

Rental Housing Survey

As part of this housing study, a telephone survey was conducted of multifamily projects in Mobridge. Emphasis was placed on contacting properties that have six or more units. For the purposes of planning additional projects in the future, multifamily properties represent the best comparison of market potential. However, we also obtained some information on small rental projects and single family homes.

Information was tallied separately for different types of rental housing, including market rate units, subsidized housing and senior independent and senior housing with services.

There were 302 housing units of all types that were contacted in the survey. In addition to the 302 rental units, two nursing homes, with 163 beds, were also surveyed, although one of these nursing homes is located in Selby.

The units that were successfully contacted include:

- ▶ 136 market rate units
- ▶ 142 federally subsidized units (including income-restricted units Brown Palace)
- ▶ 24 senior independent/assisted living units
- ▶ 163 skilled nursing/memory care beds

The findings of the survey are provided below.

Market Rate Summary

Information was obtained on 82 rental units in seven multifamily projects. We also obtained information on 54 single family homes and mobile homes, thus, a total of 136 market rate units were surveyed.

Unit Mix

We obtained the bedroom mix information on 85 market rate units. The bedroom mix of the units is:

- ▶ efficiency - 5 (5.9%)
- ▶ one-bedroom - 17 (20.0%)
- ▶ two-bedroom - 54 (63.5%)
- ▶ three-bedroom - 7 (8.2%)
- ▶ four-bedroom - 2 (2.4%)

Occupancy / Vacancy

At the time of the survey, there was one vacancy in the 136 market rate units that were surveyed. This is a vacancy rate of 0.7%. The vacancy was in a single family home and the owner reported that it would be rented within a few days. All of the rental property managers and owners reported very high occupancy rates and a high demand for market rate rental units. Several market rate projects have waiting lists.

Rental Rates

Rental units may include the primary utility payments within the contract rent, or the tenant may be required to pay some utilities separately, in addition to the contract rent.

In the following summary, Community Partners Research, Inc., has attempted to estimate the gross rents being charged, inclusive of an estimate for tenant-paid utilities. The lowest and highest gross rents have been identified, as reported in the telephone survey.

<u>Unit Type</u>	<u>Lowest/Highest Gross Rents</u>
Efficiency	\$450-\$525
One-bedroom	\$425-\$550
Two-bedroom	\$450-\$900
Three-bedroom	\$725-\$1,250
Four-bedroom	\$1,000-\$1,050

It is important to recognize that the rental units include units in single family homes, multi-family buildings and mixed-use buildings.

Tax Credit/Moderate Rent Summary

There are no new construction tax credit units in Mobridge. A renovation/preservation award was made in 2008 to Whispering Meadows, an existing subsidized project. Since Whispering Meadows has project-based rent assistance, it has been included in the subsidized section that follows.

Subsidized Summary

The research completed for this Study identified five subsidized projects providing rental opportunities for lower income households. These projects have a combined 142 units. Four projects with a total 110 units are general occupancy rental housing, and one project with 32 units is a senior/disabled project.

Four of the five subsidized rental projects in Mobridge have project-based rent assistance. These projects include:

- ▶ **Whispering Meadows** - Whispering Meadows is a 32-unit Rural Development general occupancy subsidized project. The project includes four one-bedroom and 28 two-bedroom units. The project was constructed in the 1970s.
- ▶ **River Ridge Townhomes** - River Ridge Townhomes is a 28-unit HUD Section 8 general occupancy town home project. The 28 units include 22 two-bedroom and six three-bedroom units.
- ▶ **River Ridge Apartments** - River Ridge Apartments is a HUD Section 8 senior project. River Ridge Apartments has 32 one-bedroom units. The project was constructed in the 1970s.
- ▶ **J & K Manor** - J & K Manor is an eight-unit HUD Section 8 general occupancy rental project. All of the units have one bedroom.

These units can charge rent based on 30% of the tenant's household income up to a maximum rent.

Another project, **Brown Palace Apartments**, received HUD Substantial Rehab/Section 42 funding in the late 1970s or early 1980s. Tenants must still meet an income limit in 42 of 55 units, but there is no project-based rent assistance. In the income-restricted units, a monthly rent limit of \$498 applies. The remaining 13 units are considered market rate housing although most residents have tenant-based Vouchers.

Unit Mix

Including Brown Palace, the bedroom mix breakdown for the 142 subsidized housing units in Mobridge is as follows.

- ▶ 86 one-bedroom (60.6%)
- ▶ 50 two-bedroom (35.2%)
- ▶ 6 three-bedroom (4.2%)

Occupancy / Vacancy

Ten vacancies were identified in the subsidized projects, which is a 7% vacancy rate. Three vacancies were in Whispering Meadows, three vacancies were in River Ridge Townhomes and four vacancies were in River Ridge Apartments. J & K Manor and Brown Palace Apartments reported full occupancy. With the exceptions of J & K Manor and Brown Palace, the manager of the other three projects reported ongoing vacancies.

Subsidized Housing Gains/Losses

Federal subsidy sources for low income rental housing have been very limited for the past few decades. Many subsidized projects in South Dakota were constructed in the 1960s, 1970s and 1980s. Some of these older projects have completed their compliance requirements and have the opportunity to leave their subsidy program and convert to conventional rental housing.

We are not aware of any subsidized projects that have opted out of their subsidy contract and converted to market rate. We are also not aware of any subsidized projects that have begun the process of opting out of their subsidy contracts.

Senior Housing with Services

Unit Inventory

There are three senior with services projects in Walworth County. Two senior with services projects are in Mobridge and one senior with services project is located in Selby.

- ▶ **Golden Living Center** - The Golden Living Center in Mobridge includes 65 skilled nursing beds and 44 memory care beds for a total of 109 beds.
- ▶ **Prairie Sunset Village** - Prairie Sunset Village is located in Mobridge and includes 18 assisted living units and six senior independent units. The assisted living units provide all assisted living three daily meals, laundry, housekeeping, bathing, medication distribution, etc. One daily meal and light housekeeping are included with the independent senior units. The manager reported that the rent and fees for an assisted living unit are \$2,276 and the rent for an independent senior unit is \$1,576.
- ▶ **Selby Good Samaritan Center Nursing Home** - The Selby Good Samaritan Center Nursing Home is located in the City of Selby and has 54 skilled nursing beds.

Occupancy / Vacancy

At the time of the survey, Golden Living Center had three vacant memory care beds. The Selby Good Samaritan Center Nursing Home also reported several vacancies.

Prairie Sunset Village reported no vacancies and a 10 to 15-name waiting list for both assisted living and independent senior units.

Table 27 Mobridge Multifamily Rental Housing Inventory

Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Garden Park Apartments	1 - 1 bedroom 7 - 2 bedroom 8 total units	\$500	No vacancies	General occupancy	Garden Park Apartments is a market rate general occupancy project that includes two four-plexes. The eight units include 1 one-bedroom and seven two-bedroom units. Rent is \$500. Utilities paid by tenants vary in each building. Owner reports no vacancies.
Parkview Apartments	8 - 2 bedroom 8 total units	\$550	No vacancies	General occupancy	Parkview Apartments include eight units two four-plexes. Parkview is a general occupancy market rate project. Rent is \$550 plus utilities. Owner reports no vacancies.
Brown Palace Apartments	2 - efficiency 7 - 1 bedroom 4 - 2 bedroom 13 market rate plus 42 income based units	\$468 \$540 \$640	No vacancies	General occupancy	Brown Palace Apartments includes 55 units in a converted historic hotel. The hotel was originally constructed in 1918, with a HUD award in the late 1970s/early 1980s for renovation. Due to HUD assistance, 42 units are income-restricted and reported in the subsidized section below. 13 units offer market rate housing although most tenants have a tenant-based Voucher. The market rate units include 2 efficiencies, 7 one-bedroom and four two-bedroom apartments. Tenants include singles, couples and small families. The manager reports no vacancies.
Mobridge Townhomes	8 - 2 bedroom 4 - 3 bedroom 12 total units	\$775 \$1,100	No vacancies, waiting list	General occupancy	Mobridge Townhomes is owned by the Mobridge Housing and Redevelopment Commission. The two-bedroom units are 10 years old and the three-bedroom units are seven years old. Rents are \$775 for a two-bedroom unit and \$1,100 for a three-bedroom unit. Tenants also pay utilities. The project is general occupancy, however, most of the tenants are over 55.
Oahe Estates - Mobile Home Park	2 & 3 bedroom 17 total units	\$550 to \$650	No vacancies	General occupancy	Oahe Estates is a mobile home park that has both mobile home rental and mobile homes that are owned. Currently, 17 mobile homes are rentals. Rent averages \$550 to \$650 plus utilities. The owner of the mobile home park will work with renters to rent to own, where a portion of the rent goes toward purchasing the home. Some renters are participating in this program.

Table 27 Mobridge Multifamily Rental Housing Inventory

Name	Number of Units / Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Hafner Rentals	1, 2, 3 & 4 bedroom single family homes 23 total units	\$300-\$400 \$500-\$600 \$750-\$800 \$800-\$850	No vacancies	General occupancy	Hafner Rentals include approximately 23 one, two, three and four-bedroom homes. Tenants pay utilities in addition to rent. The owner reports that his homes are always fully occupied and he receives numerous calls from people seeking rental housing. About 50% of the renter households are on the Housing Voucher Program.
Hoff Rentals	2 homes & 7 mobile homes 9 total units	\$450 to \$530	No vacancies	General occupancy	Hoff Rentals include two houses and seven mobile homes. Rents range from \$450 to \$530 plus utilities. The owner reports that the units are fully occupied and he receives numerous calls from people seeking rental housing. All of the renter households are on the Housing Voucher Program.
Talk of the Town Apartments	1 - efficiency 1 - 1 bedroom 1 - 2 bedroom 1 - 3 bedroom 4 total units	\$450 \$450 \$525 \$600	No vacancies	General occupancy	Talk of the Town Apartments is a commercial building that has been converted into four apartments. Rents range from \$450 to \$600 based on the size of the unit. Tenants also pay heat and electricity. Owner reports no vacancies. Several tenants are on the Housing Voucher Program.
Hamre Rentals	5-plex with 3 - 1 bedroom 1 - 2 bedroom 1 - 3 bedroom 5 houses 10 total units	\$400-\$620 in 5-plex Houses \$500-\$600	1 vacancy two-bedroom house	General occupancy	Hamre Rentals include a five-unit building and five houses. The five-plex includes three one-bedroom, one two-bedroom and one three-bedroom unit. Tenants pay some utilities in addition to rent. Hamre Rentals also includes five two and three-bedroom homes. Rent ranges from \$500 to \$600 plus utilities. Currently, there is one vacant house, however, the units are usually fully occupied. Some tenants are on the Housing Voucher Program.

Table 27 Mobridge Multifamily Rental Housing Inventory

Name	Number of Units / Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Riverside & Riverview Apartments	2 - efficiency 3 - 1 bedroom <u>27 - 2 bedroom</u> 32 total units	\$400-\$450 \$450 \$475	No vacancies	General occupancy	Riverside and Riverview Apartments include 32 market rate general occupancy units in two 16-unit buildings. The buildings were constructed in the 1970s. The units include two efficiencies, two one-bedroom and 27 two-bedroom units. One of the efficiency units is furnished. Rent includes all utilities except electricity. The owner reports no vacancies. Both buildings have a coin laundry.
Subsidized					
Whispering Meadows	4 - 1 bedroom <u>28 - 2 bedroom</u> 32 total units	\$549 max. \$650 max. 30% of income	3 vacancies	General occupancy	Whispering Meadows is a general occupancy Rural Development Project with 32 units. The project includes four eight-plexes. The project was constructed in the 1970s, but totally remodeled in 2006 utilizing tax credit and HOME funds. Tenants must be below income limits and pay 30% of their income up to the market rent. The manager reports three vacancies and over the past several months, there have been vacancies.
River Ridge Apartments Senior	<u>32 - 1 bedroom</u> 32 total units	\$612 max. 30% of income	4 vacancies	Senior occupancy	River Ridge Apartments is a senior HUD Section 8 project that was constructed in the 1970s. There are 32 one-bedroom units. Tenants pay 30% of income up to a market rent. The manager reports four vacancies and there have been vacancies for several months.
River Ridge Townhomes	22 - 2 bedroom <u>6 - 3 bedroom</u> 28 total units	\$745 max. \$921 max. 30% of income	3 vacancies	General occupancy	River Ridge Townhomes is a HUD Section 8 General Occupancy project with 28 townhomes including 22 two-bedroom and six three-bedroom units. Tenants pay 30% of their income up to a market rent. The manager reports three vacancies and there have been vacancies for several months.

Table 27 Mobridge Multifamily Rental Housing Inventory

Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Subsidized					
J & K Manor	<u>8 - 1 bedroom</u> 8 total units	\$660 max. 30% of income	No vacancies	General occupancy	J & K Manor is an eight-unit HUD Section 8 general occupancy project. All units have 1 bedroom. Tenants pay 30% of income for rent, up to a maximum rent of \$660 - currently no tenants are at maximum rent. Manager reports no vacancies at time of survey and no vacancies in recent years.
Brown Palace Apartments	<u>42 - 1 bedroom</u> 42 total income based units plus 13 market rate	\$498	No vacancies	General occupancy	Brown Palace Apartments includes 55 units in a converted historic hotel. The hotel was originally constructed in 1918, with a HUD award in the late 1970s/early 1980s for renovation. Due to HUD assistance, 42 units are income-restricted and reported in the subsidized section, and 13 units are market rate and reported above. Tenants include singles, couples and small families. The manager reports no vacancies. The manager also reports that almost all of the tenants are on the Housing Voucher Program.

Table 27 Mobridge Multifamily Rental Housing Inventory

Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Senior with Services					
Prairie Sunset Village	18 Assisted Living <u>6 Independent</u> 24 total units	\$2,276 \$1,576	No vacancies, waiting list	Senior housing with services	Prairie Sunset Village is a senior project that includes 18 assisted living and six independent senior units. The facility was constructed in the 1990s. The facility is attached to the hospital by a walkway. The assisted living units include all assisted living services including three meals, housekeeping, bathing, 24-hour staffing, medication distribution, etc. The independent senior units include one meal and light housekeeping. Currently, there are no vacancies and a waiting list. Two assisted living units and one senior independent unit are currently set aside for other uses. Rent and fees are \$2,276 for an assisted living unit and \$1,576 for an independent senior unit.
Golden Living Center	65 skilled nursing <u>44 memory care</u> 109 total beds	Based on level of services	3 vacant beds	Skilled nursing home	Golden Living Center is a 109-bed facility. The facility includes 65 skilled nursing beds and 44 Alzheimer and dementia beds. The administrator reports that the facility operates at a high occupancy rate. Currently, there are three vacant beds.
Selby Good Samaritan Center	54 beds	Based on services	Some vacancies	Skilled nursing home	The Good Samaritan Center Nursing Home is located in Selby and has 54 beds. There are no assisted living or memory care beds. The Administrator reports that there are vacant beds.

Source: Community Partners Research, Inc.

Employment and Local Economic Trends Analysis

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

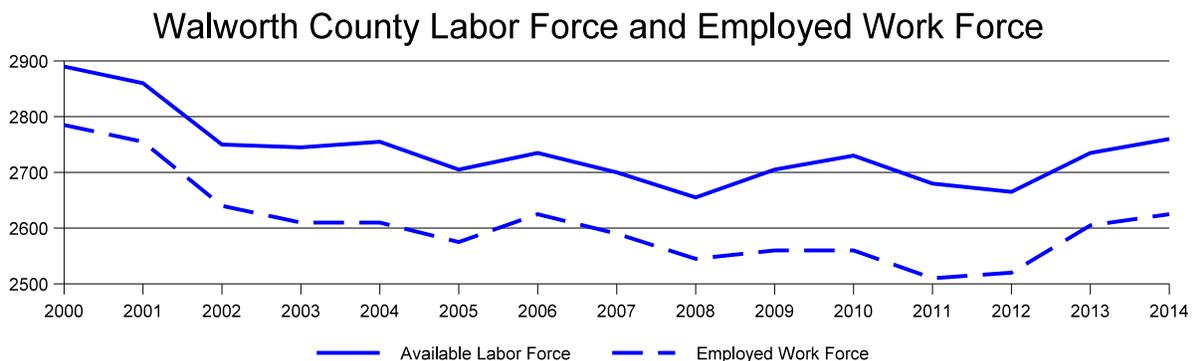
Employment opportunities may be provided by a broad range of private and public business sectors. Jobs may be available in manufacturing, commercial services, agriculture, public administration, and other industries. The type of employment, wage level, and working conditions will each influence the kind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

Labor Force and Unemployment

Employment information is available at the County level. The table presents information based on place of residence, not by the location of employment.

Table 28 Walworth County Average Annual Labor Force: 2000 to 2014						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - SD	Unemployment Rate - US
2000	2,890	2,785	105	3.6%	2.7%	4.0%
2001	2,860	2,755	105	3.7%	3.1%	4.7%
2002	2,750	2,640	110	4.0%	3.3%	5.8%
2003	2,745	2,610	135	5.0%	3.5%	6.0%
2004	2,755	2,610	145	5.3%	3.7%	5.6%
2005	2,705	2,575	130	4.9%	3.7%	5.1%
2006	2,735	2,625	110	4.1%	3.1%	4.6%
2007	2,700	2,590	110	4.0%	2.9%	4.6%
2008	2,655	2,545	110	4.2%	3.0%	5.8%
2009	2,705	2,560	145	5.4%	5.2%	9.3%
2010	2,730	2,560	170	6.2%	5.1%	9.6%
2011	2,680	2,510	170	6.3%	4.7%	8.9%
2012	2,665	2,520	145	5.4%	4.2%	8.1%
2013	2,735	2,605	130	4.8%	3.8%	7.4%
2014	2,760	2,625	135	4.9%	3.6%	6.2%

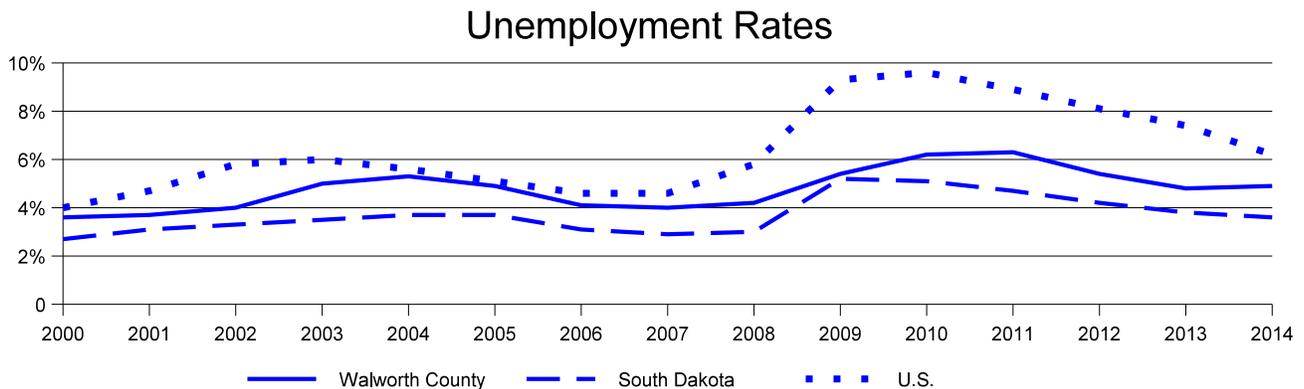
Source: South Dakota Department of Labor



Although there have been upward and downward changes in the County's labor statistics from year to year, the long-term trend shows a reduction in both the available resident labor force and employed work force. From 2000 to 2014, the size of the resident labor force decreased by 130 people, or -4.5%. The employed work force decreased by 160 people, or -5.7% during this same time period.

Although the long-term pattern does show a reduction in the County's labor statistics, the more recent patterns have been more positive, with growth in the labor force and work force from 2012 to 2014.

Throughout the entire time period reviewed, the unemployment rate in Walworth County has stayed below the national rate. However, the County's unemployment rate has remained above the Statewide rate for the past 15 years.



Average Annual Wages by Industry Sector

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

Table 29 Walworth County Average Annual Wages by Industry Detail: 2013		
Industry	2013 Employment	2011 Average Annual Wage
Total All Industry	2,284	\$29,397
Natural Resources, Mining	N/A	N/A
Construction	45	\$35,443
Manufacturing	29	\$27,780
Trade, Transportation, Utilities	671	\$29,166
Information	N/A	N/A
Financial Activities	95	\$35,638
Professional and Business Services	187	\$30,167
Education and Health Services	392	\$37,105
Leisure and Hospitality	253	\$11,559
Other Services	79	\$24,788
Government	411	\$27,944

Source: South Dakota Department of Labor

The average annual wage for all industry in 2013 was \$29,397. The highest paying wage sector was Education and Health Services, which was also the second largest industry sector for total employment.

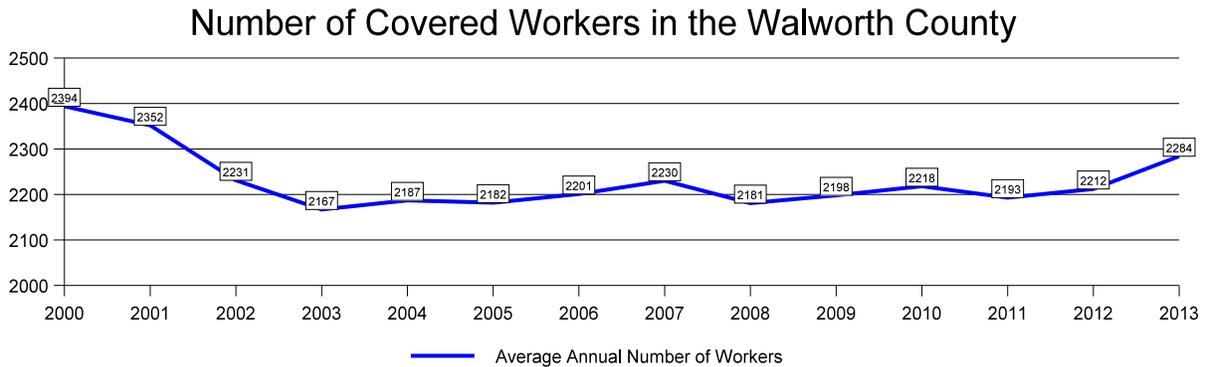
The lowest paying wage sector was Leisure and Hospitality, with an average annual wage of only \$11,559. Leisure and Hospitality was also the fourth largest employment sector in the County.

Annual Covered Employment

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

Table 30 Walworth County Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2000	2,394	2007	2,230
2001	2,352	2008	2,181
2002	2,231	2009	2,198
2003	2,167	2010	2,218
2004	2,187	2011	2,193
2005	2,182	2012	2,212
2006	2,201	2013	2,284

Source: QCEW - SD Department of Labor



When viewed over a longer-term there has been downward movement in the number of employees working in Walworth County. If 2013 is compared to the year 2000, there has been a decrease of 110 workers covered by unemployment insurance, or a reduction 4.6%. However, after very little change from 2003 through 2012, the most recent information does show some growth in the number of covered workers between 2012 and 2013, the last full year of data. The number of covered workers in 2013 reached its highest level since 2001.

Regional Unemployment and Wage Rates

The Mobridge area has a concern about maintaining an adequate labor force. As existing businesses look to expand, or new businesses look to locate into the area, potential worker shortages could become an issue. In addition to labor force and employment information for the Walworth County and the Market Area, information has also been collected for the larger region, including the State's larger cities. Unemployment numbers are at the city level for 2014, while annual wage information is for the entire county in 2013 (the last full year of available data).

Table 31 Regional and State Unemployment Data - 2013/2014			
Area	Average Number of Unemployed - 2014	Unemployment Rate - 2014	2013 Average Annual Wage all Industry County Wage
Walworth County	135	4.9%	\$29,397
Aberdeen	490	3.1%	\$36,673
Brookings	435	3.2%	\$37,526
Huron	240	3.3%	\$34,306
Pierre	235	2.8%	\$37,901
Watertown	450	3.5%	\$34,854
Sioux Falls	3,035	3.3%	\$41,627
South Dakota	-	3.6%	\$37,226
North Dakota	-	2.7%	\$47,788
Minnesota	-	4.3%	\$50,076

Source: Various sources including State Departments of Labor

For calendar year 2014, the national unemployment rate was at 6.2%. All of the regional entities reviewed, including Walworth County, had an unemployment rate that was well below the national average. However, Walworth County, with an unemployment rate of 4.9%, was the highest of the jurisdictions examined.

The average annual wage data is from the Quarterly Census of Employment and Wages (QCEW) and represents the average pay for all employed workers within the jurisdiction. It does not represent any estimate of the pay that is being

offered for available jobs. However, it does provide some perspective on the overall wage conditions that exist.

The average annual wage in Walworth County in 2013 was below the South Dakota statewide average by approximately \$7,800 annually. It was also \$2,000 or more below some of the other counties with large cities, including Pierre, Aberdeen and Huron.

The average annual wage in South Dakota was the lowest of the three States examined. The highest average annual wage in 2013 was in the State of Minnesota. Both North Dakota and Minnesota had statewide average wages that were more than \$18,000 higher than the average wage in Walworth County.

Commuting Patterns of Area Workers

Some information is available on area workers that commute for employment. The best information is from the 2013 American Community Survey, and has been examined for the City of Mobridge. The first table examines Mobridge residents that traveled to work and excludes people that work at home.

Table 32 Commuting Times for Mobridge Residents - 2013		
Travel Time	Number	Percent
Less than 10 minutes	1,014	63.8%
10 to 19 minutes	277	17.4%
20 to 29 minutes	99	6.2%
30 minutes +	199	12.5%
Total	1589	100%

Source: 2013 American Community Survey

The large majority of Mobridge residents were commuting less than 20 minutes to work in 2013. Overall, more than 81% of residents commuted 19 minutes or less to work. More than 12% of the City’s residents did commute 30 minutes or more for employment.

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

Table 33 Commuting Times for Mobridge-based Employees - 2013		
Travel Time	Number	Percent
Less than 10 minutes	1,001	66.9%
10 to 19 minutes	264	17.6%
20 to 29 minutes	71	4.7%
30 minutes +	161	10.8%
Total	1,497	100%

Source: 2013 American Community Survey

For people that worked in Mobridge, approximately 33% traveled 10 minutes or more, and presumably lived outside the city limits. However, most workers lived within the immediate vicinity, with fewer than 11% of all employees traveling 30 minutes or more to Mobridge.

Census On the Map

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

According to the report for Mobridge, there were 1,570 people that were employed within the City in 2011. Approximately 53% of these City-based employees also lived in Mobridge. The remaining 47% of employees lived outside the City and commuted in for their job.

On the Map can also be used to track worker outflow patterns from the City. Overall, there were 1,317 Mobridge residents that were employed. Most of these City residents also worked inside the community, but 37% traveled to other locations.

Findings on Growth Trends

As part of this Study, Community Partners Research, Inc., has examined growth patterns for Mobridge, the Mobridge Market Area and Walworth County over the past few decades. These historic growth trends have then been used as a basis for projecting future demographic changes in the area.

Mobridge's population decreased by 5.1% from 1990 to 2000. From 2000 to 2010, Mobridge's population decreased by 109 people, which was a population loss of 3.0%.

The Mobridge Market Area's population decreased by 3.7% from 1990 to 2000. From 2000 to 2010, the Market Area's population decreased from 7,756 in 2000 to 6,904 in 2010, which was a population loss of 11.0%.

Walworth County's population decreased from 6,087 in 1990 to 5,974 in 2000, which was a decrease of 2.0%. The population continued to decrease in the 2000s from 5,974 in 2000 to 5,438 in 2010, which was a loss of 9.0%.

Household levels in Mobridge decreased from 1990 to 2010. Mobridge experienced a loss of seven households from 1990 to 2000 and a loss of 31 households from 2000 to 2010.

The Market Area had a gain of 17 households from 1990 to 2000, but a loss of 145 households from 2000 to 2010.

Walworth County had an increase of 59 households from 1990 to 2000, but a loss of 114 households from 2000 to 2010.

ESRI estimates that Mobridge had a loss of 73 people and 16 households and Walworth County had a loss of 53 people and a gain of 11 households from 2010 to 2014. The Market Area had a loss of 98 people and a gain of three households from 2000 to 2010.

Findings on Projected Growth

This Study has utilized ESRI's projections for Mobridge, the Market Area and Walworth County. ESRI projects that Mobridge's population will decrease by 11 people from 2014 and 2019. The household projections expect a gain of two households from 2014 to 2019.

The Mobridge Market Area is projected to lose 47 people and five households from 2014 to 2019.

Walworth County is expected to gain approximately 33 people from 2014 to 2019. Walworth County's household projections expect a gain of 30 households from 2014 to 2019.

Summary of Mobridge’s Growth Projections by Age Group

The Demographic section of this Study presented Mobridge projection information on anticipated changes by age group from 2010 to 2019. This information can be informative in determining the housing that may be needed due to age patterns of the City’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 City’s growth in households in the age ranges between 55 and 74 years old. Age projections would expect the City to add approximately 76 households in the 55 to 74 age ranges from 2010 to 2019.

Mobridge is projected to lose 70 households in the 54 and younger age ranges and 18 households in the 75 and older age range.

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 Mobridge 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 2010 to 2019</u>
15 to 24	-8
25 to 34	-3
35 to 44	-28
45 to 54	-31
55 to 64	11
65 to 74	65
75 and older	-18
Total	-12

Findings on Unit Demand by Type of Housing

Based on the household by age projections presented earlier, the changing age composition of Mobridge's population from 2010 to 2019 will have an impact on demand for housing.

Age 24 and Younger - The projections used for this Study expect a loss of eight households in the 15 to 24 age range from 2010 to 2019. Past tenure patterns indicate that approximately 81% of these households in Mobridge will rent their housing. A decrease in the number of households in this age range should mean that rental demand from younger households will decrease slightly during the projection period.

25 to 34 Years Old - The projections show a loss of three households in this age range by 2019. Within this age range households often move from rental to ownership housing. The ownership rate among these households in Mobridge was approximately 39% in 2010. A slight household decrease of three households within this age range indicates demand for both first-time home buyer and rental opportunities from this age range will remain stable during the projection period.

35 to 44 Years Old - The projections for this 10-year age cohort expect a loss of 28 households between 2010 and 2019 in Mobridge. In the past, this age group has had a high rate of home ownership in Mobridge, at approximately 65%. Households within this range often represent both first-time buyers and households looking to trade-up in housing, selling their starter home for a more expensive house.

45 to 54 Years Old - By 2019, this age cohort will represent the front-end of the "baby bust" generation that followed behind the baby boomers. This age group represents a much smaller segment of the population than the baby boom age group. For Mobridge, the projections show a loss of 31 households in this range. This age group's home ownership rate was approximately 66% in Mobridge in 2010. This age group will often look for trade-up housing opportunities. A significant loss in the number of households in this age group, indicates that the demand for trade-up housing will decrease during the projection period.

55 to 64 Years Old - This age range is part of the baby boom generation. The projections show an increase of 11 households in this 10-year age range by the year 2019 in the City. This age range has traditionally a high rate of home ownership in Mobridge, at approximately 75% in 2010. Age-appropriate housing, such as town house 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.

65 to 74 Years Old - A strong gain of 65 households is expected by the year 2019 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. At the time of the 2010 Census, approximately 75% of the households in this age range owned their housing in Mobridge. Once again, preferences for age-appropriate units would increase from household growth within this age cohort.

75 Years and Older - There is a projected loss of 18 households in Mobridge in this age range between 2010 and 2019. In the past, households within this 10-year age range have had a relatively low rate of home ownership in Mobridge. An expansion of housing options for seniors, including high quality rental housing, 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.

Findings on Housing Unit Demand and Tenure

Calculations for total future housing need are generally based on three demand generators; household growth, replacement of lost housing units, and pent-up, or existing demand for units from households that already exist but are not being served.

Demand from Growth - The household projections used for this Study expect Mobridge to gain two households and Walworth County to gain 30 households from 2014 to 2019. Household growth in Mobridge and Walworth County will yield some limited demand for new housing production in Mobridge.

Replacement of Lost Owner-Occupancy Units - It is difficult to quantify the number of units that are lost from the housing stock on an annual basis. Unit losses may be caused by demolition activity, losses to fire or natural disasters, and to causes such as deterioration or obsolescence. In Mobridge, a significant number of dilapidated units have been demolished, and more units will be removed in the future. As a result, we have included an allowance for unit replacement in the recommendations that follow.

Replacement of Lost Renter-Occupancy Units - It is also difficult to accurately quantify the number of units that are lost from the rental housing stock on an annual basis, however, we are projecting that rental units will be removed from the rental inventory over the next several years. As a result, we have included an allowance for unit replacement in the recommendations that follow.

Pent-Up Demand - The third primary demand-generator for new housing is caused by unmet need among existing households, or pent-up demand. Household growth and shifting age patterns have created demand for certain types of age-appropriate housing in Mobridge. We have included our estimates of pent-up demand into the specific recommendations that follow later in this section.

Strengths for Housing Development

The following strengths for the City of Mobridge were identified through statistical data, local interviews, research and on-site review of the local housing stock.

- ▶ **Mobridge serves as a small regional center** - Mobridge provides employment opportunities, retail/service options, health and professional services, governmental services and recreational facilities for a geographical area that surrounds the City.
- ▶ **State, federal and nonprofit funds** - The City of Mobridge, MEDCO and the Mobridge Housing and Redevelopment Commission have successfully leveraged local funds for housing activities over the years with other resources, including state, federal and nonprofit funds.
- ▶ **Affordable priced housing stock** - The City of Mobridge has a stock of affordable, existing houses. Our analysis shows that the City's median home value based on recent sales is approximately \$66,500. This existing stock, when available for sale, provides an affordable option for home ownership.
- ▶ **Adequate land for development** - Mobridge has 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 City limits.
- ▶ **Educational system** - Mobridge has an excellent public K-12 school system.
- ▶ **Health facilities** - Mobridge has excellent health facilities including a hospital, medical clinic and senior with services facilities.
- ▶ **Infrastructure** - Mobridge's water and sewer infrastructure can accommodate future expansion.
- ▶ **Commercial development** - Mobridge's commercial district is adequate to meet most daily needs.

- ▶ **MEDCO and the Mobridge Housing and Redevelopment Commission** - MEDCO and the Mobridge Housing and Redevelopment Commission are active in addressing Mobridge and Walworth County's housing needs.
- ▶ **Employers** - Mobridge has several large employers that provide job opportunities for local residents.
- ▶ **Commuters** - Approximately 740 employees are commuting into Mobridge daily for work. These commuters are a potential market for future housing construction.
- ▶ **Desirable location of seniors and retirees** - Mobridge is an attractive community for seniors as a retirement location. As the providers for the area's health, retail and government services, the City has amenities that are attractive for seniors as they age.
- ▶ **Recreational and tourism opportunities** - Mobridge is located on the Missouri River. The area provides excellent fishing, boating, water sports, hunting and other recreational and tourism opportunities.

Barriers or Limitations to Housing Activities

Our research also identified the following barriers or limitations that hinder or prevent certain housing activities in Mobridge.

- ▶ **Age and condition of the housing stock** - While the existing stock is affordable, some of the housing is in need of improvements to meet expectations of potential buyers.
- ▶ **Value gap deters new owner-occupied construction** - Based on market values from recent residential sales, we estimate that the median priced home in Mobridge is valued at approximately \$66,500. This is below the comparable cost for new housing construction, which will generally be above \$160,000 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.
- ▶ **Distance from a larger regional center** - Some households need or desire to be close to a regional center, which offers additional health services, retail/commercial opportunities, recreational and cultural options, etc. The nearest regional centers to Mobridge are Aberdeen, which is 100 miles from Mobridge, and Pierre, which is 108 miles from Mobridge.
- ▶ **Lower paying jobs** - Although Mobridge has job opportunities, some jobs are at the lower end of the pay scale and employees with these jobs have limited housing choices.
- ▶ **Population and household growth** - Historical data indicates that the City is not expected to add a significant number of households over the next several years.
- ▶ **Commercial/retail option** - Mobridge has a limited number of commercial and retail opportunities compared to larger regional centers.
- ▶ **Real Estate Taxes** - There is a perception that real estate taxes are high for new homes in Mobridge.

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Mobridge. 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 area's potential for growth.
- ▶ **Proactive community involvement** - New home and apartment construction will more likely occur in Mobridge if there is proactive support from the City, local and regional housing and economic development agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the existing housing stock** - The future of Mobridge will be heavily dependent on the City's appeal as a residential location. The condition of the existing housing stock is a major factor in determining the City'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** - Mobridge has many assets including a K-12 school, employers, a Downtown Commercial District, health facilities, recreational opportunities, etc. These are strong assets that make Mobridge a desirable community to live in, and are key components to the City's long-term success and viability. These assets must be protected and improved.
- ▶ **Develop a realistic action plan with goals and time lines** - In the past the City has been involved in housing issues. The City should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to the local efforts, the City has other resources to draw on including USDA Rural Development, the South Dakota Housing Development Authority and Homes Are Possible, Inc. These resources should continue to be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for the City of Mobridge have been formulated through the analysis of the information provided in the previous sections and include 24 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. Develop 20 to 24 general occupancy market rate rental units
2. Promote the development/conversion of 10 to 12 affordable market rate rental housing units
3. Promote the development of 12 to 14 general occupancy subsidized rental housing units
4. Consider the development of 22 to 26 senior with services units
5. Riverfront Development
6. Continue to utilize the Housing Choice Voucher Program
7. Hard-to-house tenants

Home Ownership

8. Continue to utilize and promote all programs that assist with home ownership
9. Develop a purchase/rehabilitation program

Single Family Housing Development

10. Lot availability and development
11. Strategies to encourage residential lot sales and new home construction in Mobridge
12. Coordinate with economic development agencies, housing agencies and nonprofit groups to construct affordable housing
13. Promote twin home/town home development

Housing Rehabilitation

14. Promote rental housing rehabilitation
15. Promote owner-occupied housing rehabilitation efforts
16. Develop a neighborhood revitalization program
17. Develop a rental inspection and registration program

Other Housing Initiatives

18. Continue to acquire and demolish dilapidated structures
19. Create a plan and a coordinated effort among housing agencies
20. Encourage employer involvement in housing
21. Promote commercial rehabilitation and development
22. Develop home ownership and new construction marketing programs
23. Competition with other jurisdictions
24. Consider the implementation of a Time of Sale Mobile Home Program

Mobridge - Rental Housing Development

Rental Housing Development

Overview: In recent decades it has been difficult to produce new rental housing units that are viewed as “affordable” when compared to existing rental housing. A number of factors, including federal tax policy, state property tax rates, high construction costs and a low rent structure, have all contributed to the difficulty in developing rental housing in most South Dakota communities.

From 2000 to 2014, only 12 rental units were constructed in Mobridge. The Mobridge Housing and Redevelopment Commission constructed eight two-bedroom rental units in 2004 and four three-bedroom rental units in 2008.

In addition to the 12 new rental units, some single family homes were converted from owner-occupied to rental use between 2000 and 2014.

Demand for new rental housing is typically generated from three factors:

- ▶ Growth from new households
- ▶ Replacement of lost units
- ▶ Pent-up demand from existing households

Our household projections for Mobridge and Walworth County expect limited household growth over the next five years. From 2014 to 2019, it is projected that there will be a gain of two households in Mobridge and a gain of 30 households in Walworth County. The Mobridge Market Area is projected to lose five households from 2014 to 2019. Therefore, demand for additional rental units from household growth will create a demand for only one to two households.

Demand created by replacement of lost units is more difficult to determine, but the best available evidence suggests that the City will lose as many as six to seven units per year. As a result, approximately 30 to 35 additional units will be needed over the next five years to replace lost units. In some cases, this unit replacement will be necessary as existing units are removed from the inventory through demolition or conversion. In other cases, this replacement is appropriate due to the deteriorating condition of older, substandard rental housing that should be removed from the occupied stock. Rental units will also be lost due to rental units converting to owner occupancy.

Pent-up demand also exists. As part of this study, a rental survey was conducted. The survey found a 0.7% vacancy rate in general occupancy market rate units, a 7.0% vacancy rate in subsidized units and a high occupancy rate in senior with services units.

Rental property owners of market rate units reported a very high demand for rental units. Also, employees reported that new employees have difficulty finding adequate rental housing.

We identified pent-up demand for high quality and affordable market rate rental units, as well as senior independent living and senior assisted living units.

The three demand generators, after factoring current vacancy rates, show a need for 64 to 76 rental units over the next five years. Based on the factors stated above, we recommend the development of the following new rental units over the next five years from 2015 to 2020.

▶ General Occupancy Market Rate	20-24 units
▶ Subsidized	12-14 units
▶ Affordable/Conversions	10-12 units
▶ Senior With Services	<u>22-26 units</u>
Total	64-76 units

1. Develop 20 to 24 general occupancy market rate rental units

Findings: Approximately 80% of the rental housing in the City of Mobridge can be classified as general occupancy market rate housing. These units are free of any specific occupancy restrictions such as financial status, age, or student enrollment. Market rate housing does not have any form of rent controls, other than those imposed by the competitive marketplace.

Of the 136 market rate rental units we surveyed, we found one vacancy, which is a 0.7% vacancy rate. The owners and managers of rental properties reported very high occupancy rates and strong demand for rental housing. Also, several market rate projects had waiting lists.

There is a wide variation in rental rates in the market rate segment in the City of Mobridge. The existing rent range including utilities is \$450 to \$525 for an efficiency unit, \$425 to \$550 for a one-bedroom unit, \$450 to \$900 for a two-bedroom unit, and \$725 to \$1,250 for a three-bedroom unit.

From 2000 to 2014, only 12 market rate rental units were constructed. However, some single family homes have converted from owner-occupied to rental units.

Several employers reported that employees have difficulty securing a quality rental unit. Additionally, Mobridge Housing and Redevelopment Commission staff report that many households that have a Housing Voucher cannot utilize the Voucher because they cannot find a rental unit that will pass an inspection and has a monthly rent that is within the Program's Fair Market Rent limits.

Recommendation: As stated earlier in this section, rental housing demand is based on household growth, pent-up demand and replacement of housing units that have been demolished or converted.

Using this combination of demand generators, we believe that it is reasonable to plan for production of between 20 to 24 market rate rental units over the next five years.

Based on our research, there is a lack of all sizes of rental units, thus, the new units constructed over the next five years should include one, two and three-bedroom units.

Town home-style units or high quality apartment buildings are both options in addressing the need for market rate units. The projects, to be successful, should have 'state of the art' amenities. It would be advantageous for new units to be constructed in smaller project phases. This strategy allows the new units to be absorbed into the market.

There are two market rate rental segments in Mobridge. One segment is seeking a high quality unit and can afford a higher rent. The second segment is seeking work force housing and a more modest rent. This segment may not qualify for subsidized units, but affordability is still an issue.

There is a need to construct both types of market rate rental housing, therefore, a wide rent range exists in the following table reflecting the two segments. To construct the workforce housing and charge affordable rents, financial assistance, such as land donations, tax abatement, tax increment financing and other resources may be needed.

The first option would be to encourage private developers to undertake the construction of market rate rental housing. During the interview process, several rental property owners expressed interest in constructing rental housing in Mobridge, if it was economically feasible. If private developers do not proceed, the Mobridge Housing and Redevelopment Commission or MEDCO could potentially utilize essential function bonds, or similar funding sources, to construct market rate units. The Mobridge Housing and Redevelopment Commission has previously constructed 12 rental town homes.

Also, the Mobridge Housing and Redevelopment Commission or MEDCO could partner with private developers to construct additional units. Additionally, the City could assist with land donations, tax increment financing, reduced water and sewer hook up fees, etc. It may also be possible to utilize Housing Choice Vouchers if some of the new units meet income requirements and the rents are at or below Fair Market Rents (FMRs). The 2015 FMRs are \$540 for a one-bedroom unit, \$640 for a two-bedroom and \$943 for a three-bedroom unit.

Recommended unit mix, sizes and rents for the Mobridge Market Rate Housing Units:

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size/Sq. Ft.</u>	<u>Rent</u>
One Bedroom	5-6	750 - 850	\$625 - \$775
Two Bedroom	11-13	900 - 1,000	\$675 - \$925
Three Bedroom	4-5	1,100 - 1,200	\$850 - \$1,250
Total	20-24		

Note: The recommended rents are gross rents including all utilities. The rents are quoted in 2015 dollars.

2. Promote the development/conversion of 10 to 12 affordable market rate rental housing units

Findings: The previous recommendation had addressed the market potential to develop high quality rental units in Mobridge. Unfortunately, these units would tend to be beyond the financial capability of many area renters. A majority of Mobridge’s renter households have an annual income below \$25,000. These households would need a rental unit at \$625 per month or less.

There is evidence that Mobridge has lost rental housing over the years due to redevelopment or due to deterioration and demolition. Part of the need for additional rental units in Mobridge 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.

There are still some programs for affordable housing creation for moderate income renters. The federal low income housing tax credit program is one available resource. However, competition for tax credits is very difficult, and few awards are made to small cities for small rental projects.

Recommendation: We would encourage the City of Mobridge to promote the development/conversion of more affordable rental units. A goal of 10 to 12 units over the next five years would help to replace affordable housing that has been lost.

It would be difficult to create 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 downtown buildings, or through the purchase and rehabilitation of existing single family homes. Several single family homes have been rehabilitated for rental housing by local individuals.

The estimated prevailing rent range for older rental units in Mobridge is typically between \$400 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 the proposed rent structure for some units could only be obtained with financial commitments from other sources such as tax increment financing or property tax deferment from the City and other financial resources from funding agencies such as the South Dakota Housing Development Authority.

3. Promote the development of 12 to 14 general occupancy subsidized rental housing units

Findings: The term subsidized rental housing, as used in this Study, refers to rental units that have been constructed to serve low and moderate income people. In nearly all cases, subsidized housing has utilized federal resources that provide a "deep subsidy", allowing very low income people access to the housing at an affordable price.

The research completed for this Study found five subsidized projects, which have a combined 142 units. Four projects with 110 units offer general occupancy rental housing and one project with 32 units is senior/disabled rental housing. The 142 units represent approximately 23% of the total rental inventory in Mobridge. This is a relatively average percentage of subsidized rental housing compared to other similar sized cities.

The subsidized projects in Mobridge are as follows:

- ▶ **Whispering Meadows** - Whispering Meadows is a 32-unit Rural Development general occupancy subsidized project. The project includes four one-bedroom and 28 two-bedroom units. The project was constructed in the 1970s.
- ▶ **River Ridge Townhomes** - River Ridge Townhomes is a 28-unit HUD Section 8 general occupancy town home project. The 28 units include 22 two-bedroom and six three-bedroom units.
- ▶ **River Ridge Apartments** - River Ridge Apartments is a HUD Section 8 senior project. River Ridge Apartments has 32 one-bedroom units. The project was constructed in the 1970s.
- ▶ **J & K Manor** - J & K Manor is an eight-unit HUD Section 8 general occupancy project. All of the units in J & K Manor have one bedroom.
- ▶ **Brown Palace** - Brown Palace, received HUD Substantial Rehab/Section 42 funding in the late 1970s or early 1980s. Tenants must still meet an income limit in 42 of 55 units, but there is no project-based rent assistance. In the income-restricted units, a monthly rent limit of \$498 applies. The remaining 13 units are considered market rate housing although most residents have tenant-based Vouchers.

Whispering Meadows and River Ridge Townhomes each reported three vacancies and River Ridge Apartments reported four vacancies. J & K Manor and Brown Palace Apartments reported full occupancy.

There are additional “deep subsidy” resources available to Mobridge residents through the tenant-based Housing Choice Voucher Program. The Vouchers allow tenants to pay 30% of income for housing in suitable private-market rental units. The Voucher Program for Mobridge is administered by the Mobridge Housing and Redevelopment Commission. The Mobridge Housing and Redevelopment Commission has 150 Housing Vouchers available for eight counties. Currently, approximately 53 vouchers are being utilized, 40 vouchers are issued to households looking for an eligible rental unit and approximately 57 vouchers are available.

The 2013 American Community survey estimated that approximately 38% of all renters in the City of Mobridge were paying 30% or more of their income for rent. The large majority of these households were actually paying 35% or

more of their income for housing. Most of the households with a severe rent burden had low annual incomes, and would be under the income limits for subsidized housing.

Recommendation: Based on the cost burden data contained in the American Community Survey, the age of the subsidized rental housing in Mobridge, the low median income of Mobridge renter households, and the low percentage of subsidized rental housing in Mobridge, we would recommend that the City look to expand the supply of deep subsidy rental housing for lower income renters.

Over the next five years, we would recommend that the City attempt to construct 12 to 14 units that achieve a rent level that would be affordable to very low income households earning less than \$20,000 per year.

This recommendation represents a modest goal, since substantially more low income households exist in the City with a cost burden. However, over the past few decades, very few federal subsidy sources have been available for the construction of “deep subsidy” rental housing. The actual number of units that can be developed will be dependent upon access to financial resources.

In the opinion of the analysts, the highest priority would be to create general occupancy units for families and younger households.

Continued promotion of Housing Choice Vouchers is also appropriate. Although Vouchers are tenant-based, and may not remain in the City if the tenant moves, the Voucher can eliminate a severe rent burden by allowing the household to apply only 30% of income for gross rent.

4. Consider the development of 22 to 26 senior housing with services units

Findings: Senior housing with services defines a wide range of housing types. Skilled nursing homes, assisted living and memory care housing are generally the most service-intensive units. High-service housing provides 24-hour staffing and a high level of assistance with daily living needs of residents. Lower-service housing, sometimes referred to as congregate senior housing, generally offers the availability of a daily meal, and services such as weekly light housekeeping.

Walworth County has three specialized projects that provide housing with supportive services for the elderly population. These senior with services projects include:

- ▶ **Golden Living Center** - The Golden Living Center in Mobridge includes 65 skilled nursing beds and 44 memory care beds for a total of 109 beds.
- ▶ **Prairie Sunset Village** - Prairie Sunset Village is located in Mobridge and includes 18 assisted living units and six senior independent units. The assisted living units provide three daily meals, laundry, housekeeping, bathing, medication distribution, etc. One daily meal and light housekeeping are included with the independent senior units. The manager reported that the rent and fees for an assisted living unit are \$2,276 and the rent for an independent senior unit is \$1,576.
- ▶ **Selby Good Samaritan Center Nursing Home** - The Selby Good Samaritan Center Nursing Home has 54 skilled nursing beds.

To determine future senior with services housing demand in Mobridge, we determined that Mobridge's market for senior with services housing includes all of Walworth and Campbell Counties.

Recommendation: In 2010, Walworth and Campbell Counties had 777 people between the age of 65 and 74, and 615 people over the age of 75. Seniors age 75 and older will generally access housing with services at a greater rate as they move through the aging cycle.

The projections show growth in the area's senior population over the next few years. However, most of this growth will occur in the youngest senior group, between 65 and 74 years old. Very limited growth is projected to the year 2019 among senior citizens age 75 and older.

- ▶ **Skilled Nursing Home** - The research for this Study points to a decreasing reliance on nursing homes as a long-term residency option for older senior citizens. Over time, the nursing homes have tended to use more beds for rehab/recovery stays, or other specialized uses. There has also been a long-standing State moratorium that limits expansion in most cases. No recommendations are offered for this type of specialized housing. Walworth County has two well-established providers that serve this segment of the market.
- ▶ **Memory Care Housing** - There are 44 designated memory care beds in Walworth County. The 44 memory care beds are in the Golden Living Center, which is located in Mobridge. Currently, there are three vacant memory care beds. The administration reports that the memory care beds have a high occupancy rate. It is our opinion that the number of

memory care beds should be sufficient based on the number of older seniors in the Market Area. However, we recommend that the need for additional memory care beds continue to be monitored.

- ▶ ***Assisted Living*** - Currently, Prairie Sunset Village has 18 assisted living units. Two of the 18 units are set aside for other uses. All of the assisted living units are fully occupied and there is a 10 to 15-person waiting list. Based on the number of older seniors in the Market Area, the pent-up demand and the unmet need, we recommend the development of an additional 10 to 12 assisted living units over the next five years.
- ▶ ***Independent/Light Service Housing*** - Currently, there is one independent/light service project in the Mobridge Market Area. Prairie Sunset Village has six independent/light services units. One unit is set-aside for other uses. The light services units are fully occupied and there is a 10 to 15-person waiting list. If a 5% capture rate could be achieved among older senior households, approximately 18 to 20 units of market rate independent/lighter services housing could be supported. With six units in Prairie Sunset Village, the Market Area has a need for 12 to 14 additional independent/light services senior housing units.

The supply and demand overview presented above indicates potential demand for 10 to 12 additional assisted living units and 12 to 14 independent/light services units over the next five years. Also, the need for additional memory care units should be monitored. These recommendations presented have looked at overall demand, not competitive positioning for individual projects. We view Mobridge as the best possible location for specialized senior housing in Walworth County and the Market Area.

The purpose of this recommendation is to provide general guidance to potential developers. A developer or existing senior with services facility planning a specific project should have a project-specific study conducted.

5. Riverfront Development

Findings: The City of Mobridge owns land adjacent to the Missouri River. Preliminary site plans have been developed for this property over the years. The plans have included housing, commercial and recreational opportunities.

Recommendation: We recommend the development of housing as part of an overall plan for the riverfront project.

A portion of the market rate and/or senior rental units that we have recommended in earlier recommendations could be part of the riverfront development. Also, owner-occupied twin homes/town homes could be included in the development.

Ideally, a private developer would construct and own the developments. The City may have a role in the projects by providing tax increment financing, tax abatement, or other local funds and land at a reduced price.

Additionally, if the site is developed as a destination recreation area, the development could attract seasonal residents, which would create a demand for seasonal housing.

6. Continue to 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 Walworth County by the Mobridge Housing and Redevelopment Commission. The Mobridge Housing and Redevelopment Commission has the ability to issue approximately 150 Vouchers in eight counties. Currently, approximately 57 of the 150 vouchers have not been issued and are available.

Recommendation: The Mobridge Housing and Redevelopment Commission should continue to market the Housing Choice Voucher Program to assure that renter households are aware of the Housing Choice Voucher Program and have the opportunity to apply for a Voucher.

Also, the Mobridge Housing and Redevelopment Commission should continue to encourage rental property owners to participate in the Housing Voucher Program.

7. Hard-to-House Tenants

Findings: The difficulty in providing affordable housing is multifaceted. Low incomes for some households severely restrict buying-power for housing. Lack of supply is another factor, as it is the cost of building new units. The human element is also partly responsible, as there are some tenants that have unmet housing needs because they are “hard to house.” These tenants may have affordable housing available to them, but are unable to gain access to the housing due to poor rental histories, poor credit histories, criminal backgrounds, or other similar factors.

It is becoming increasingly common for rental property managers to perform diligent tenant screening as part of the process to fill vacant units. In some communities, managers have reported that 25% or more of all applicants are rejected during the screening process. As tenant screening becomes more common among owners of smaller rental buildings, it will become more difficult for some tenants to secure affordable units. The development of additional affordable rental units is not the solution for the hard-to-house as they would still not be admitted into units because of the screening process.

Recommendation: Some cities have developed a renter education course. The course provides training on how to be a responsible tenant.

We encourage the City of Mobridge, MEDCO, the Mobridge Housing and Redevelopment Commission or a regional housing agency to develop, promote and provide training to renter households.

Also, rental property owners should be encouraged to rent hard-to-house tenants that have had the training. Additionally, some housing agencies have created a security fund for tenant households that have completed the renter training program. The fund will cover a portion of the costs if a rental property is damaged or there is a rental payment loss.

Mobridge - Home Ownership

Home Ownership

Findings: Expanding home ownership opportunities is one of the primary goals for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Mobridge is estimated to be approximately \$66,500 based on sales activity from 2014. The home values in Mobridge provide a good opportunity for first time buyers and households seeking moderately priced homes.

Our analysis of Mobridge demographic trends shows a substantial increase in the number of households in the traditionally strong home ownership age ranges between 55 and 74 years old. The number of households in the 25 to 34 age range will remain relatively stable over the next five years. Some of these households are first-time home buyers. Some households in these age ranges as well as other age ranges that have not been able to achieve the goal of home ownership may need the assistance of special programs to help them purchase their first home.

To assist in promoting the goal of home ownership, the following activities are recommended:

8. Continue to utilize and promote all programs that assist with home ownership

Findings: We believe that affordable home ownership is one of the issues facing Mobridge 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. The City of Mobridge has a supply of houses that are price-eligible for these assistance programs. The home value estimates used in this study indicate that a large majority of the existing stock currently is valued under the purchase price limits for the first-time home buyer assistance programs.

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

Recommendation: The City of Mobridge, MEDCO and the Mobridge Housing and Redevelopment Commission should continue to 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.

The City of Mobridge, MEDCO and the Mobridge Housing and Redevelopment Commission 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. Also, HAPI, Inc., and Grow South Dakota utilize several funding sources to provide home ownership programs and opportunities.

9. Develop a Purchase/Rehabilitation Program

Findings: Mobridge has a stock of older, lower valued homes, many of which need repairs. Our analysis of recent sales activity indicates that approximately 50% of the homes in Mobridge are valued less than \$66,500. 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 City 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 many 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 Mobridge work with a housing agency to develop and implement a purchase/rehab program. Attitudinal surveys that we have conducted in other cities have found that purchase/rehabilitation programs are appealing to people who are currently renting their housing. In some similar sized communities, 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.

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.

Because a purchase/rehabilitation program can be expensive and its cost effectiveness in some cases may be marginal, 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 City's older housing a more attractive option for potential home buyers. Also, USDA Rural Development provides purchase/rehabilitation loans to low and moderate income buyers.

Also, based on our interviews, some private individuals are purchasing homes in Mobridge, rehabbing the homes and selling the homes. There may be an opportunity for local housing agencies 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.

Mobridge - Single Family Housing Development

Single Family Housing Development

Findings: Based on City and Census Bureau reports, Mobridge has experienced some single family housing development from 2000 to 2014. Over the past 15 years, approximately 60 single family owner-occupied units have been constructed in Mobridge. This is an average of four owner-occupied units constructed annually in Mobridge. There has also been some additional single family housing construction outside of the city limits in Walworth County over the past 15 years.

The new home construction in Mobridge has been relatively consistent over the past 15 years. Eleven single family homes were constructed in 2004, which was the peak construction year.

It is our opinion that if the City, housing agencies, economic development agencies, private contractors and builders are proactive, six to nine homes can be constructed or moved into Mobridge annually from 2015 to 2020.

The breakdown of our projection of six to nine new owner occupied housing units annually over the next five years is as follows:

▶ Higher and Median priced homes	2-3
▶ Affordable Homes	2-3
▶ Twin homes/Town homes	<u>2-3</u>
Total	6-9

10. Lot availability and development

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in the City of Mobridge. Currently, we are estimating that there are approximately 25 lots available in the City of Mobridge.

There are also developers that own land and have the capacity to develop lots if there is a demand and a market for additional lots.

There are also miscellaneous infill lots scattered around the city that we did not attempt to count. We do not know the availability of some of these infill lots. Also, additional dilapidated houses will be acquired and demolished over the next five years. Some of the cleared lots may be sites for new construction.

Recommendation: We use a standard that a 2 ½ year supply of lots should be available in the marketplace based on annual lot usage. With projections that six to nine new owner-occupied housing units will be constructed per year, the City should have approximately 15 to 23 residential lots available to meet the expected demand. Part of this demand would be for attached unit construction.

With approximately 25 available lots, plus infill lots, the City currently has an adequate number of lots. However, if houses are constructed at the pace that is projected, additional lots will be needed within three years.

11. Strategies to encourage residential lot sales and new home construction in Mobridge

Findings: To construct six to nine homes per year, we have recommended several strategies to stimulate housing development.

Recommendation: We recommend that the City of Mobridge, MEDCO and private developers coordinate efforts to promote lot sales and housing development in Mobridge.

Our recommendations to promote lot sales and housing development include:

- ▶ **Competitive pricing** - Lot prices should be priced competitively to encourage home construction and to enable developers to make a profit.
- ▶ **Plan for gradual absorption** - The research completed for this Study expects limited annual absorption of lots in Mobridge. We are projecting the construction of six to nine new units per year. It is therefore necessary to view the development of lots as a multi-year plan.
- ▶ **Generate construction activity** - To stimulate new construction, proactive efforts, such as the sale of some lots at discounted prices, reduction of hookup and permit fees or other incentives could be provided if the buyer agrees to build a home of a certain quality and style within one year. This will help create some momentum for more houses to be built.
- ▶ **Consider developing an exclusive builder(s) relationship** - A block of lots could be sold to a builder or builders. Momentum can be created when a builder has access to several lots. This allows for marketing opportunities and efficiencies in the home building process. However, the builder should be obligated to construct a minimum number of homes per

year. Builders are more willing to enter a market when the lots are attractive and very affordable. A block of lots available to an exclusive builder or developer should be explored, even if significant price concessions are required.

- ▶ ***User-Friendly*** - The lot purchase and homebuilding process must be 'user-friendly.' This includes the construction of spec homes, and builders are readily available to build custom homes.
- ▶ ***Spec home development*** - Although spec home construction is a risk, there are also financial risks associated with holding unsold lots. Also, spec houses could potentially attract a buyer that is not interested in going through the home building process, but instead wants a turnkey unit. A spec home can also serve as a model, allowing potential home buyers to examine specific floor plans and features in the home before committing to buy. In an attempt to spur additional spec home construction, some communities have formed partnerships with private home builders to share the financial risks. For example, cities have been willing to defer the payment for the lot until the spec home is sold. Another builder incentive is to waive any water/sewer hook up fees and building permit fees until the home is sold. A more aggressive approach is to become directly involved in helping cover the payments on a home builder's construction loan, if the house does not sell within a reasonable period of time. A community risk pool would need to be established for this type of activity. These types of approaches would somewhat reduce the builder's risk, by lowering the upfront development costs.
- ▶ ***Continue to allow for a range of house prices*** - Lots should be available in the City to as wide a range of home sizes and prices as possible. This broadens the lot buyer market. Lots should be available for higher priced homes as well as affordable homes.
- ▶ ***Incentives*** - Consider incentives to promote new housing construction. Several cities have developed incentive programs to encourage new home construction. Incentives include:
 - ▶ Reduced lot prices
 - ▶ Tax abatement for a period of time
 - ▶ Cash incentives
 - ▶ Down payment/closing cost assistance
 - ▶ Permit and water/sewer hookup fees waived or discounted
 - ▶ Discounts at area businesses

- ▶ ***Lot availability for twin home/town house development*** - It is our opinion that there will be a demand for twin homes/town homes over the next five years. The City of Mobridge, MEDCO and private developers should assure that lots are available for twin home/town homes.
- ▶ ***Marketing*** - The City of Mobridge, MEDCO and the Mobridge Chamber of Commerce should develop a comprehensive marketing strategy to sell available lots and promote new home construction. All stakeholders including realtors, financial institutions, builders, employers, etc. should be included in marketing strategies. In addition to marketing the lots, the City of Mobridge and its amenities should be marketed.

12. Coordinate with economic development agencies, housing agencies and nonprofit groups to construct affordable housing

Findings: There are several housing agencies and nonprofit groups that have the capacity to construct new housing in Mobridge, including MEDCO, the Mobridge Housing and Redevelopment Commission, HAPI, Inc., and Grow South Dakota. However, due to the downturn in the housing economy, some agencies have cut back on new housing production over the past few years.

The City of Mobridge partnered with HAPI, Inc. to move four Governor's homes into the City of Mobridge utilizing Neighborhood Stabilization Funds. Three of these houses have been sold and one home is for sale. There are additional lots available in the area where the four new Governor's homes are located. There are also in-fill lots that may be available for affordable housing.

Recommendation: We encourage the City of Mobridge, MEDCO and the Mobridge Housing and Redevelopment Commission to continue to actively work with economic development and housing agencies, nonprofit groups and the private sector to develop affordable housing.

As the housing economy continues to improve and home values increase, new affordable home construction production in Mobridge will continue to be more feasible.

Also, because the four Governor's homes have taken an extended amount of time to sell, the motivation to construct or move in affordable housing to Mobridge is limited. It is our recommendation that any future affordable units be pre-sold. As momentum grows and confidence returns, some additional speculative construction could return.

13. Promote twin home/town home development

Findings: Attached housing provides desirable alternatives for empty nesters and seniors to move out of their single family homes, thus, making homes available for families. It is important for the community to offer a range of life-cycle housing options. In many cities the size of Mobridge, approximately 20% to 25% of the new ownership housing constructed are twin homes/town homes. In Mobridge, since 2000, almost no new ownership housing has been twin homes/town homes.

In 2010, Mobridge had 491 households and the Mobridge Market Area had 1,069 households in the 55 to 74 age ranges. These age ranges are expected to increase by 77 households in Mobridge and increase by 148 households in the Market Area from 2010 to 2019. Household growth among empty-nester and senior households should result in increased demand for attached single family units. It is likely that demand for attached housing units will also be dependent on the product's ability to gain additional market acceptance among the households in the prime target market, and among other households.

Recommendation: It is our projection that approximately two to three new owner-occupied twin homes or town homes could be constructed in Mobridge annually over the next five years. Our projection is based on the availability of an ideal locations for twin home/town home development as well as high quality design and workmanship.

We recommend that for twin home/town home development to be successful, the following should be considered:

- ▶ Senior friendly home designs
- ▶ Maintenance, lawn care, snow removal, etc. all covered by an Association
- ▶ Cluster development of homes, which provides security
- ▶ Homes at a price that is acceptable to the market

Mobridge's role could include assuring that adequate land is available for development and that zoning allows for attached housing construction. The City and MEDCO's role could be to assist with identifying and acquiring sites.

A corporation has been developed in Arlington, MN, that includes local contractors, the local bank, the local lumberyard and local investors to construct twin homes. They have been very successful.

It may be advantageous to meet with a group of empty nesters and seniors who are interested in purchasing a twin home to solicit their ideas.

Mobridge - Housing Rehabilitation

Housing Rehabilitation

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

It is our opinion that Mobridge 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 Mobridge 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.

14. Promote rental housing rehabilitation

Findings: Based on the U.S. Census data, the City of Mobridge had approximately 621 rental units in 2010. These rental buildings are in multi-family projects, small rental buildings, duplexes, single family homes, mixed-use buildings and mobile homes. Many of these rental structures could benefit from rehabilitation as most of these rental structures are more than 25 years old and some rental units are in poor condition.

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

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

Some communities have also established rental housing inspection and registration programs that require periodic inspections to assure that housing meets applicable codes and standards.

15. Promote owner-occupied housing rehabilitation efforts

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

Our housing condition survey of 476 homes in three of Mobridge's older neighborhoods found 156 homes that need minor repairs and 149 homes that need major repairs. Without rehabilitation assistance, the affordable housing stock will shrink in Mobridge.

Recommendation: We recommend that the City of Mobridge, MEDCO and the Mobridge Housing and Redevelopment Commission 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, HAPI, Inc., and Grow South Dakota are potential funding sources.

HAPI, Inc., and Grow South Dakota currently have several housing programs to assist area households with the rehabilitation and weatherization of their homes.

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 stipulated amount of time after the rehabilitation is completed. We encourage Mobridge households to utilize these housing rehabilitation programs.

16. Develop a Neighborhood Revitalization Program

Findings: The City of Mobridge has several neighborhoods that are on the bubble. These neighborhoods have a significant number of homes that need rehabilitation or should be demolished. These neighborhoods also have a significant number of low/moderate income households. The neighborhoods could deteriorate or could be revitalized to continue to be strong vital neighborhoods.

Recommendation: Over the years, the City of Mobridge has been active in housing and neighborhood revitalization projects including housing rehabilitation, the demolition of dilapidated housing, the development of new housing and public facility improvements. We recommend that the City of Mobridge, area housing agencies, and the private housing sector continue these efforts and select a neighborhood and develop and implement a Neighborhood Revitalization Program. Potentially, the neighborhood could be a consolidation of the three neighborhoods that were surveyed.

Redevelopment strategies and opportunities should be identified including:

- ▶ A plan for each parcel in the neighborhood
- ▶ Owner-occupied rehabilitation
- ▶ Rental Rehabilitation
- ▶ Demolition of dilapidated structures
- ▶ Infill new construction including single family homes and attached housing
- ▶ Land pooling for larger town home and attached housing projects
- ▶ Purchase/Rehabilitation Programs that rehabilitate homes and provide home ownership for low/moderate income households
- ▶ Public projects (streets, utilities, parks, etc.)
- ▶ Consider rezoning, variances and/or replatting to make areas and parcels more desirable for redevelopment
- ▶ Programs that encourage energy conservation
- ▶ Other projects identified through the planning process

The Neighborhood Revitalization Plan should include time lines, responsible City Department or Housing Agency, funding sources, etc. The Program should be evaluated on an ongoing basis as opportunities and potential projects may change priorities. As a neighborhood is revitalized, a new neighborhood can be selected for revitalization.

It must be noted that neighborhood revitalization can result in the loss of affordable housing. Redevelopment projects, infill construction and other affordable housing projects in the community should assure that there are overall net gains in the affordable housing stock.

17. Develop a Rental Inspection and Registration Program

Findings: A Rental Inspection and Registration Program can be a valuable tool in improving the quality of the City's rental housing. It is estimated that there are approximately 621 rental units in the City of Mobridge, most of which are more than 25 years old. There are also a significant number of single family homes that have converted from owner-occupied to rentals. Neighborhood deterioration, lower property values and unsafe rental units are often prevented when a Rental Housing Inspection and Registration program is successfully implemented. Also, our housing condition survey identified substandard rental units.

The need for an ongoing Rental Inspection and Registration Program includes the following:

Health and Safety

- There is a need to provide tenants with safe, sanitary, and standard living conditions and to eliminate life threatening hazards.

Age of Housing Stock

- Much of the existing rental housing stock in Mobridge is more than 25 years old.
- Older housing needs continued rehabilitation and maintenance.
- Older housing often has difficulty complying with current codes.

Conversions

- Some of the rental buildings were originally constructed for other uses, including single family homes converted into multiple units, or commercial buildings converted to residential use. In conversion, owners often do the work themselves and have inadequate or faulty mechanical, electrical, plumbing, and heating systems. Also, constructing an apartment in the basement often results in a lack of natural lighting, ventilation and proper access and egress.

Trends of Conversions

- Many of Mobridge's buyers want more amenities and conveniences, and less maintenance, thus, they are less likely to purchase older homes. Also, there was an increase in foreclosures during the recession. These issues result in the continuation of converting old homes to rental units and magnify the problem.

Maintenance Efforts

- ▶ A large number of landlords are providing standard housing and reinvesting in their rental properties. However, some landlords do not maintain their buildings. Ongoing maintenance is necessary for older housing as buildings with continued deferred maintenance become unsafe and substandard.

High Number of Landlords

- ▶ Mobridge has a significant number of rental property owners. Many of these landlords do an excellent job; however, some absentee landlords do not reinvest in their properties, and create a need for the program.

Neighborhood Stabilization

- ▶ Rental units need to be maintained to keep the integrity of the neighborhood and stabilize property values. Deferred maintenance, parked junk cars, trash and debris all have a negative impact on residential neighborhoods.

Zoning and Codes

- ▶ Illegal apartments such as inappropriately constructed basement apartments may be unsafe and a violation of zoning regulations.

Coordination

- ▶ A Rental Inspection and Registration Program provides a record of rental units and owners.
- ▶ The program provides a better opportunity for coordination of city programs and codes.

Recommendation: We recommend the development and implementation of the Rental Inspection and Registration Program to assure that all rental units in Mobridge comply with housing laws and codes. The Program assures that Mobridge rental units are safe and sanitary, thus, removing blighted and unsafe conditions.

Mobridge - Other Housing Initiatives

Other Housing Initiatives

18. Continue to acquire and demolish dilapidated structures

Findings: Our housing condition survey identified 62 single family houses in three of the City's oldest neighborhoods that are dilapidated and too deteriorated to rehabilitate. We also identified 156 single family houses in Mobridge as needing major repair and some of these homes may be too dilapidated to rehabilitate. To improve the quality of the housing stock and to maintain the appearance of the City, dilapidated structures should be demolished.

The City of Mobridge and MEDCO have been active in demolishing dilapidated structures. Many structures have been demolished over the past several years.

Recommendation: Mobridge and MEDCO should continue to work with property owners on an ongoing basis to demolish dilapidated homes. The appearance of the City is enhanced when blighted and dilapidated structures are removed. Also, some of the cleared lots can be utilized for the construction of new affordable housing units.

We recommend that the City of Mobridge and MEDCO work together to demolish dilapidated structures. Also, the City or MEDCO should maintain a lot inventory of structures that may be candidates for future acquisition. Additionally, an inventory of in-fill lots for future development should be maintained.

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

Findings: Mobridge will need staff resources in addition to existing City, MEDCO, Mobridge Housing and Redevelopment Commission and Chamber of Commerce staff to plan and implement many of the housing recommendations advanced in this Study. The City of Mobridge has access to HAPI, Inc., Grow South Dakota, the South Dakota Housing Development Authority and USDA Rural Development. These agencies all have experience with housing and community development programs. Also, MEDCO is working with the Home Address Program to develop a plan addressing housing needs in Mobridge.

Recommendation: Mobridge has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that MEDCO and the City work with Home Address staff to 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. It will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

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

20. Encourage employer involvement in housing

Findings: The connection between economic development and housing availability has become an increasingly important issue as low area unemployment rates dictate the need to attract new workers into the community. Housing for new employees is a concern for employers, thus, it may be advantageous for employers to become involved in housing.

The South Dakota Housing Development Authority has developed an employer participation program, known as the Employer Mortgage Assistance Program (EMAP). There are a number of participating employers around the State. This program can assist employees of participating companies with home ownership assistance.

Recommendation: We recommend an ongoing effort to involve employers as partners in addressing Mobridge's housing needs. Several funding sources have finance programs that include employers. Additionally, the funding agencies often view funding applications favorably that include employers in the problem solving process.

Employer involvement can include direct assistance to their employees such as a low interest loan, forgivable loan, deferred loan, down payment assistance, loan guarantee, etc. In many cases, employers do not wish to provide assistance to specific employees, but are willing to contribute to an overall city project such as an affordable lot subdivision or a rental project.

21. Promote Commercial Rehabilitation and Development

Findings: The City of Mobridge's commercial district is in good condition, and several commercial buildings have been renovated, however, there are several substandard and vacant commercial buildings in Mobridge.

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

Recommendation: We recommend that the City of Mobridge, MEDCO and the Chamber of Commerce continue to work with commercial property and business owners to rehabilitate their buildings. Also, new businesses should continue to be encouraged to locate in Mobridge.

The City of Mobridge, MEDCO and the Chamber of Commerce should continue to seek funding to assist property owners with rehabilitating their commercial buildings. A goal of two commercial rehab projects annually in Mobridge would be a realistic goal.

22. Develop home ownership and new construction marketing programs

Findings: With the downturn in the housing economy, the competition among cities for households looking to buy or build a home has been greater than in the past. Also, some cities have an excess inventory of residential lots, homes for sale, vacant homes and homes in foreclosure. Additionally, households are evaluating the appropriate timing to buy or build a home.

As the economy continues to improve, cities that invest in marketing have an advantage. Opportunities to buy or construct a home are sometimes limited because of the lack of information and awareness of financing and incentive programs, homes and lots on the market, local builders, etc. This is especially evident for new households moving into the area. The home buying/home building process can be very intimidating for first-time buyers and builders. It is important for the home buying or home building process to be user-friendly.

Recommendation: The City of Mobridge, MEDCO, the Chamber of Commerce and the Mobridge Housing and Redevelopment Commission, have been active in promoting and marketing housing. We recommend the continuation or consideration of the following:

- ▶ Determine the City's strengths and competitive advantages and heavily promote them
- ▶ Continue to create marketing materials that can be distributed regionally (including internet, TV, radio, etc.)
- ▶ Work closely with employers (Mobridge and the entire region) to provide employees with housing opportunities in Mobridge
- ▶ Work with housing agencies to provide down payment assistance, low interest loans, home owner education and home owner counseling programs
- ▶ Consider an annual Housing Fair that provides information on lots, builders, finance programs, etc. Developers, builders, lenders, realtors, public agencies and local businesses could participate
- ▶ Work with builders and developers to make the construction of new homes or rental units a very user friendly process
- ▶ Develop new home construction and home purchase incentive programs.

23. Competition with Other Jurisdictions

Findings: During the interview process, several individuals expressed concern regarding the City of Mobridge's ability to compete for new development in the region.

Recommendation: The City of Mobridge can enhance its position as a viable location for new households. We recommend the following:

- ▶ Review the City's policies to assure that the City's process for working with developers and builders is user-friendly, fair and receptive.
- ▶ Continue to work on the creation of jobs and the development of retail, service and recreational opportunities that make the City a "full service" community
- ▶ Continue to provide attractive lots at an affordable price for a variety of home sizes, styles and price ranges
- ▶ Provide financing mechanisms for households to build new homes, purchase existing homes and to rehabilitate older homes
- ▶ Preserve the quality of existing neighborhoods through the rehabilitation of substandard housing and the demolition of dilapidated structures that are beyond repair

- ▶ Develop new housing choices that serve life-cycle housing needs, such as new rental housing, twin homes, senior housing, etc.
- ▶ Publicize and market Mobridge throughout the Region and among the employers and employees in Mobridge and the Region
- ▶ Develop a coordinated housing plan with area housing agencies

24. Consider the implementation of a Time of Sale/Rent Mobile Home Program

Findings: A total of 106 mobile homes were surveyed in three of Mobridge’s oldest neighborhoods and in the mobile home parks. Approximately 32% of the mobile homes need minor repair and 25% need major repair. Nine homes (9%) were dilapidated and possibly beyond repair.

Recommendation: Addressing the issues created by substandard mobile homes is not easily solved. Some communities have rehabilitated older units, but this is difficult to accomplish because of the type of construction of mobile homes, and it is rarely cost effective.

We recommend that the City of Mobridge consider implementation of a Time of Sale/Rent Inspection Program. This inspection program is designed to provide safe living conditions through the identification and elimination of basic life/safety hazards in older mobile homes. Mobile homes are subject to inspection prior to their rent or sale. All identified safety hazards must be corrected before the mobile home is sold or rented.

Mobridge in Comparison to Other Cities

As part of the research for this Study, Mobridge has been compared to other larger communities in eastern and central South Dakota, including Redfield, Milbank, Lemmon, Webster, Lennox, Elk Point, Vermillion and Gettysburg.

There are sources of comparative data from standardized sources. For demographic items such as population and household growth, the decennial U.S. Census has been used.

For information on household income, housing costs and age of housing, the best source is the Census Bureau's American Community Survey, which collects sample data within each community and then generates estimates from these samples. There can be a significant margin of error in these estimates, depending upon the specific variable being examined. However, the same methodology would be used in each city, so a standardized process is being followed.

Population Change 2000 to 2010

Table 34 Comparison of Population Change - 2000 to 2010			
City	2010 Census	Percentage Change 2000 to 2010	Rank 1 = Highest % Growth
Mobridge	3,465	-3.0%	3
Elk Point	1,963	14.5%	1
Gettysburg	1,259	-6.9%	5
Lemmon	1,227	-12.2%	8
Lennox	2,111	3.6%	2
Milbank	3,353	-7.9%	7
Redfield	2,333	-7.3%	6
Webster	1,886	-3.4%	4

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

The City of Mobridge outperformed most of the comparison cities for population change from 2000 to 2010, ranking third of the eight comparison communities for percentage change. However, the City did see a reduction in its total population during this time, but the rate of loss was less than most of the other communities.

Only two of the communities used in the comparison actually added population during the previous decade, Elk Point and Lennox. These two cities benefit from their location near the larger metropolitan areas of Sioux Falls and Sioux City, and were able to add residents.

Among the six cities that lost population, Mobridge had the lowest percentage decrease at 3.0%. Lemmon had the highest percentage loss at 12.2%.

Household Change 2000 to 2010

Table 35 Comparison of Household Change - 2000 to 2010			
City	2010 Census	Percentage Change 2000 to 2010	Rank 1 = Highest % Growth
Mobridge	1,514	-2.0%	5
Elk Point	770	12.9%	1
Gettysburg	534	-9.2%	8
Lemmon	567	-9.0%	7
Lennox	842	3.7%	2
Milbank	1,508	-1.6%	4
Redfield	1,057	-5.9%	6
Webster	878	1.4%	3

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

The City of Mobridge ranked fifth among the comparison cities for household change from 2000 to 2010. As with population, Mobridge had a minor loss of households in the previous decade.

Elk Point, Lennox and Webster were the only comparison communities that added households from 2000 to 2010. Elk Point led the group, with household growth of 12.2% during the decade.

All of the other comparison cities lost households in the last decade. Mobridge had a decrease of 2.0% in its household count, ranking fifth among the eight communities. Gettysburg experienced the largest percentage decrease at 9.2%.

Median Age in 2010

Table 36 Comparison of Median Age in 2010		
City	Median Age - 2010 Census	Rank 1 = Lowest Median Age
Mobridge	46.1	5
Elk Point	39.0	2
Gettysburg	50.5	8
Lemmon	49.5	7
Lennox	36.2	1
Milbank	44.0	3
Redfield	47.0	6
Webster	44.4	4

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

The 2010 Census included a calculation of the median age for all residents. A higher median age is typically an indicator of both an older population, and fewer children within a community.

Mobridge had the 5th highest median age of the comparison cities, at 46.1 years.

Lennox and Elk Point had the youngest medians, due to a significant number of families in each of those communities.

Mobridge, Gettysburg, Lemmon and Redfield each had a median age that was above 46 years old.

Average Household Size in 2010

Table 37 Comparison of Average Household Size in 2010		
City	Average Household Size 2010 Census	Rank 1 = Highest Median Size
Mobridge	2.21	3
Elk Point	2.49	1
Gettysburg	2.08	6T
Lemmon	2.05	8
Lennox	2.41	2
Milbank	2.16	4
Redfield	2.13	5
Webster	2.08	6T

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

The calculation of average household size was included in the 2010 Census. Mobridge had a larger average household size than all of the comparison communities except for Elk Point, at 2.49 persons, and Lennox, at 2.41 persons per household. Similar to median age, a small average household size generally indicates an aging population, with many people living alone, as well as fewer children in the community.

Elk Point and Lennox have a larger number of families with children due in part to their locations near larger metropolitan areas.

Gettysburg, Lemmon and Redfield each had an average that was below 2.15 persons per household.

Median Household Income in 2013

Table 38 Comparison of Estimated Median Household Income in 2013		
City	Median Income - 2013 ACS	Rank 1 = Highest Median Income
Mobridge	\$40,536	4
Elk Point	\$53,512	1
Gettysburg	\$48,851	3
Lemmon	\$30,109	8
Lennox	\$51,204	2
Milbank	\$39,554	5
Redfield	\$35,010	6
Webster	\$33,913	7

Source: 2013 American Community Survey; Community Partners Research, Inc.

The American Community Survey issues estimates for the median income level for all households in each city. The most recent estimates are for 2013.

Mobridge ranked as the fourth highest median income, at \$40,536. Elk Point, Lennox, and Gettysburg had higher median household income levels. Elk Point and Lennox were the only cities that had a median household income above \$50,000 in 2013.

Lemmon had the lowest median income at \$30,109, followed by Webster with a median income of \$33,913.

Median Home Value in 2013

Table 39 Comparison of Estimated Median Home Values in 2013		
City	Median Owner-Occupied Home Value - 2013 ACS	Rank 1 = Highest Median Value
Mobridge	\$78,700	4
Elk Point	\$119,400	1
Gettysburg	\$62,300	6
Lemmon	\$47,100	8
Lennox	\$111,300	2
Milbank	\$92,500	3
Redfield	\$58,000	7
Webster	\$69,000	5

Source: 2013 American Community Survey; Community Partners Research, Inc.

The 2013 American Community Survey contains an estimated median value for owner-occupied houses in each city.

Mobridge’s median home value ranked 4th among comparison communities, with a median of \$78,700. Values will often reflect the age, condition and quality of the unit, as well as demand.

The Cities of Elk Point and Lennox had the highest median home values, at \$119,400 and \$111,300, respectively. These two cities were well above all of the other comparison communities. All of the remaining comparison cities had a median home value below \$100,000.

The lowest median value was in Lemmon, at \$47,100 and Redfield at \$58,000.

Median Gross Rent in 2013

Table 40 Comparison of Estimated Median Gross Rent in 2013		
City	Median Gross Rent - 2013 ACS	Rank 1 = Highest Median Rent
Mobridge	\$453	6
Elk Point	\$654	3
Gettysburg	\$758	1
Lemmon	\$397	8
Lennox	\$737	2
Milbank	\$441	7
Redfield	\$494	5
Webster	\$516	4

Source: 2013 American Community Survey; Community Partners Research, Inc.

The 2013 American Community Survey contains an estimated median for gross rent (rent plus tenant-paid utilities) in each city.

Mobridge’s median gross rent was second lowest of the comparison cities, at \$453 per month. A higher rent structure may reflect greater demand for rental housing.

The highest median gross rent levels were in Gettysburg, at \$758 per month, and Lennox at \$737 per month. However, the relatively high median in Gettysburg may be based on a sampling error, as a telephone survey conducted by Community Partners Research, Inc., found a more moderate rent structure.

Milbank, Mobridge and Redfield had the lowest median gross rents among the comparison communities.

Agencies and Resources

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

Grow South Dakota

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

Homes Are Possible, Inc.

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

South Dakota Housing Development Authority

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

USDA Rural Development

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