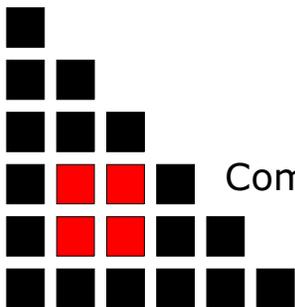


Beadle & Spink Enterprise Community, Inc. HOUSING STUDY

December 2014

An analysis of the overall housing needs of the
Cities of Doland and Frankfort, and the
Towns of Tulare and Hitchcock



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	40
Employment and Local Economic Trends Analysis	54
Findings and Recommendations	62
City of Doland	62
City of Frankfort	82
Town of Tulare	100
Town of Hitchcock	120
Agencies and Resources	139

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 Doland, Frankfort, Tulare, Hitchcock and Spink 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 Beadle & Spink Enterprise Community, Inc. (BASEC) to conduct a study of the housing needs and conditions in the Cities of Doland and Frankfort and the Towns of Tulare and Hitchcock. Doland, Frankfort and Tulare are located in Spink County. Hitchcock is located in Beadle County, but was included in this Study because of its close proximity to the other three Spink County jurisdictions.

Goals

The multiple goals of the study include:

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

Methodology

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

- U.S. Census Bureau
- American Community Survey
- ESRI, a private data company
- Records and data from the Cities and Towns
- Records and data maintained by Spink and Beadle Counties

- South Dakota State Data Center
- Interviews with City and Town officials, community leaders, housing stakeholders, etc.
- Area housing agencies
- State and Federal housing agencies
- Rental property owner surveys
- Housing condition and mobile home surveys

Limitations

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

This study was prepared by:

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

Section Table of Contents

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

Demographic Data Overview

Sources of Data

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

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

The frequency of American Community Survey estimates vary depending on the size of the jurisdiction. For most jurisdictions in South Dakota, the 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 - 1990 to 2014						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2014 ESRI Estimates
Doland	306	297	-2.9%	180	-39.4%	186
Frankfort	192	166	-13.5%	149	-10.2%	154
Tulare	244	221	-9.4%	207	-6.3%	203
Hitchcock	95	108	13.7%	91	-15.7%	92
Spink County	7,981	7,454	-6.6%	6,415	-13.9%	6,475

Source: U.S. Census; ESRI

- ▶ According to the 2010 U.S. Census, Doland, Frankfort, Hitchcock and Tulare all had population losses from 2000 to 2010.
- ▶ Doland’s population was 180 people in 2010. The 117-person decrease from 2000 was a population loss of 39.4%.
- ▶ Frankfort’s population was 149 people in 2010, which was a loss of 17 people (-10.2%) from 2000.
- ▶ Tulare’s population was 207 people in 2010, which was a loss of 14 people (-15.7%) from 2000.
- ▶ Hitchcock’s 2010 population of 91 people, was a 17-person (-15.7%) loss from 2000.
- ▶ Spink County’s population was 6,415 in 2010. This was a decrease of 1,039 people from 2000, for a population loss of 13.9%.
- ▶ Doland, Frankfort, Tulare and all of Spink County also experienced population decreases in the 1990s. Hitchcock gained people in the 1990s. Doland’s population decreased by nine people, Frankfort decreased by 26 people, Tulare decreased by 23 people, and Spink County decreased by 527 people from 1990 to 2000. Hitchcock added 13 people in the 1990s.

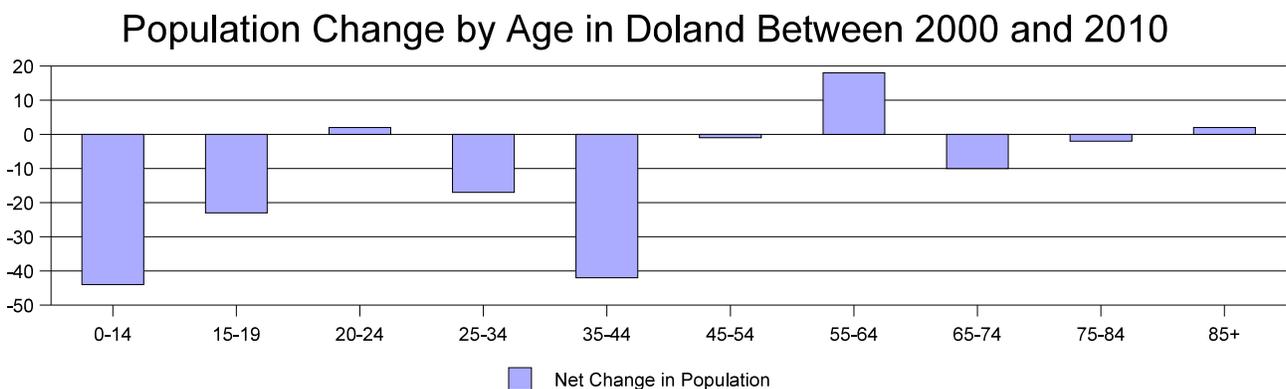
- ▶ ESRI's 2014 estimates show population gains from 2010 to 2014 for Doland, Frankfort, Hitchcock and Spink County. ESRI estimates that Tulare had population losses from 2010 to 2014. ESRI estimates that Doland had a gain of six people, Frankfort had a gain of five people, Hitchcock had a gain of one person and all of Spink County had a gain of 60 people. ESRI estimates that Tulare had a loss of four people from 2010 to 2014.
- ▶ The population in all four cities and towns is primarily White and not Hispanic/Latino for ethnicity. At the time of the 2010 Census, a large majority of the residents in each town identified their race as White. Doland's population was 98.9% White, Frankfort's population was 94.6% White, Tulare's population was 98.1% White and Hitchcock's population was 93.4% White. There was one Hispanic/Latino resident in Tulare and Hitchcock, and three Hispanic/Latino residents in Doland and Frankfort.
- ▶ There were no group quarter's residents living in any of the four communities.

Population by Age Trends in Doland: 2000 to 2010

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

Table 2 Population by Age - 2000 to 2010						
Age	Doland			Spink County		
	2000	2010	Change	2000	2010	Change
0-14	68	24	-44	1,527	1,259	-268
15-19	32	9	-23	575	478	-97
20-24	7	9	2	304	277	-27
25-34	31	14	-17	769	602	-167
35-44	55	13	-42	1,179	628	-551
45-54	40	39	-1	1,009	998	-11
55-64	20	38	18	679	882	203
65-74	23	13	-10	705	582	-123
75-84	17	15	-2	525	476	-49
85+	4	6	2	182	233	51
Total	297	180	-117	7,454	6,415	-1,039

Source: U.S. Census

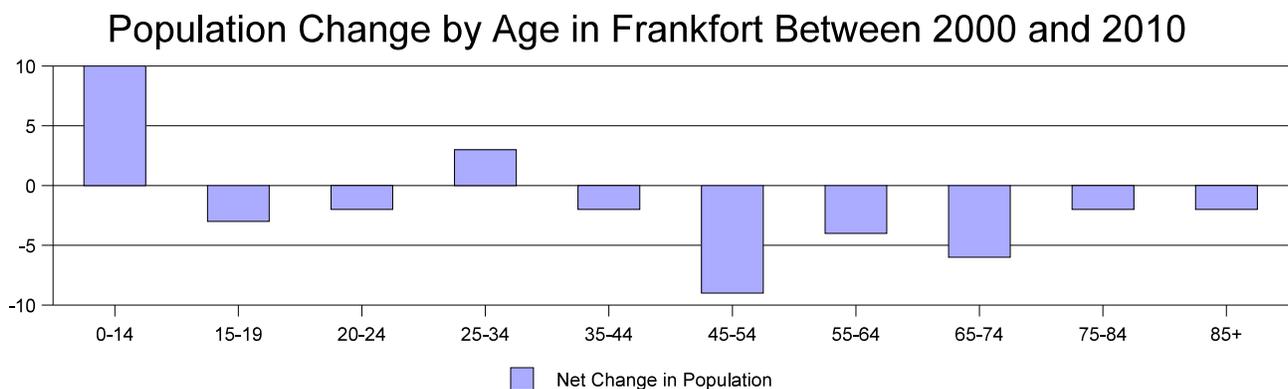


Population by Age Trends in Frankfort: 2000 to 2010

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

Table 3 Population by Age - 2000 to 2010						
Age	Frankfort			Spink County		
	2000	2010	Change	2000	2010	Change
0-14	26	36	10	1,527	1,259	-268
15-19	13	10	-3	575	478	-97
20-24	6	4	-2	304	277	-27
25-34	14	17	3	769	602	-167
35-44	12	10	-2	1,179	628	-551
45-54	27	18	-9	1,009	998	-11
55-64	26	22	-4	679	882	203
65-74	24	18	-6	705	582	-123
75-84	16	14	-2	525	476	-49
85+	2	0	-2	182	233	51
Total	166	149	-17	7,454	6,415	-1,039

Source: U.S. Census

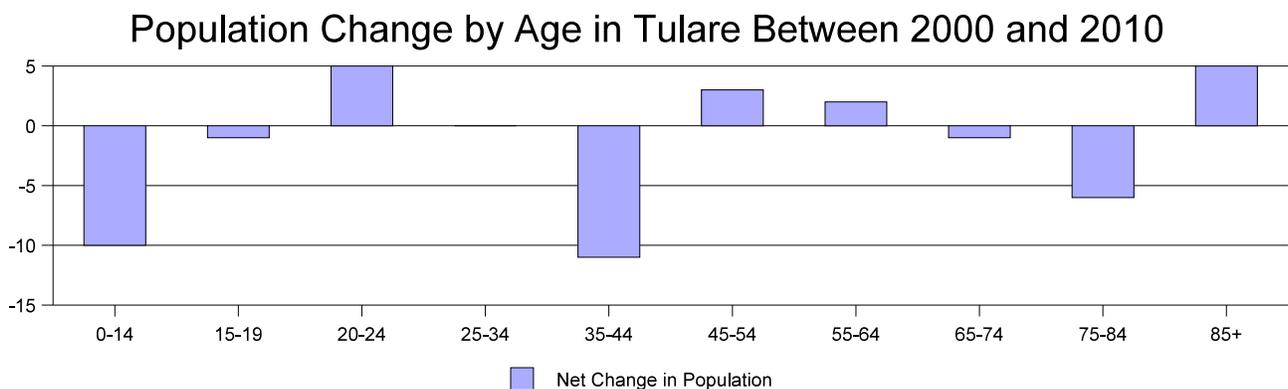


Population by Age Trends in Tulare: 2000 to 2010

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

Table 4 Population by Age - 2000 to 2010						
Age	Tulare			Spink County		
	2000	2010	Change	2000	2010	Change
0-14	44	34	-10	1,527	1,259	-268
15-19	18	17	-1	575	478	-97
20-24	8	13	5	304	277	-27
25-34	18	18	0	769	602	-167
35-44	33	22	-11	1,179	628	-551
45-54	27	30	3	1,009	998	-11
55-64	26	28	2	679	882	203
65-74	22	21	-1	705	582	-123
75-84	22	16	-6	525	476	-49
85+	3	8	5	182	233	51
Total	221	207	-14	7,454	6,415	-1,039

Source: U.S. Census

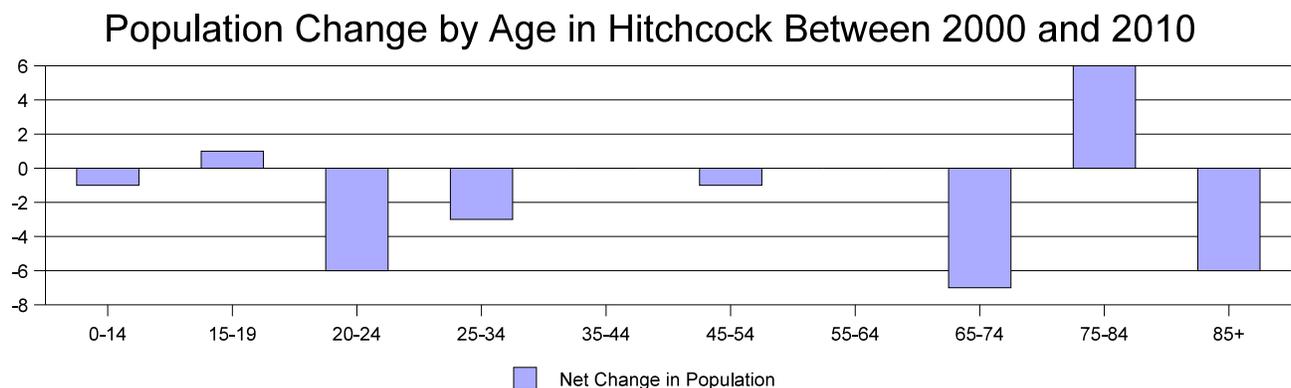


Population by Age Trends in Hitchcock: 2000 to 2010

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

Table 5 Population by Age - 2000 to 2010						
Age	Hitchcock			Spink County		
	2000	2010	Change	2000	2010	Change
0-14	19	18	-1	1,527	1,259	-268
15-19	2	3	1	575	478	-97
20-24	7	1	-6	304	277	-27
25-34	10	7	-3	769	602	-167
35-44	11	11	0	1,179	628	-551
45-54	23	22	-1	1,009	998	-11
55-64	13	13	0	679	882	203
65-74	14	7	-7	705	582	-123
75-84	3	9	6	525	476	-49
85+	6	0	-6	182	233	51
Total	108	91	-17	7,454	6,415	-1,039

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. In 2010, nearly all of the baby boomers were in the 45 to 64 age ranges. This trend has been evident in Doland, Tulare and all of Spink County. Between 2000 and 2010, Doland had a net gain of 17 people, Tulare had a gain of five people, and Spink County had a net gain of 192 people in the age ranges between 45 and 64 years old. However, Frankfort had a loss of 13 people and Hitchcock had a loss of one person in the 45 to 64 age ranges from 2000 to 2010.

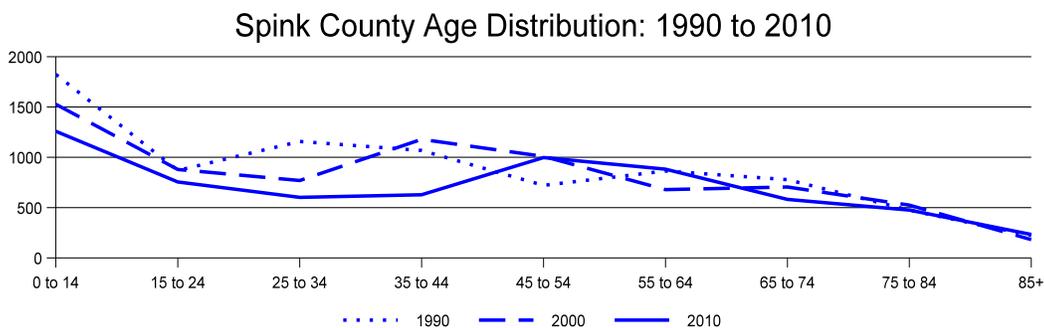
Spink County also had a gain of 51 people in the 85 and older age range. Spink County had a loss of 392 people in the 0 to 24 age ranges, a loss of 718 people in the 25 to 44 age ranges and a loss of 172 people in the 65 to 84 age ranges.

In addition to the net gain in the 45 to 64 age ranges, Doland had a gain of two people in the 20 to 24 age range and an increase of two people in the 85 and older age range. Doland experienced a population loss of 67 people in the 0 to 19 age ranges, a loss of 59 people in the 25 to 44 age ranges and a loss of 12 people in the 65 to 84 age ranges.

Frankfort gained 10 people in the 0 to 14 age range and three people in the 25 to 34 age range. Frankfort had a loss of five people in the 15 to 24 age range, a loss of 11 people in the 35 to 54 age ranges, and a loss of 14 people in the 55 and older age ranges.

In addition to the gains in the 45 to 64 age ranges, Tulare gained five people in the 20 to 24 age range and five people in the 85 and older age range. Tulare had a loss of 11 people in the 0 to 19 age ranges, 11 people in the 35 to 44 age range and seven people in the 65 to 84 age ranges.

Hitchcock gained one person in the 15 to 19 age range, and six people in the 75 to 84 age range. Hitchcock had a loss of one person in the 0 to 14 age range, nine people in the 20 to 34 age ranges, seven people in the 65 to 74 age range and six people in the 85 and older age range.



Population Projections

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

Table 6 Population Projections Through 2019/20				
	2010 US Census	2014 Estimate ESRI	2019 Projection ESRI	2020 Projection State Data Center
Doland	180	186	193	N/A
Frankfort	149	154	160	N/A
Tulare	207	203	201	N/A
Hitchcock	91	92	96	N/A
Spink County	6,415	6,475	6,587	5,937

Source: ESRI; U.S. Census; State Data Center

- ▶ ESRI’s growth projections expect a gain of seven people in Doland, a gain of six people in Frankfort, a gain of four people in Hitchcock and a loss of two people in Tulare from 2014 to 2019.
- ▶ ESRI’s population projections for Spink County forecast an increase of 112 people from 2014 to 2019.
- ▶ The State Data Center projects that Spink County’s population will be 5,937 in 2020, 650 people less than ESRI’s 2019 projection of 6,587 people. When compared to the 2010 Census, the State Data Center expects that Spink County will see a decrease of 478 people during the current decade.

Household Data and Trends

Table 7 Household Trends - 1980 to 2014						
	1990 Households	2000 Households	% Change 1990-2000	2010 Households	% Change 2000-2010	2014 ESRI Estimate
Doland	136	120	-11.8%	95	-20.8%	100
Frankfort	82	81	-1.2%	61	-24.7%	64
Tulare	104	100	-3.8%	90	-10.0%	89
Hitchcock	46	52	13.0%	43	-17.3%	44
Spink Co.	3,022	2,847	-5.8%	2,608	-8.4%	2,741

Source: U.S. Census; ESRI

- ▶ According to the 2010 Census, all four cities and towns and Spink County had a loss of households from 2000 to 2010.
- ▶ Doland had a loss of 25 households (-20.8%) from 2000 to 2010.
- ▶ Frankfort had a loss of 20 households (-24.7%) from 2000 to 2010.
- ▶ Tulare had a loss of 10 households (-10.0%) from 2000 to 2010.
- ▶ Hitchcock had a loss of nine households (-17.3%) from 2000 to 2010.
- ▶ Spink County had 2,608 households in 2010. This was a decrease of 239 households, or a household loss of 8.4% from 2000 to 2010.
- ▶ During the 1990s, Doland had a loss of 16 households, Frankfort had a loss of one household, Tulare had a loss of four households and Spink County had a loss of 175 households. Hitchcock gained six households in the 1990s.
- ▶ The ESRI estimates for 2014 show that Doland had a gain of five households, Frankfort had a gain of three households, Hitchcock had a gain of one household and Spink County had a gain of 133 households from 2010 to 2014. ESRI estimates that Tulare had a loss of one household from 2010 to 2014.

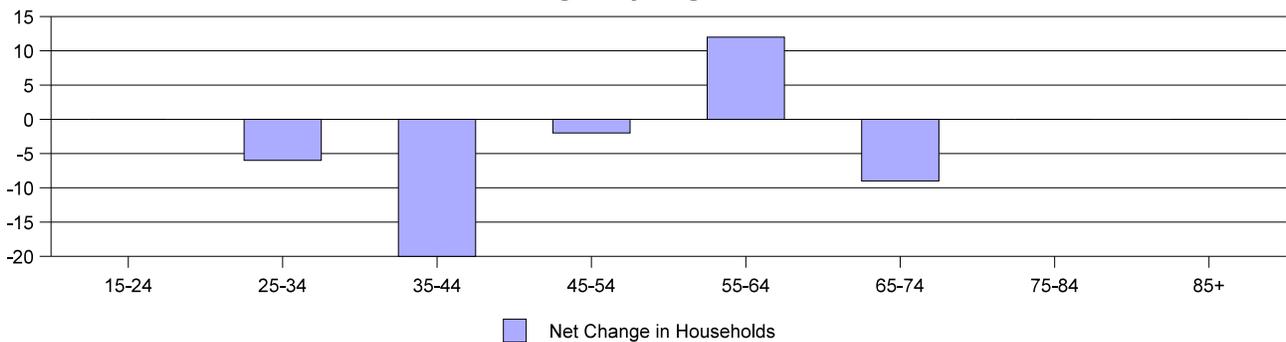
Household by Age Trends in Doland: 2000 to 2010

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

Table 8 Households by Age - 2000 to 2010						
Age	Doland			Spink County		
	2000	2010	Change	2000	2010	Change
15-24	3	3	0	94	87	-7
25-34	16	10	-6	344	286	-58
35-44	30	10	-20	575	333	-242
45-54	25	23	-2	536	549	13
55-64	12	24	12	368	529	161
65-74	17	8	-9	426	346	-80
75-84	13	13	0	380	318	-62
85+	4	4	0	124	160	36
Total	120	95	-25	2,847	2,608	-239

Source: U.S. Census

Doland Household Change by Age Between 2000 and 2010



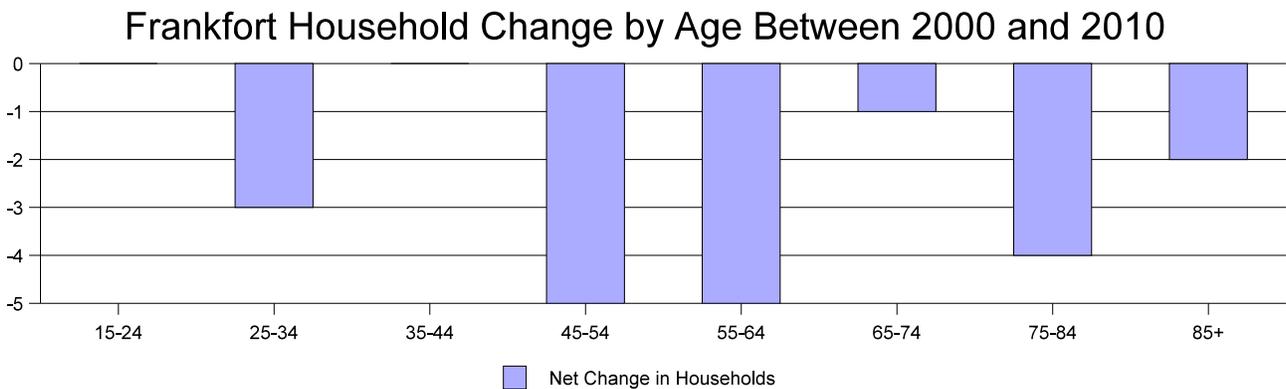
Doland added 12 households in the 55 to 64 year old age range. Doland had a decrease of 28 households in the 25 to 54 age ranges, a loss of two households in the 45 to 54 age range and a loss of nine households in the 65 to 74 age range. Doland had no change in the number of households in the 15 to 24, 75 to 84 and 85 and older age ranges.

Household by Age Trends in Frankfort: 2000 to 2010

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

Table 9 Households by Age - 2000 to 2010						
Age	Frankfort			Spink County		
	2000	2010	Change	2000	2010	Change
15-24	2	2	0	94	87	-7
25-34	11	8	-3	344	286	-58
35-44	6	6	0	575	333	-242
45-54	16	11	-5	536	549	13
55-64	18	13	-5	368	529	161
65-74	12	11	-1	426	346	-80
75-84	14	10	-4	380	318	-62
85+	2	0	-2	124	160	36
Total	81	61	-20	2,847	2,608	-239

Source: U.S. Census



Frankfort had no change in the number of households in the 15 to 24 and 35 to 44 age ranges. Frankfort had a loss of three households in the 25 to 34 age range and a loss of 17 households in the 45 and older age ranges.

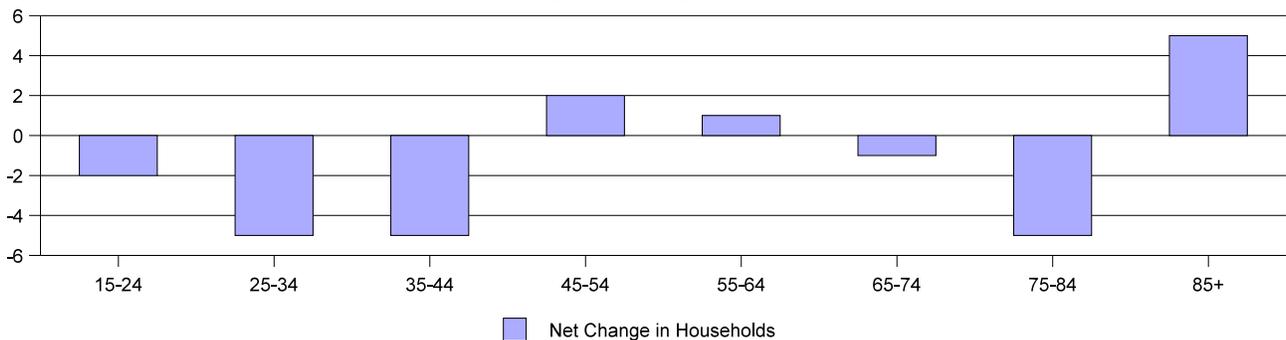
Household by Age Trends in Tulare: 2000 to 2010

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

Table 10 Households by Age - 2000 to 2010						
Age	Tulare			Spink County		
	2000	2010	Change	2000	2010	Change
15-24	7	5	-2	94	87	-7
25-34	11	6	-5	344	286	-58
35-44	18	13	-5	575	333	-242
45-54	15	17	2	536	549	13
55-64	15	16	1	368	529	161
65-74	14	13	-1	426	346	-80
75-84	17	12	-5	380	318	-62
85+	3	8	5	124	160	36
Total	100	90	-10	2,847	2,608	-239

Source: U.S. Census

Tulare Household Change by Age Between 2000 and 2010



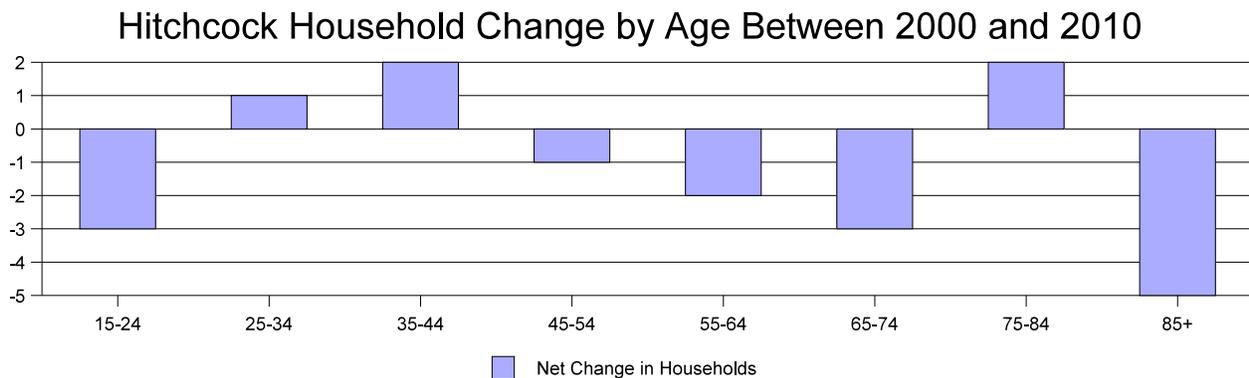
Tulare had an increase of three households in the 45 to 64 age ranges and five households in the 85 and older age ranges. Tulare had a decrease of 12 households in the 15 to 44 age range and a decrease of six households in the 65 to 84 age ranges.

Household by Age Trends in Hitchcock: 2000 to 2010

The 2010 Census allows for some analysis of Hitchcock and Spink County’s changing age patterns. Hitchcock is located on the border of Beadle and Spink Counties. However, Hitchcock is included in this Study because of its proximity to the other three jurisdictions included in this Study. The following table compares households by age of householder in 2000 and 2010, along with the numeric changes.

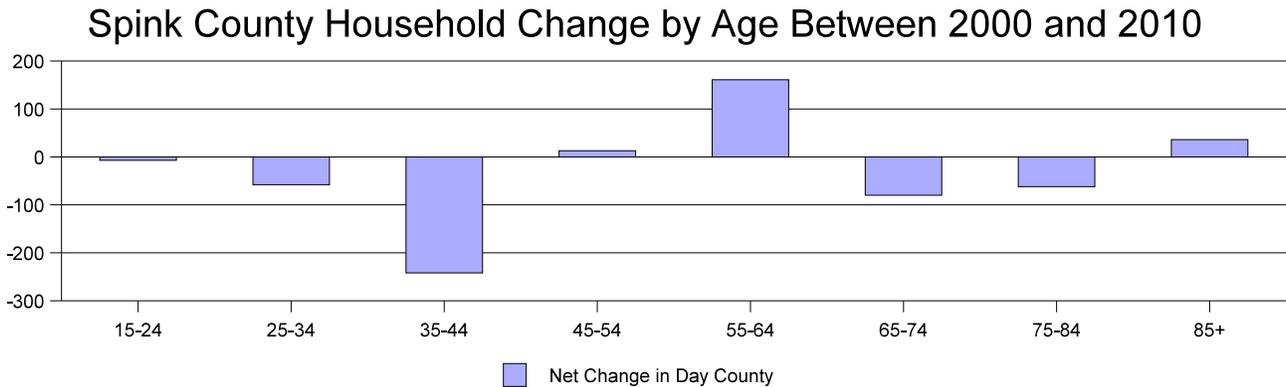
Table 11 Households by Age - 2000 to 2010						
Age	Hitchcock			Spink County		
	2000	2010	Change	2000	2010	Change
15-24	4	1	-3	94	87	-7
25-34	5	6	1	344	286	-58
35-44	5	7	2	575	333	-242
45-54	12	11	-1	536	549	13
55-64	10	8	-2	368	529	161
65-74	8	5	-3	426	346	-80
75-84	3	5	2	380	318	-62
85+	5	0	-5	124	160	36
Total	52	43	-9	2,847	2,608	-239

Source: U.S. Census

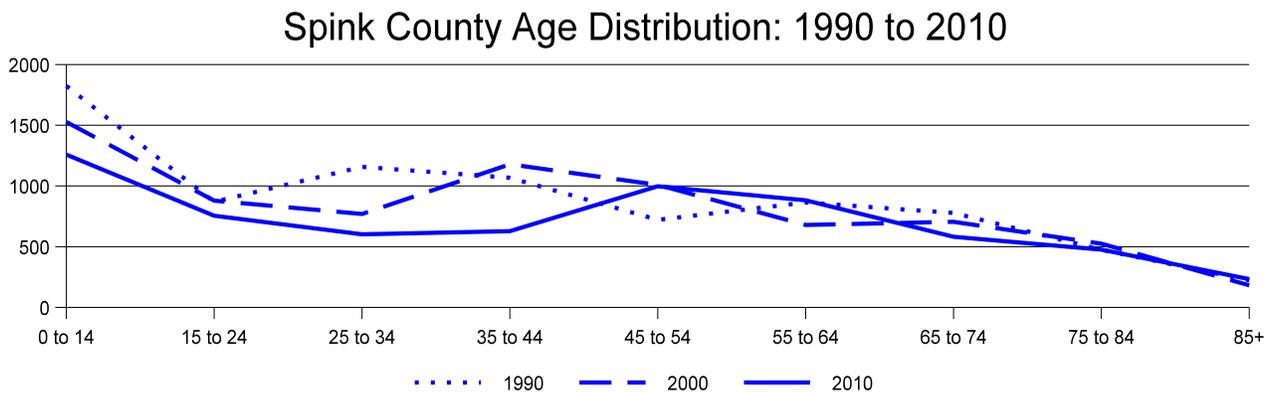


Hitchcock had a gain of three households in the 25 to 44 age ranges and a gain of two households in the 75 to 84 age range. Hitchcock had a loss of three households in the 15 to 24 age range, a loss of six households in the 45 to 74 age ranges and a loss of five households in the 85 and older age range.

Spink County experienced a gain of 174 households in the 45 to 64 age ranges and a gain of 36 households in the 85 and older age range. Spink County had a loss of 307 households in the 15 to 44 age ranges and a loss of 142 households in the 65 to 84 age ranges.



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



Although the baby boom generation has created a “wave” in Spink County as they have advanced through the aging cycle, this wave has grown progressively smaller, especially between 2000 and 2010, as the County experienced a significant overall loss of population.

Average Household Size

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

Table 12 Average Number of Persons Per Household: 1990 to 2014				
	1990 Census	2000 Census	2010 Census	2014 ESRI
Doland	2.25	2.48	1.89	1.67
Frankfort	2.34	2.05	2.44	2.16
Tulare	2.35	2.21	2.30	2.28
Hitchcock	2.07	2.08	2.12	2.09
Spink County	2.51	2.30	2.30	2.28
South Dakota	2.59	2.50	2.42	N/A

Source: U.S. Census; ESRI

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

The average household size in Doland, Tulare, and Spink County decreased from 1990 to 2010. Doland’s average household size decreased from 2.25 to 1.89, and Tulare’s average household size decreased from 2.35 to 2.30. Spink County’s average household size decreased from 2.51 in 1990 to 2.30 in 2010.

In Frankfort, the average household size increased from 2.34 to 2.44, from 1990 to 2010. In Hitchcock, the average household size increased from 2.07 persons per household in 1990 to 2.12 in 2010.

In 2010, the average household sizes in Doland, Tulare, Hitchcock, and in all of Spink County were substantially smaller than the Statewide average. Frankfort’s average household size was slightly above the statewide average in 2010.

Household Projections

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

Table 13 Household Projections Through 2019				
	2010 Census	2014 Estimate ESRI	2019 Projection ESRI	Change 2010 to 2019
Doland	95	100	106	11
Frankfort	61	64	68	7
Tulare	90	89	89	-1
Hitchcock	43	44	46	3
Spink County	2,608	2,668	2,741	133

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

- ▶ The growth projections calculated by ESRI expect household gains for Doland, Frankfort, Hitchcock and Spink County from 2010 to 2019. ESRI projects that Tulare will lose one household from 2014 to 2019. These projections are not consistent with past trends as there has been a long-term pattern of household loss in each of these jurisdictions.
- ▶ ESRI estimates that Doland had a five-household increase from 2010 to 2014 and is projected to add an additional six households from 2014 to 2019.
- ▶ ESRI estimates that Frankfort added three households from 2010 to 2014 and will add four households from 2014 to 2019.
- ▶ ESRI estimates that Tulare had a loss of one household from 2010 to 2014 and the number of households from will not change from 2014 to 2019.
- ▶ ESRI estimates that Hitchcock had an increase of one household from 2010 to 2014 and will have an increase of two households from 2014 to 2019.
- ▶ ESRI’s 2014 estimate for Spink County shows a gain of 60 households from 2010. ESRI projects that Spink County will add an additional 73 households from 2014 to 2019.

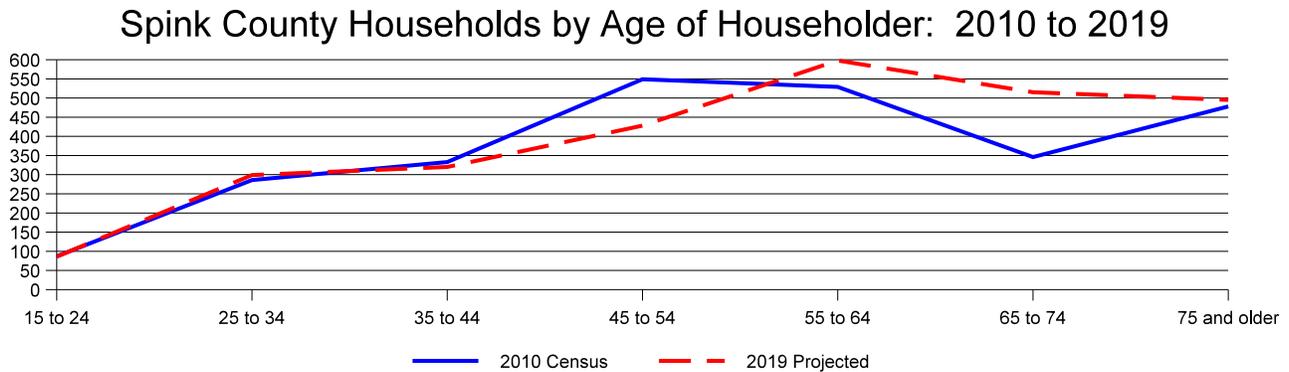
Spink County Household by Age Projections: 2010 to 2019

ESRI has generated household by age projections to the year 2019. The following table presents ESRI’s 2019 household by age projections and the household changes from 2010 to 2019.

Table 14 Spink County Projected Households by Age - 2010 to 2019			
	2010 Census	2019 Projection	Change from 2010
15-24	87	86	-1
25-34	286	299	13
35-44	333	320	-13
45-54	549	428	-121
55-64	529	598	69
65-74	346	515	169
75+	478	495	17
Total	2,608	2,741	-133

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

Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate most of the County’s growth in households in the age ranges between 55 and 74 years old. ESRI’s projections expect a gain of 238 households in these age ranges in Spink County from 2010 to 2019.



ESRI is also projecting an increase of 13 households in the 25 to 34 age range and a gain of 17 households in the 75 and older age ranges.

ESRI is projecting a loss of one household in the 15 to 24 age range and a loss of 134 households in the 35 to 54 age ranges.

When viewed as larger age groupings, these projections expect a net decrease of 122 households age 54 and younger, but an increase of 255 households age 55 and older through the year 2019.

Households by Type - Doland

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 Doland.

Table 15 Doland Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	33	6	-27
Single Parent with own children	7	6	-1
Married Couple without own children	33	32	-1
Family Householder without spouse	3	3	0
Total Families	76	47	-29
Non-Family Households			
Single Person	41	44	3
Two or more persons	3	4	1
Total Non-Families	44	48	4

Source: U.S. Census

Between 2000 and 2010, Doland experienced a decrease of 29 “family” households. Almost all of the family household losses were married couples with children with a loss of 27 households in this category. There was also a loss of one single parent with children household and a loss of one married couple without children household.

Doland had an increase of four “non-family” households. There was an increase of three one-person households. There was also an increase of one household that had unrelated individuals living together.

Households by Type - Frankfort

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 Frankfort.

Table 16 Frankfort Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	11	9	-2
Single Parent with own children	4	6	2
Married Couple without own children	28	22	-6
Family Householder without spouse	0	0	0
Total Families	43	37	-6
Non-Family Households			
Single Person	33	20	-13
Two or more persons	5	4	-1
Total Non-Families	38	24	-14

Source: U.S. Census

Between 2000 and 2010, Frankfort had a net loss of six “family” households. There was a decrease of two married couples with children and a decrease of six married couples without children. There was an increase of two single parent households that had their own children.

Frankfort had a decrease of 14 “non-family” households. There was a decrease of 13 one-person households and a decrease of one household that had unrelated individuals living together.

Households by Type - Tulare

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

Table 17 Tulare Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	19	13	-6
Single Parent with own children	8	6	-2
Married Couple without own children	30	30	0
Family Householder without spouse	3	3	0
Total Families	60	52	-8
Non-Family Households			
Single Person	37	31	-6
Two or more persons	3	7	4
Total Non-Families	40	38	-2

Source: U.S. Census

Between 2000 and 2010, Tulare experienced a decrease of eight “family” households. The town had a loss of two single parent households with children and a loss of six married couples with children.

Tulare had a net loss of two “non-family” households. There was a decrease of six one-person households but an increase of four households that had unrelated individuals living together.

Households by Type - Hitchcock

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

Table 18 Hitchcock Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	7	5	-2
Single Parent with own children	2	4	2
Married Couple without own children	21	19	-2
Family Householder without spouse	2	2	0
Total Families	32	30	-2
Non-Family Households			
Single Person	18	13	-5
Two or more persons	2	0	-2
Total Non-Families	20	13	-7

Source: U.S. Census

Between 2000 and 2010, Hitchcock had an overall net decrease of two “family” households. There was a decrease of two married couples with children and a loss of two married couple households without children. The town had an increase of two single parent with children households.

Hitchcock had a decrease of seven “non-family” households. There was a decrease of five one-person households and a decrease of two households that had unrelated individuals living together.

Households by Type - Spink County

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

Table 19 Spink County Household Composition - 2000 to 2010			
	2000 Census	2010 Census	Change
Family Households			
Married Couple with own children	703	468	-235
Single Parent with own children	168	184	16
Married Couple without own children	964	925	-39
Family Householder without spouse	98	100	2
Total Families	1,933	1,677	-256
Non-Family Households			
Single Person	833	829	-4
Two or more persons	81	102	21
Total Non-Families	914	931	17

Source: U.S. Census

Between 2000 and 2010, Spink County had an overall net decrease of 256 “family” households. There was a decrease of 235 married couples with children and a decrease in 39 married couple households without children. The County had an increase of 16 single parent with children households and two family householder without spouse households.

Spink County had an increase of 17 “non-family” households. There was a decrease of four one-person households but an increase of 21 households that had unrelated individuals living together.

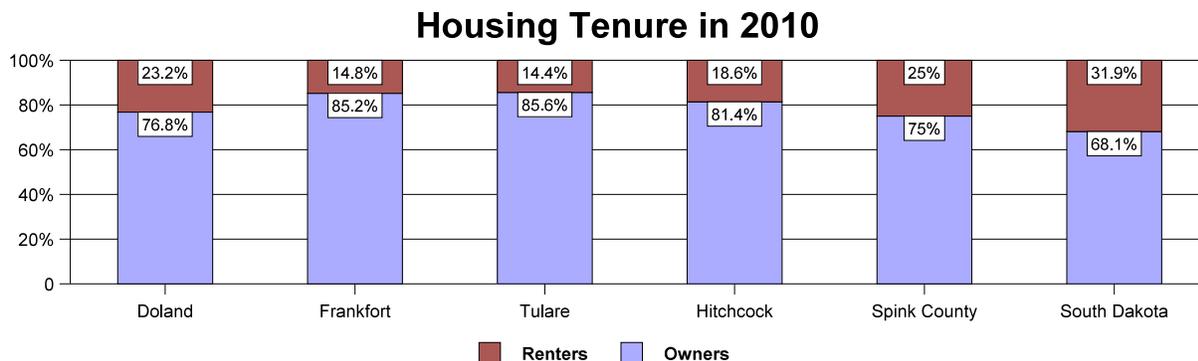
Housing Tenure

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

Table 20 Household Tenure - 2010				
	Number of Owners	Percent of all Households	Number of Renters	Percent of all Households
Doland	73	76.8%	22	23.2%
Frankfort	52	85.2%	9	14.8%
Tulare	77	85.6%	13	14.4%
Hitchcock	35	81.4%	8	18.6%
Spink County	1,957	75.0%	651	25.0%
State	-	68.1%	-	31.9%

Source: U.S. Census

According to the 2010 Census, the ownership tenure rate in Frankfort, Tulare and Hitchcock was above 80%, and Doland’s ownership rate was 76.8%. Spink County’s ownership tenure rate was 75%. The four cities and towns and Spink County all had rental tenure rates that were significantly below the Statewide rate of 31.9% renter households.



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

Table 21 Households by Housing Tenure - 2000 to 2010						
Tenure	Owners			Renters		
	2000	2010	Change	2000	2010	Change
Doland	91/75.8%	73/76.8%	-18	29/24.2%	22/23.2%	-7
Frankfort	74/91.4%	52/85.2%	-22	7/8.6%	9/14.8%	2
Tulare	77/77.0%	77/85.6%	0	23/23.0%	13/14.4%	-10
Hitchcock	39/75.0%	35/81.4%	-4	13/25.0%	8/18.6%	-5
Spink Co.	2,102/73.8%	1,957/75.0%	-145	745/26.2%	651/25.0%	-94

Source: U.S. Census

Doland, Frankfort, Hitchcock and Spink County all had a decrease in owner households between 2000 and 2010, while Tulare had no change in the number of owner households. Countywide, there was a decrease of 145 owner-occupancy households during the last decade.

Frankfort was the only city to show an increase in renter households. Doland, Tulare and Hitchcock all had a decrease in renter households. In all of Spink County, there was a decrease of 94 renter-occupancy households from 2000 to 2010.

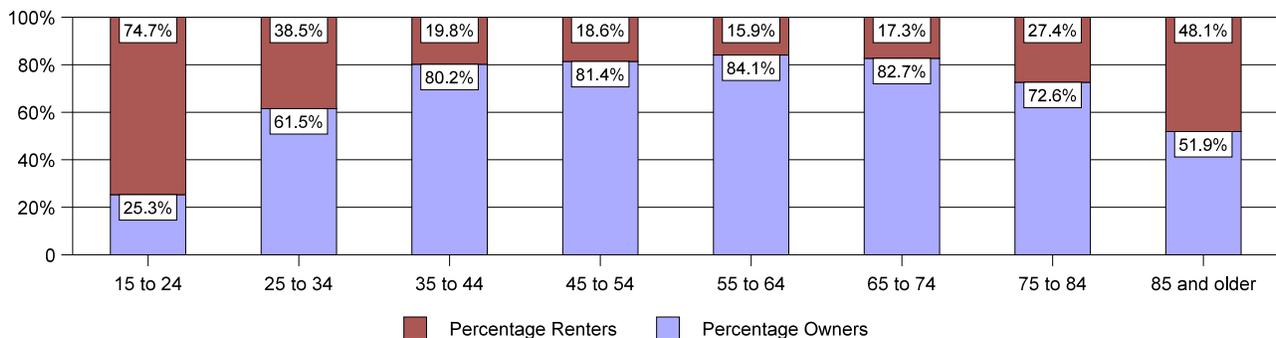
Tenure by Age of Householder

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

Table 22 Spink County Tenure by Age of Householder - 2010				
Age	Owners		Renters	
	Number	Percent within age	Number	Percent within age
15-24	22	25.3%	65	74.7%
25-34	176	61.5%	110	38.5%
35-44	267	80.2%	66	19.8%
45-54	447	81.4%	102	18.6%
55-64	445	84.1%	84	15.9%
65-74	286	82.7%	60	17.3%
75-84	231	72.6%	87	27.4%
85+	83	51.9%	77	48.1%
Total	1,957	75.0%	651	25.0%

Source: U.S. Census

Spink County Housing Tenure Patterns by Age in 2010



Within the defined age ranges, typical tenure patterns were present in the County. Households at the lowest and highest ends of the age spectrum showed a higher preference for rented housing, while middle-aged adult households were primarily homeowners. Approximately 75% of households age 24 and younger rented their unit, and approximately 48% of households age 85 and older were renters. Home ownership rates for each of the 10-year age cohorts between 35 and 74 years old were above 80%.

Tenure by Household Size

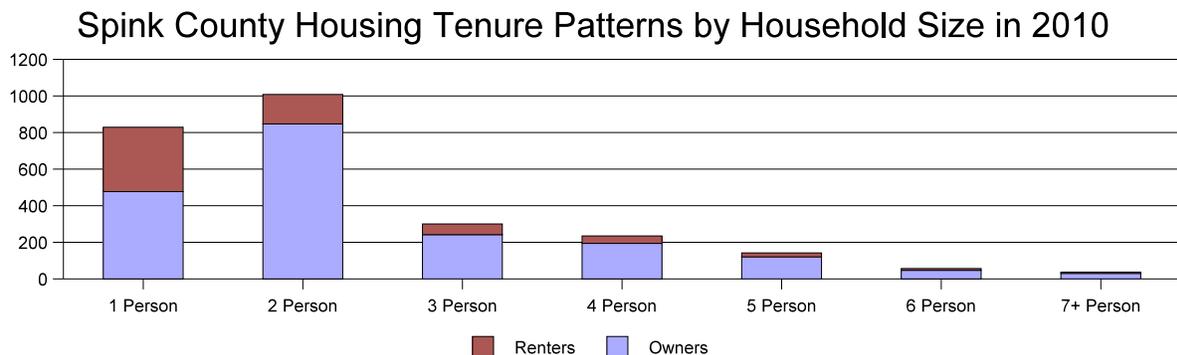
The 2010 Census provided information on housing tenure by household size. This can be compared to 2000 Census information to better understand changing trends. The following table provides information for Spink County.

Table 23 Spink County Tenure by Household Size - 2000 to 2010						
Household Size	Owners			Renters		
	2000	2010	Change	2000	2010	Change
1-Person	468	477	9	365	352	-13
2-Person	859	847	-12	183	161	-22
3-Person	261	242	-19	79	58	-21
4-Person	267	194	-73	60	41	-19
5-Person	146	120	-26	38	22	-16
6-Person	61	47	-14	9	10	1
7-Persons+	40	30	-10	11	7	-4
Total	2,102	1,957	-145	745	651	-94

Source: U.S. Census

From 2000 to 2010, there were overall net decreases in the overall number of owner and renter households in Spink County. There was an increase of nine owner households with one household member, however, all of the other household sizes had household decreases.

There was a decrease in all sizes of renter households, with the exception of six-person households, which had an increase of one household. Approximately 79% of the renter households in Spink County 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, town and county level through the 2013 American Community Survey. The size of the cities and towns is very small, thus, the survey for each city and town is small, which makes the margin of error large. This must be considered in analyzing the income data.

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 24 Median Household Income - 2000 to 2013			
	2000 Median	2013 Median	% Change
Doland	\$30,313	\$54,000	78.1%
Frankfort	\$30,357	\$48,375	59.4%
Tulare	\$25,313	\$53,333	110.7%
Hitchcock	\$30,000	\$56,250	87.5%
Spink County	\$31,717	\$48,911	54.2%
South Dakota	\$35,271	\$46,369	31.5%

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

Table 25 Median Family Income - 2000 to 2013			
	2000 Median	2013 Median	% Change
Doland	\$35,625	\$66,875	87.7%
Frankfort	\$39,688	\$66,500	67.6%
Tulare	\$33,750	\$66,250	96.3%
Hitchcock	\$44,167	\$78,542	77.8%
Spink County	\$37,114	\$61,063	64.5%
South Dakota	\$43,237	\$58,958	36.4%

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 from 2000 to 2013 in all of the jurisdictions. Also, all five jurisdictions' median family and household incomes are above the comparable statewide medians.

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

Using the commonly accepted standard that up to 30% of gross income can be applied to housing expenses without experiencing a cost burden, a median income household in Spink County could afford approximately \$1,223 per month and a median income family household could afford \$1,527 per month for ownership or rental housing in 2013.

Household Income Distribution

The 2013 American Community Survey provides household income distribution estimates for the four towns.

Table 26 Household Income Distribution - 2013				
Household Income	Doland	Frankfort	Tulare	Hitchcock
\$0 - \$14,999	11 / 11.5%	12 / 18.5%	4 / 4.3%	5 / 11.9%
\$15,000 - \$24,999	8 / 8.3%	4 / 6.1%	3 / 3.2%	0 / 0%
\$25,000 - \$34,999	5 / 5.2%	5 / 7.7%	20 / 21.3%	3 / 7.1%
\$35,000 - \$49,999	13 / 13.5%	18 / 27.7%	18 / 19.1%	10 / 23.8%
\$50,000 - \$74,999	31 / 32.3%	13 / 20.0%	23 / 24.5%	7 / 16.7%
\$75,000 - \$99,999	9 / 9.4%	7 / 10.8%	16 / 17.0%	10 / 23.8%
\$100,000+	19 / 19.8%	6 / 9.2%	10 / 10.6%	7 / 16.7%
Total	96 / 100%	65 / 100%	94 / 100%	42 / 100%

Source: 2000 Census; 2013 ACS

- ▶ In 2013, approximately 39% of Doland’s households, 60% of Frankfort’s households, 48% of Tulare’s households and 43% of Hitchcock’s households had annual incomes less than \$50,000.
- ▶ In 2013, approximately 61% of Doland’s households, 40% of Frankfort’s households, 52% of Tulare’s households and 57% of Hitchcock’s households had annual incomes more than \$50,000.
- ▶ Approximately 16% of the total households in the four jurisdictions have annual incomes less than \$25,000.

Spink County Income Distribution by Housing Tenure

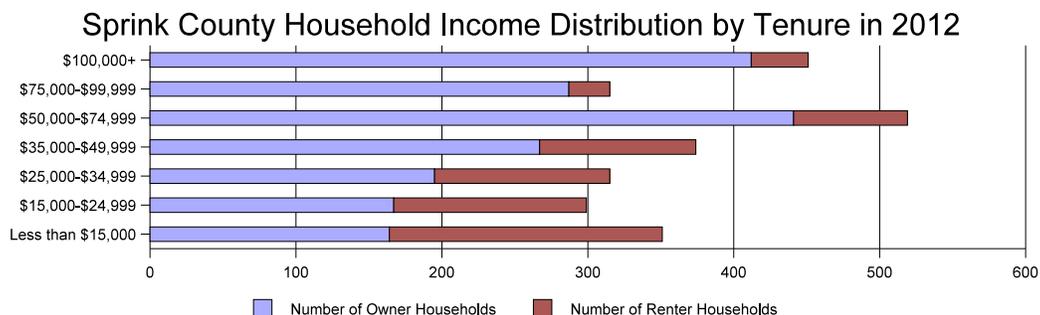
The 2013 American Community Survey provides income data by owner and renter status. The following table examines income distribution in Spink County.

The American Community Survey is an estimate, based on limited sampling data, and there are some differences when compared to the 2010 Census. The 2013 American Community Survey reported income information on 2,624 households while ESRI estimates that there are 2,741 households in Spink County in 2014. When compared to the ESRI estimate, it appears that the 2013 American Community Survey estimate of 2,624 is slightly lower than the actual number of households. However, the estimate is relatively accurate.

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

Table 27 Spink County Income Distribution by Tenure - 2013			
Household Income	Number of Owner Households	Number of Renter Households	Total Households
\$0 - \$14,999	164/46.7%	187/53.3%	351
\$15,000 - \$24,999	167/55.9%	132/44.1%	299
\$25,000 - \$34,999	195/61.9%	120/38.9%	315
\$35,000 - \$49,999	267/71.4%	107/28.6%	374
\$50,000 - \$74,999	441/85.0%	78/15.0%	519
\$75,000 - \$99,999	287/91.1%	28/8.9%	315
\$100,000+	412/91.4%	39/8.6%	451
Total	1,933	691	2,624

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 64% of all renter households in Spink County had an annual income below \$35,000. At 30% of income, these households would have \$875, or less, that could be applied to monthly housing costs. The median income for all renter households was approximately \$27,250 in 2013. At 30% of income, a renter at the median level could afford approximately \$681 per month or less for housing costs.

Most owner households had a higher income level than rental households. Approximately 59% of all owner households had an annual income of \$50,000 or more. The estimated median household income for owners in 2013 was approximately \$59,800. At 30% of income, an owner at the median income level could afford approximately \$1,495 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 Spink County.

Table 28 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%	154/28.7%	40/26.0%	194/28.1%
20% to 29.9%	58/10.8%	47/30.5%	105/15.2%
30% to 34.9%	31/5.8%	0/0%	31/4.5%
35% or more	128/23.8%	35/22.7%	163/23.6%
Not Computed	166/30.9%	32/20.8%	198/28.6%
Total	537/100%	154/100%	691/100%

Source: 2013 American Community Survey

According to the American Community Survey, approximately 28% of all renters in the County were paying 30% or more of their income for rent. The large majority of these households were actually paying 35% or more of their income for housing. Federal standards for rent subsidy programs generally identify 30% of 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 Spink County it was primarily due to low income levels for renters. A majority of the renter households with a housing cost burden had an annual household income below \$20,000. To avoid a cost burden, these lower income households would have needed a unit with a gross monthly rent of \$500 or less.

Senior citizen renters (age 65 and older) represented approximately 18% of all households with a rental cost burden. Households in the age ranges between 15 and 64 years old represented approximately 82% 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 Spink County that are paying different percentages of their gross household income for housing costs.

Table 29 Ownership Costs as a Percentage of Income - Spink County		
Percentage of Household Income for Housing Costs	Number of Owner Households 2013	Percent of All Owner Households 2013
0% to 19.9%	1,373	71.0%
20% to 29.9%	307	15.9%
30% to 34.9%	66	3.4%
35% or more	170	8.8%
Not Computed	17	0.9%
Total	1,933	100%

Source: 2013 ACS

The 2013 American Community Survey slightly underestimated the number of owner households in Spink County. However, this source still represents the best available information on income compared to housing costs.

Most owner-occupants, which would include households with and without a mortgage, reported paying less than 30% of their income for housing. However, approximately 12% of all home owners reported that they paid more than 30% of their income for housing. The large majority of these households were paying more than 35% of income for housing costs.

Occupancy Status of Housing Units - 2010

Table 30 Occupancy Status of Housing Units - 2010						
	Occupied Units		Vacant Units			
	Owner	Renter	For Rent	For Sale	Seasonal Use	Other Vacant
Doland	73	22	3	3	19	11
Frankfort	52	9	0	2	6	8
Tulare	77	13	2	0	1	10
Hitchcock	35	8	8	1	4	2
Spink Co.	1,957	651	76	26	197	232

Source: U.S. Census

- ▶ In 2010, according to the U.S. Census, there were 197 seasonal housing units in Spink County including 19 units in Doland, six units in Frankfort, one unit in Tulare and four units in Hitchcock.
- ▶ In addition to the seasonal units in 2010, there were 334 vacant housing units in Spink County, including 17 units in Doland, 10 units in Frankfort, 12 units in Tulare and 11 units in Hitchcock.

Existing Home Sales

Home sale information exists from Spink County and from reports that the County files with the South Dakota Department of Revenue. The County collects and utilizes information from residential sales for its annual sales ratio study. This listing of residential sales is then provided to the Department of Revenue, which makes the reports available on its website.

The County compares the actual sale price to the estimated taxable value for each property. As a result, the County information for sales primarily reflects existing homes that have an established tax value. New construction sales activity would generally not be recorded in the data that was used for this analysis, unless the house had been constructed some time ago and did have an established tax value from the prior year.

The County also attempts to sort the residential sales into different groupings, primarily based on whether or not the house was actively listed for sale in the open market. As a result, some sales each year are rejected because they were not viewed as open market transactions.

The County also rejects sales if the price exceeds 150% of the taxable market value, even when these sales are open market transactions. However, when these sales are also open market transactions they can be identified, and Community Partners Research, Inc., has included these higher-ratio sales in the analysis that follows.

The County's time period for analyzing annual sales differs slightly from the calendar year. It begins on November 1st and ends on October 31st of each year. Information was analyzed beginning with year 2009 (starting November 1, 2008) and extending through October 31, 2014. The sales activity for 2014 had not been audited by the State at the time of the research for this Study.

It is important to note that the number of houses sold in any 12-month period can be limited and may not be an accurate indicator of overall home values in the community. However, this sample does provide some insight into those units that have turned-over during this time period. By looking at a multi-year grouping of sales, it is also possible to analyze more reliable data.

Home Sales - Doland

Table 31 Doland Residential Sales Activity - 2009 through 2014				
Sales Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2014	6	\$17,500*	\$40,000	\$3,500
2013	4	\$12,375*	\$52,000	\$9,500
2012	4	\$23,450*	\$39,900	\$16,000
2011	4	\$38,095*	\$89,500	\$4,000
2010	5	\$20,000	\$48,329	\$8,000
2009	5	\$18,500	\$25,000	\$3,250
Six-year	28	\$ 20,000	\$89,500	\$3,250

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

* Median calculated from nearest sales

- ▶ Over the entire six-year time period reviewed, only 28 residential sales occurred in Doland that were viewed as open market transactions. Within any single 12-month time period, no more than five sales occurred.
- ▶ Over the entire six-year period, the median home sales price in Doland was \$20,000.
- ▶ Over the six-year period, only one home was sold for more than \$60,000, when a sale occurred in 2011 for \$89,500.
- ▶ In most of the years reviewed, at least one residential sale occurred for less than \$10,000.

Distressed Sales

- ▶ A separate sales search was completed looking for residential foreclosures or Sheriff's Sale activity in Doland, but no transactions were identified from 2009 to 2014.

Home Sales by Price Range - Doland

The following table looks at single family houses that sold within defined price ranges in Doland over the six-year period from November 1, 2008, to October 31, 2014. Due to the limited number of sales in any single year, the longer time frame has been used for the analysis.

Table 32 Doland Home Sales by Price Range: 2009 to 2014		
Sale Price	Number of Sales	Percentage of All Sales
Less than \$25,000	16	57.1%
\$25,000 - \$49,999	10	35.7%
\$50,000 - \$74,999	1	3.6%
\$75,000 - \$99,999	1	3.6%
\$100,000 or more	0	0
Total	28	100%

Source: SD Department of Revenue; Community Partners Research, Inc.

- ▶ Recent home sales have been primarily in the lower price ranges. Approximately 57% of the sales were for less than \$25,000 and nearly 93% of the sales were for less than \$50,000.
- ▶ Over the past six years, only two houses in Doland were sold for more than \$50,000, including a sale for \$89,500 in 2011 and a sale for \$52,000 in 2013.

Home Sales - Frankfort

Table 33 Frankfort Residential Sales Activity - 2009 through 2014				
Sales Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2014	4	\$41,350*	\$120,000	\$19,000
2013	4	\$30,000*	\$45,000	\$10,500
2012	2	\$37,000*	\$44,000	\$30,000
2011	7	\$38,000	\$98,000	\$8,000
2010	5	\$19,900	\$65,000	\$3,000
2009	7	\$10,400	\$25,000	\$1,000
Six-year	29	\$ 20,000	\$120,000	\$1,000

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

* Median calculated from nearest sales

- ▶ Over the entire six-year time period reviewed, only 29 residential sales occurred in Frankfort that were viewed as open market transactions. Within any single 12-month time period, no more than seven sales occurred.
- ▶ Over the entire six-year period, the median home sales price in Frankfort was \$20,000.
- ▶ Over the six-year period, only one home was sold for more than \$100,000, when a sale occurred in 2014 for \$120,000.
- ▶ In all but one of the years reviewed, at least one residential sale occurred for less than \$20,000.

Distressed Sales

- ▶ A separate sales search was completed looking for residential foreclosures or Sheriff's Sale activity in Frankfort, but no transactions were identified from 2009 to 2014.

Home Sales by Price Range - Frankfort

The following table looks at single family houses that sold within defined price ranges in Frankfort over the six-year period from November 1, 2008, to October 31, 2014. Due to the limited number of sales in any single year, the longer time frame has been used for the analysis.

Table 34 Frankfort Home Sales by Price Range: 2009 to 2014		
Sale Price	Number of Sales	Percentage of All Sales
Less than \$25,000	15	51.7%
\$25,000 - \$49,999	8	27.6%
\$50,000 - \$74,999	3	10.3%
\$75,000 - \$99,999	2	6.9%
\$100,000 or more	1	3.4%
Total	29	100%

Source: SD Department of Revenue; Community Partners Research, Inc.

- ▶ Recent home sales have been primarily in the lower price ranges. Nearly 52% of the sales were for less than \$25,000 and more than 79% of the sales were for less than \$50,000.
- ▶ Over the past six years, only one house in Frankfort was sold for more than \$100,000, when a sale for \$120,000 was recorded in 2014.

Home Sales - Hitchcock

Home sale information also exists from Beadle County and from reports that the County files with the South Dakota Department of Revenue.

In Hitchcock, only four open market sales have been recorded over the last six years.

Table 35 Hitchcock Residential Sales Activity - 2009 through 2014				
Sales Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
Six-year Total	4	\$35,000*	\$59,750	\$9,000

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

* Median calculated from nearest sales

- ▶ Over the entire six-year time period reviewed, only four residential sales occurred in Hitchcock that were viewed as open market transactions. Two of these sales were in 2014. One sale occurred in both 2010 and 2011.
- ▶ With only four sales in the sample, an actual median did not exist, and the two closest sales represented a wide range. The two sales closest to the midpoint were for \$15,000 and \$55,000, resulting in a calculated median of \$35,000.
- ▶ Over the six-year period, no homes were sold for more than \$60,000, with the highest-valued sale recorded at \$59,750. This sale occurred in 2014.
- ▶ The lowest-valued sale was for only \$9,000, and was recorded in 2012.

Distressed Sales

- ▶ A separate sales search was completed looking for residential foreclosures or Sheriff's Sale activity in Hitchcock, but no transactions were identified from 2009 to 2014.

Home Sales - Tulare

Table 36 Tulare Residential Sales Activity - 2009 through 2014				
Sales Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2014	3	\$45,000	\$175,000	\$13,800
2013	2	\$71,480*	\$102,500	\$40,460
2012	7	\$40,000	\$105,000	\$3,000
2011	5	\$28,000	\$95,000	\$16,150
2010	5	\$20,000	\$115,000	\$5,500
2009	2	\$29,000*	\$30,000	\$28,000
Six-year	24	\$29,000	\$175,000	\$3,000

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

* Median calculated from nearest sales

- ▶ Over the entire six-year time period reviewed, only 24 residential sales occurred in Tulare that were viewed as open market transactions. Within any single 12-month time period, no more than seven sales occurred, and in two of the years only two good sales were recorded.
- ▶ Over the entire six-year period, the median home sales price in Tulare was \$29,000.
- ▶ Over the six-year period, only five houses were sold for more than \$75,000, and the highest-valued sale occurred in 2014 for \$175,000.
- ▶ In four of the six years reviewed, at least one residential sale occurred for less than \$20,000.

Distressed Sales

- ▶ A separate sales search was completed looking for residential foreclosures or Sheriff's Sale activity in Tulare, but no transactions were identified from 2009 to 2014.

Home Sales by Price Range - Tulare

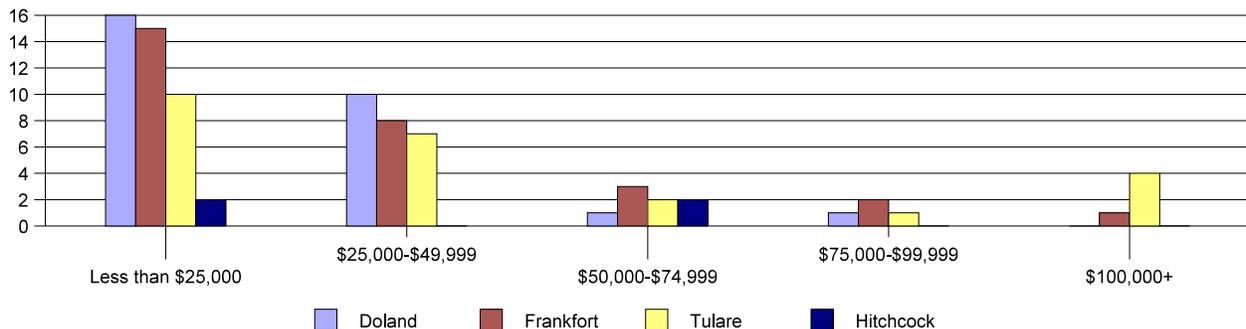
The following table looks at single family houses that sold within defined price ranges in Tulare over the six-year period from November 1, 2008, to October 31, 2014. Due to the limited number of sales in any single year, the longer time frame has been used for the analysis.

Table 37 Tulare Home Sales by Price Range: 2009 to 2014		
Sale Price	Number of Sales	Percentage of All Sales
Less than \$25,000	10	41.7%
\$25,000 - \$49,999	7	29.2%
\$50,000 - \$74,999	2	8.3%
\$75,000 - \$99,999	1	4.2%
\$100,000 or more	4	16.7%
Total	24	100%

Source: SD Department of Revenue; Community Partners Research, Inc.

- ▶ Recent home sales have been primarily in the lower price ranges. Approximately 71% of the sales were for less than \$50,000 and more than 79% of the sales were for less than \$75,000.
- ▶ Over the past six years, only five houses in Tulare were sold for more than \$75,000, including a sale for \$175,000 in 2014, the highest-priced sale recorded in the City.

Home Sales by Price Range: 2009 to 2014



Housing Condition

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

- ▶ Doland - 122
- ▶ Frankfort - 75
- ▶ Tulare - 94
- ▶ Hitchcock - 55

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 38 Windshield Survey Housing Condition Estimate - 2014

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Doland	34/27.9%	41/33.6%	30/24.6%	17/13.9%	122
Frankfort	17/22.7%	19/25.3%	21/28.0%	18/24.0%	75
Tulare	40/42.6%	23/24.5%	24/25.5%	7/7.4%	94
Hitchcock	15/27.3%	12/21.8%	17/30.9%	11/20.0%	55
Total	106/30.6%	95/27.5%	92/26.6%	53/15.3%	346

Source: Community Partners Research, Inc.

- ▶ Approximately 28% of the houses in the four cities and towns need minor repair and 27% need major repair. Approximately 31% are sound, with no required improvements. Fifty-three houses are dilapidated and possibly beyond repair.
- ▶ In Doland, approximately 39% of all rated houses were in one of the two lowest condition categories, including 17 houses that received the lowest rating of dilapidated.
- ▶ In Frankfort, 52% of all rated houses were in one of the two lowest condition categories, including 18 houses that received the lowest rating of dilapidated.
- ▶ In Tulare, nearly 33% of all rated houses were in one of the two lowest condition categories, including seven houses that received the lowest rating of dilapidated.
- ▶ In Hitchcock, approximately 51% of all rated houses were in one of the two lowest condition categories, including 11 houses that received the lowest rating of dilapidated.
- ▶ Although most of the houses in each community were in need of repair, approximately 23% or more of the housing stock in each city and town received a rating of sound, indicating no visible repairs.

Mobile Home Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of 26 mobile homes located in Doland, Frankfort, Tulare and Hitchcock.

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

Dilapidated was the lowest rating used. Dilapidated mobile homes need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for removal. Major Rehabilitation is defined as a mobile home needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses and mobile homes in this condition category may or may not be economically feasible to rehabilitate.

Minor Repair mobile homes are judged to be generally in good condition and require less extensive repair, such as one major improvement. Mobile homes in this condition category may be good candidates for rehabilitation programs because they are in a salable price range and may be feasible to repair. Sound mobile homes are judged to be in good, 'move-in' condition. Mobile homes may contain minor code violations and still be considered Sound.

	Sound	Minor Repair	Major Repair	Dilapidated	Total
Doland	1/10.0%	3/30.0%	3/30.0%	3/30.0%	10
Frankfort	2/40.0%	2/20.0%	3/30.0%	1/10.0%	10
Tulare	2/100.0%	0/0%	0/0%	0/0%	2
Hitchcock	1/25.0%	1/25.0%	1/25.0%	1/25.0%	4
Total	8/30.8%	6/23.1%	7/26.9%	5/19.2%	26

Source: Community Partners Research, Inc.

- ▶ The mobile homes in the jurisdictions are in fair condition. Approximately 23% of the mobile homes need minor repair and 27% need major repair. Approximately 31% are sound, with no required improvements. Five mobile homes were rated as dilapidated and possibly beyond repair.

New Housing Construction

Over the past 15 years, from 2000 to 2014, four new homes were constructed or moved into Doland, five homes were constructed or moved into Tulare, two new homes were moved into Hitchcock and two new homes were moved into Frankfort.

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

Spink County Building Permit Trends

Spink County has experienced some new housing construction activity in recent years. The following table identifies the units that have been constructed from 2000 to 2013.

Table 40 Spink County Housing Unit Construction Activity: 2000 to 2013			
Year	Single Family	Two or More Units	Total Units Constructed
2013	12	2	14
2012	18	9	27
2011	20	0	20
2010	22	0	22
2009	12	0	12
2008	25	3	28
2007	19	10	29
2006	13	4	17
2005	11	2	13
2004	15	8	23
2003	3	0	3
2002	2	0	2
2001	0	0	0
2000	2	0	2
TOTAL	174	38	212

Source: City of Redfield; Community Partners Research, Inc.

Over the past 14 years, 212 new housing units have been constructed in Spink County, based on building permit issuance and U.S. Census information. The units include 174 single family homes and 38 units in three four-plexes, one tri-plex, one six-plex, one five-plex and four duplexes.

From 2000 to 2006, the County averaged approximately eight to nine new housing units per year. After 2006, housing construction activity increased and the County has averaged 21 to 22 new units per year from 2006 to 2013.

Employment and Local Economic Trends Analysis

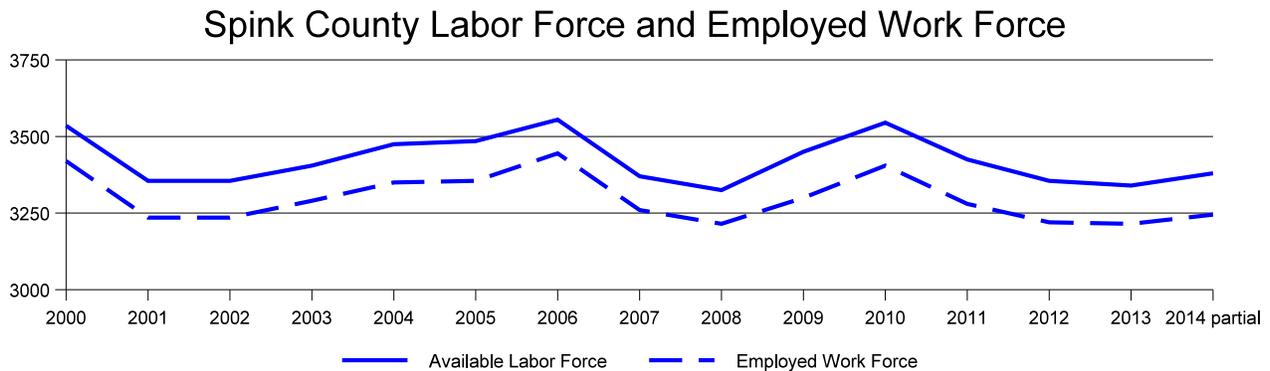
While many factors influence the need for housing, employment opportunities represent a predominant demand generator. Without jobs and corresponding wages, the means to pay for housing is severely limited.

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

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

Table 41 Spink County Annual Labor Statistics: 2000 to 2014*						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - SD	Unemployment Rate - US
2000	3,535	3,420	115	3.3%	2.7%	4.0%
2001	3,355	3,235	120	3.6%	3.1%	4.7%
2002	3,355	3,235	120	3.6%	3.3%	5.8%
2003	3,405	3,290	150	3.4%	3.5%	6.0%
2004	3,475	3,350	125	3.6%	3.7%	5.6%
2005	3,485	3,355	130	3.8%	3.7%	5.1%
2006	3,555	3,445	110	3.1%	3.1%	4.6%
2007	3,370	3,260	110	3.2%	2.9%	4.6%
2008	3,325	3,215	110	3.3%	3.0%	5.8%
2009	3,450	3,300	150	4.4%	5.2%	9.3%
2010	3,545	3,405	140	3.9%	5.1%	9.6%
2011	3,425	3,280	145	4.2%	4.7%	8.9%
2012	3,355	3,220	135	4.1%	4.2%	8.1%
2013	3,340	3,215	125	3.7%	3.8%	7.4%
2014*	3,380	3,245	135	4.0%	3.7%	6.5%

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



When viewed over a longer time period, there has been no real growth in the area’s labor force or employed work force, despite some up and down movement from year to year. Between 2000 and 2013, the last full year of information, the size of the resident labor force decreased by 195 people, or 5.5%. The employed work force decreased by 205 people over that same time period, or 6%.

The size of the County’s resident employed work force reached its recent peak in 2006, at 3,445 people. However, the number of employed County residents then declined the following year, before reaching its second highest level in 2010. After 2010, the number of employed residents dropped again and reached its lowest level in 2013. Partial-year information for 2014 indicates that the level in the current year may be slightly higher than 2013, but this cannot be fully determined until the final two months of the year are included.

Although there has been up and down movement in the size of the labor force and the employed work force, unemployment levels for Spink County have remained relatively low. Throughout the time period reviewed, the County’s unemployment rate has remained well below the national average. Excluding partial-year data for 2014, the County’s unemployment rate has been lower than the Statewide rate since 2009.

Average Annual Wages by Industry Sector

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

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

Table 42 Spink County Average Wages by Industry Detail: 2013		
Industry	2013 Employment	2013 Average Annual Wage
Total All Industry	2,351	\$32,232
Natural Resources, Mining	146	\$39,008
Construction	97	\$37,663
Manufacturing	82	\$45,187
Trade, Transportation, Utilities	468	\$39,896
Information	4	\$33,759
Financial Activities	132	\$38,127
Professional and Business Services	53	\$36,070
Education and Health Services	186	\$21,889
Leisure and Hospitality	160	\$11,032
Other Services	35	\$31,759
Government	988	\$30,393

Source: South Dakota Department of Labor

The average annual wage for all industry in 2013 was \$32,232. The highest paying wage sectors were Manufacturing and Trade, Transportation and Utilities, with an annual average wage of \$45,187 and \$39,896, respectively. Trade, Transportation and Utilities was also the second largest industry sector for number of employees.

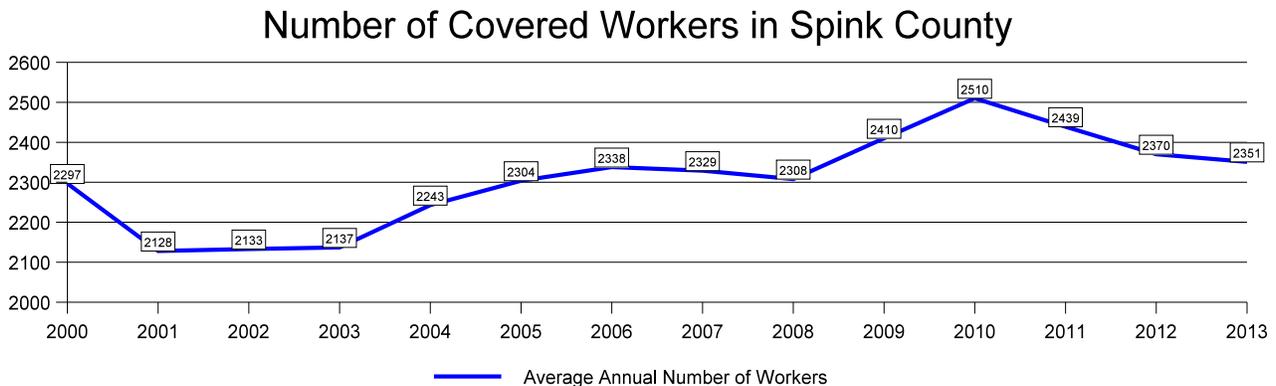
The lowest paying wage sector was Leisure and Hospitality, with an average annual wage of approximately \$11,000.

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 Spink County back to the year 2000.

Table 43 Spink Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2000	2,297	2007	2,329
2001	2,128	2008	2,308
2002	2,133	2009	2,410
2003	2,137	2010	2,510
2004	2,243	2011	2,439
2005	2,304	2012	2,370
2006	2,338	2013	2,351

Source: QCEW - SD Department of Labor



Over time there has been both upward and downward movement in the number of employees working in Spink County. If 2013 is compared to the year 2000, there has been some slight increase in the number of workers covered by unemployment insurance. Over this time, the number of workers increased by 54 people, or 2.4%. The highest number of workers was reached in 2010, but then has decreased through the end of 2013.

Regional Unemployment and Wage Rates

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

Table 44 Regional and State Unemployment Data - 2013			
Area	Number of Unemployed - 2013	Unemployment Rate - 2013	2013 Average Annual Wage all Industry County Wage
Spink County	125	3.7%	\$32,232
Huron	260	3.6%	\$34,306
Aberdeen	535	3.5%	\$36,673
Watertown	465	3.6%	\$34,854
Brookings	440	3.3%	\$37,526
Mitchell	295	3.2%	\$34,361
Pierre	255	3.1%	\$37,901
Yankton	290	3.8%	\$35,823
Sioux Falls	3,200	3.5%	\$41,627
South Dakota	-	3.8%	\$37,226
North Dakota	-	2.9%	\$47,788
Minnesota	-	5.1%	\$50,128

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

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

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

The average annual wage in Spink County in 2013 was below the Statewide average by approximately \$5,000 annually. It was also \$2,000 or more below the large communities in the area, including Huron, Watertown and Aberdeen.

The average annual wage in South Dakota was the lowest of the three States examined. The highest average annual wage in 2013 was in the State of Minnesota. Both North Dakota and Minnesota had statewide average wages that were more than \$15,000 higher than the average wage in Spink 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 Redfield, the largest city in Spink County. The first table only examines travel time for Redfield residents, and excludes people that work at home.

Table 45 Commuting Times for Redfield Residents - 2013		
Travel Time	Number	Percent
Less than 10 minutes	695	65.2%
10 to 19 minutes	222	20.8%
20 to 29 minutes	60	5.6%
30 minutes +	89	8.3%
Total	1,066	100%

Source: 2013 American Community Survey 5-year estimates

The majority of Redfield residents were driving less than 10 minutes to work in 2012. Overall, more than 65% of residents traveling less than 10 minutes, and approximately 86% were traveling less than 20 minutes to work. Fewer than 9% of the City’s residents did commute a half hour or more for employment.

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

Table 46 Commuting Times for Redfield Employees - 2013		
Travel Time	Number	Percent
Less than 10 minutes	614	50.9%
10 to 19 minutes	318	26.3%
20 to 29 minutes	163	13.5%
30 minutes +	112	9.3%
Total	1,207	100%

Source: 2013 American Community Survey 5-year estimates

For people that worked in Redfield, approximately 49% traveled 10 minutes or more, and presumably lived outside the city limits. However, most workers lived within the immediate vicinity, with fewer than 23% of all employees traveling 20 minutes or more to Redfield.

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 Redfield, there were 1,049 people that were employed within the City in 2011. Approximately 42% of these City-based employees also lived in Redfield. The remaining 58% of employees lived outside the City and commuted in.

The On the Map reporting service can also be used to track worker outflow patterns from the City. Overall, there were 1,057 Redfield residents that were employed. Most of these City residents actually worked outside the community, as more than 58% traveled to other locations. Only 42% of City residents also worked within Redfield.

City of Doland

Introduction

Doland is a small town located in Spink County approximately 20 miles from Redfield, 18 miles from Clark, 45 miles from Huron, 50 miles from Watertown and 60 miles from Aberdeen.

Key Statistics: Doland	
<i>Demographic</i>	
Population:	186 people in 2014
Households:	100 households in 2014
Household Size:	1.67 persons per household in 2014
Population Trend:	Up 6 people from 2010 to 2014
Household Trend:	Up 5 households from 2010 to 2014
Household Projection:	A gain of 6 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$54,000 in 2013
Median Family Income:	\$66,875 in 2013
<i>Housing</i>	
Home Ownership Rate:	76.8% home owners
Rental Rate:	23.2% renters
Median Home Value:	\$20,000 based on sales over past six years
New Construction:	4 houses from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 34 homes Minor Rehab - 41 homes Major Rehab - 30 homes Dilapidated - 17 homes

Findings on Growth Trends

Doland's population was 180 people in 2010, which is a loss of 117 people from 2000. Doland had a loss of nine people during the 1990s. Doland had 95 households in 2010, which is a loss of 25 households from 2000. Doland had a loss of 16 households in the 1990s.

In the 1990s, Spink County had a decrease of 527 people and 175 households. From 2000 to 2010, Spink County had a loss of 1,039 people and 239 households.

Findings on Growth Projections

As part of this Study, ESRI provided population and household projections to the year 2019 for Doland and Spink County. ESRI is projecting that Doland will increase by six households and seven people from 2014 to 2019.

For all of Spink County, ESRI expects an increase of 112 people and a gain of 73 households from 2014 to 2019.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were 22 occupied rental units and three unoccupied rental units in Doland, for a total estimated rental inventory of 25 units. Doland's rental tenure rate was 23.2%, which was well below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Doland had 29 occupied rental units, and nine vacant rental units, for a total estimated rental inventory of 38 units. The rental tenure rate in 2000 was 24.2%.

Based on a Census comparison, Doland had a decrease of seven renter-occupancy households, and 13 rental units from 2000 to 2010.

Rental Survey

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

Doland has one multi-family rental project. The Doland General Occupancy Rural Development Project has eight units in two four-plexes. The eight units include two one-bedroom and six two-bedroom units. Six of the eight units have rent assistance. Tenants that live in units with rent assistance pay 30% of their income for rent, up to a maximum rent. The maximum rent is \$511 for a one-bedroom unit and \$550 for a two-bedroom unit. Two units have no rent assistance and tenants pay the maximum rent. Currently, the project has two vacancies. The two vacancies are the units that do not have rent assistance.

Table 47 Doland Multifamily Rental Housing Inventory					
Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Subsidized					
Doland Rural Development Project	2 - 1 Bedroom <u>6 - 2 Bedroom</u> 8 Total Units	\$511 max \$550 max 30% of income	2 vacancies	General Occupancy	The Doland General Occupancy Rural Development Project includes eight units in two 4-plexes. There are two one-bedroom and six two-bedroom units. Six units have rent assistance and pay 30% of their income up to a maximum rent. Currently, there are two vacancies. The two vacancies are the units that do not have rent assistance. Tenants that rent these units have to pay the maximum rent.

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 Doland. 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 City's potential for growth.
- ▶ **New housing development and housing rehabilitation generally will not occur without proactive community involvement** - To attract new home construction or housing rehabilitation in Doland, subsidies or some other form of financial assistance will be needed from Doland, BASEC, Grow Spink, Inc., regional housing agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the City's existing housing stock** - The future of Doland 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 the City's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - 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 Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Doland have been formulated through the analysis of the information provided in the previous sections and include 12 recommendations. The findings/recommendations have been developed in the following five categories:

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

The findings/recommendations for each category are as follows:

Rental Housing Development

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

Home Ownership

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

Single Family Housing Development

6. Lot availability
7. Governors Homes/Housing development

Housing Rehabilitation

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

Other Housing Issues

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

Rental Housing Development

Findings: The 2010 U.S. Census reports that there are 22 rental households in Doland. Most of Doland's renter households are living in the City's Rural Development subsidized project or in single family homes.

ESRI's projections indicate that Doland is expected to increase by six households from 2014 to 2019 and Spink County is projected to add 73 households.

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

Findings: From 2014 to 2019, Doland is projected to add seven people and six households.

Currently, Doland has an eight-unit Rural Development subsidized rental housing project. Also, Doland has single family homes that are rentals. The Rural Development Project includes eight units in two four-plexes. The units were recently remodeled. There are two one-bedroom and six two-bedroom units in the project. Six units have rent assistance and pay 30% of their income up to a maximum rent. Two units don't have rent assistance and tenants pay the maximum income, which is \$511 for a one-bedroom unit and \$550 for a two-bedroom unit. At the time of the survey, the two units without rent assistance were vacant.

The Doland Housing and Economic Development Corporation is constructing a rental tri-plex. The tri-plex includes one two-bedroom and two three-bedroom units. The rent will be \$700 plus utilities for a one-bedroom unit and \$800 plus utilities for a three-bedroom unit. Tenants must have an annual income less than 115% of the median income. The units will be single story units with a minimum of 1,400 square feet. The units will also have garages.

The development of the tri-plex was a coordinated effort and includes funds from the South Dakota Housing Development Authority and assistance from BASEC, Grow Spink, Inc., and the City of Doland.

Recommendation: We do not recommend the construction of market rate or subsidized rental housing at this time based on the development of the new tri-plex and vacancies in the Rural Development Project. Doland lacks some amenities to attract a large number of rental households including employment, commercial, health care, retail and service opportunities.

However, we do recommend that Doland monitor the need for the production of market rate or subsidized housing in the future. Additionally, we recommend that the City of Doland and BASEC communicate with the owner of the Rural Development Project to assure that occupancy rates are high and it continues to be a community asset.

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, however, we do believe there is limited continued demand for affordable rental housing. Doland is within commuting distance of Redfield, Clark, Huron, Watertown and Aberdeen. These cities have employment opportunities. Also, there are some limited employment opportunities in Doland.

According to the 2010 U.S. Census, and our housing condition survey, there are vacant homes and seasonal homes in Doland.

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

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

3. Utilize the Housing Choice Voucher Program

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

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

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

The Housing Choice Voucher Program is administered in Spink County by the Redfield Housing Authority. The Redfield Housing Authority has the ability to issue approximately 54 vouchers. Currently, one Doland household is utilizing a Housing Choice Voucher.

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

Also, Housing Choice Vouchers would expand the market of households for the new tri-plex units, as a Voucher would make the rent affordable for more households.

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Doland is estimated to be \$20,000 based on sales activity over the past six years. The home values in Doland provide an excellent market for first time buyers and households seeking moderately priced homes.

Some Doland and Spink County households have not been able to achieve the goal of home ownership and may need the assistance of special programs to help them purchase their first home. Also, the number of households in the 25 to 34 age range is expected to grow in Spink County. Some of these younger households need assistance to purchase a home. To assist in promoting the goal of home ownership, the following activities are recommended:

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

Findings: We believe that affordable home ownership is one of the issues facing Doland 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. Doland 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 Doland, BASEC, Grow Spink, Inc., and the Doland Housing and Development Corporation should continue to work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should be encouraged to provide

home ownership opportunities. Doland should also work with housing agencies to assure that Doland is receiving its share of resources that are available in Spink County and the region.

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

5. Develop a Purchase/Rehabilitation Program

Findings: Doland has a stock of older, lower valued homes, many of which need repairs. Our analysis of recent sales activity indicates that up to 50% of the homes in Doland are valued at less than \$20,000. As some lower valued homes come up for sale, they may not be attractive options for potential home buyers because of the amount of repair work that is required.

Some communities with a stock of older homes that need rehabilitation have developed a purchase/rehabilitation program. Under a purchase/rehabilitation program, the 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.

Currently, BASEC and the Doland Housing and Development Corporation own a home that they may rehabilitate and sell for home ownership.

Recommendation: We recommend that BASEC and Grow Spink, Inc., develop and implement a purchase/rehab program that can be implemented in Spink County cities and towns. The low values of existing homes in small Spink County cities and towns make a purchase/rehab program feasible. 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, there may be an opportunity for BASEC and Grow Spink, Inc., to financially assist the private sector with purchasing, rehabilitating and selling homes.

Single Family Housing Development

Findings: Four new homes have been constructed in Doland since 2000. Three of the new homes have been Governors homes.

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

Our projections also expect Spink County's number of households in the 25 to 34 age range to increase over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited over the next five years. This is due to multiple factors including the small size of the community, the current low property values and limited housing construction over the past 14 years. However, it is our projection that two homes could be constructed or moved into Doland over the next five years from 2015 to 2020.

6. Lot Availability

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

Recommendation: We use a standard that a 2.5-year supply of lots should be available in the marketplace, based on annual lot usage. Using our projections that one to two houses will be constructed or moved in over the next five years, there currently is an adequate supply of in fill lots in Doland and these lots can meet demand.

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

7. Governors Homes/Housing Development

Findings: Three Governors Homes have been moved into Doland over the past several years. One of the Governors Homes was developed for the school superintendent. Although it can take an extended amount of time to sell the homes, it has been a successful method of expanding Doland's housing stock.

Recommendation: We recommend that the City of Doland continue to utilize the Governor's Home Program. It is our opinion that two Governors Homes could be moved in over the next five years. However, the number of homes may change based on demand.

For the Governor's Home Program to be successful in Doland, the price of the home must be as low as possible. To accomplish this, all stakeholders must continue to be involved, including the City of Doland, the Doland Housing and Development Corporation, Grow Spink, Inc., and BASEC. Also, financial assistance such as land donations, low interest loans, down payment assistance, tax abatement, etc. will need to be included to keep the homes affordable.

Housing Rehabilitation

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

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

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

8. Promote rental housing rehabilitation

Findings: Doland has approximately 25 rental units. Our condition analysis identified several substandard rental units. The rental units in need of repair are primarily single family homes. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Doland 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 Grow South Dakota, HAPI, Inc., USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

9. Promote owner-occupied housing rehabilitation efforts

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

Our 2014 housing condition survey of 122 Doland homes found 41 homes that need minor repairs and 30 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Doland.

Recommendation: We recommend that Doland and area housing agencies continue to seek local, state and federal funds to assist in financing housing rehabilitation. BASEC and Grow Spink, Inc., have been active in obtaining funds for housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank are all potential funding sources.

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

Other Housing Initiatives

10. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 122 homes in Doland, 17 homes are dilapidated and too deteriorated to rehabilitate. We also identified 30 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Doland's housing stock and to maintain the appearance of the community, these structures should be demolished.

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

Also, the Doland Housing and Economic Development Corporation and BASEC should maintain an inventory of the dilapidated houses, which will assist the City in acquiring these structures as opportunities become available.

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

Findings: In addition to local resources, Doland has access to BASEC, Grow Spink, Inc., Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

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

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

12. Promote Commercial Rehabilitation and Development

Findings: Doland's commercial district is in fair to good condition, however, there are several substandard commercial buildings.

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

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

City of Frankfort

Introduction

Frankfort is a small town located in Spink County approximately 10 miles from Redfield, 29 miles from Clark, 42 miles from Huron, 52 miles from Aberdeen and 60 miles from Watertown.

Key Statistics: Frankfort	
<i>Demographic</i>	
Population:	154 people in 2014
Households:	64 households in 2014
Household Size:	2.16 persons per household in 2014
Population Trend:	Up 5 people from 2010 to 2014
Household Trend:	Up 3 households from 2010 to 2014
Household Projection:	A gain of 4 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$48,375 in 2013
Median Family Income:	\$66,500 in 2013
<i>Housing</i>	
Home Ownership Rate:	85.2% home owners
Rental Rate:	14.8% renters
Median Home Value:	\$20,000 based on sales from 2014 to 2019
New Construction:	Two homes moved in over the past six years
<i>Housing Condition</i>	
Condition Rating:	Sound - 17 homes Minor Rehab - 19 homes Major Rehab - 21 homes Dilapidated - 18 homes

Findings on Growth Trends

Frankfort's population was 149 people in 2010, which is a loss of 17 people from 2000. Frankfort had a loss of 26 people during the 1990s. Frankfort had 61 households in 2010, which is a loss of 20 households from 2000. Frankfort had a loss of one household in the 1990s.

In the 1990s, Spink County had a decrease of 527 people and 175 households. From 2000 to 2010, Spink County had a loss of 1,039 people and 239 households.

Findings on Growth Projections

As part of this Study, ESRI has provided population and household projections to the year 2019 for Frankfort and Spink County. ESRI is projecting that Frankfort's population will increase by six people. ESRI's household projections expect a gain of four households from 2014 to 2019.

For all of Spink County, ESRI expects an increase of 112 people and a gain of 73 households from 2014 to 2019.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were nine occupied rental units and no unoccupied rental unit in Frankfort, for a total estimated rental inventory of nine units. Frankfort's rental tenure rate was 14.8%, which is well below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Frankfort had seven occupied rental units, and one vacant rental unit, for a total estimated rental inventory of eight units. The rental tenure rate in 2000 was 8.6%.

Based on a Census comparison, Frankfort had an increase of two renter-occupancy households, and a gain of one rental unit from 2000 to 2010.

Rental Survey

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

Recommendations, Strategies and Housing Market Opportunities

Based on the research contained in this study, and the housing strengths and barriers identified above, we believe that the following recommendations are realistic options for Frankfort. 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 City's potential for growth.
- ▶ **New housing development and housing rehabilitation generally will not occur without proactive community involvement** - To attract new home construction or housing rehabilitation in Frankfort, subsidies or some other form of financial assistance will be needed from the Frankfort Housing and Development Corporation, BASEC, Grow Spink, Inc., regional housing agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the City's existing housing stock** - The future of Frankfort 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 the City's major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Develop a realistic action plan with goals and time lines** - 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 Grow South Dakota, Homes are Possible, Inc., USDA Rural Development and the South Dakota Housing Development Authority. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for Frankfort have been formulated through the analysis of the information provided in the previous sections and include 12 recommendations. The findings/recommendations have been developed in the following five categories:

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

The findings/recommendations for each category are as follows:

Rental Housing Development

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

Home Ownership

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

Single Family Housing Development

6. Lot availability
7. Governors Homes/Housing Development

Housing Rehabilitation

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

Other Housing Issues

10. Acquire and demolish dilapidated structures
11. Create a plan and a coordinated effort among housing agencies
12. Promote commercial development

Rental Housing Development

Findings: The 2010 U.S. Census reports that there were nine rental households in Frankfort. Frankfort's renter households are living in single family homes.

ESRI's projections indicate that Frankfort is expected to increase by four households from 2014 to 2019 and Spink County is projected to add 73 households.

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

Findings: From 2014 to 2019, Frankfort's population is projected to increase by six people and four households, thus, Frankfort's demand for rental housing is limited. Also, Frankfort lacks amenities to attract a large number of rental households including employment, commercial, health care, retail and service opportunities. Frankfort historically has been a City with a high owner occupancy rate due to the lack of demand for rental housing and the lack of a significant household growth over past decades.

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

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, however, we do believe there is some limited demand for affordable rental housing. Frankfort is within commuting distance of Redfield, Clark, Huron and Watertown. These cities have employment opportunities. According to the 2010 U.S. Census, and our housing condition survey, there are several vacant homes in Frankfort.

Recommendation: We recommend that Frankfort coordinate with private rental property owners and regional housing agencies to acquire vacant homes for rental housing. Private rental property owners could purchase the homes and utilize funding from housing agencies to rehabilitate the homes. Potential funding sources include USDA Rural Development, the South Dakota Housing

Development Authority and the Federal Home Loan Bank. Grow South Dakota and HAPI, Inc., are regional housing agencies that could potentially assist with this project.

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

3. Utilize the Housing Choice Voucher Program

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

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

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

The Housing Choice Voucher Program is administered in Spink County by the Redfield Housing Authority. The Redfield Housing Authority has the ability to issue approximately 54 vouchers.

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

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Frankfort is estimated to be \$20,000 based on sales activity over the past six years. The home values in Frankfort provide an excellent market for first time buyers and households seeking moderately priced homes.

Some Frankfort and Spink County households have not been able to achieve the goal of home ownership and may need the assistance of special programs to help them purchase their first home. Also, the number of households in the 25 to 34 age range is expected to grow in Spink County. Some of these younger households need assistance to purchase a home. To assist in promoting the goal of home ownership, the following activities are recommended:

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

Findings: We believe that affordable home ownership is one of the issues facing Frankfort 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. Frankfort 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 Frankfort, BASEC and the Frankfort Housing and Development Corporation should continue to work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Currently, BASEC has down payment assistance and mortgage funds available. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

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

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

5. Develop a Purchase/Rehabilitation Program

Findings: Frankfort has a stock of older, lower valued homes, many of which need repairs. Our analysis of sales activity indicates that some of the homes in Frankfort are valued at less than \$20,000. As some lower valued homes come up for sale, they may not be attractive options for potential home buyers because of the amount of repair work that is required.

Some communities with a stock of older homes that need rehabilitation have developed a purchase/rehabilitation program. Under a purchase/rehabilitation program, the 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 BASEC and Grow Spink, Inc., develop and implement a purchase/rehab program that can be implemented in Spink County cities and towns. The low values of existing homes in small Spink County cities and towns make a purchase/rehab program feasible. 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, there may be an opportunity for BASEC and Grow Spink, Inc., to financially assist the private sector with purchasing, rehabilitating and selling homes.

Single Family Housing Development

Findings: Two new home have been moved into Frankfort since 2000. Both of these houses were Governors Homes.

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

Our projections also expect Spink County's number of households in the 25 to 34 age range to increase over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited in Frankfort over the next five years. This is due to multiple factors including the small size of the community, the current low property values and limited housing construction over the past 14 years. However, it is our projection that two homes could be constructed or moved into Frankfort over the next five years from 2015 to 2020.

6. Lot Availability

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

Recommendation: We use a standard that a 2.5-year supply of lots should be available in the marketplace, based on annual lot usage. Using our projections that one to two houses will be constructed or moved in over the next five years, there currently is an adequate supply of in fill lots in Frankfort and these lots can meet demand.

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

Also, the Frankfort Housing and Development Corporation should consider purchasing existing lots for future development and for Governors Home sites.

7. Governors Homes/Housing Development

Findings: Two Governors Homes have been moved into Frankfort over the past several years. One home had been sold for \$96,000. Although it can take an extended amount of time to sell a Governors Home, it is a successful method of expanding Frankfort's housing stock.

Recommendation: We recommend that the City of Frankfort continue to utilize the Governor's Home Program. It is our opinion that two Governors Homes could be moved into Frankfort over the next five years. However, the number of homes may change based on demand.

For the Governor's Home Program to be successful in Frankfort, the price of the home must be as low as possible. To accomplish this, all stakeholders must continue to be involved, including the City of Frankfort, the Frankfort Housing and Development Corporation, Grow Spink, Inc., and BASEC. Also, financial assistance such as land donations, low interest loans, down payment assistance, tax abatement, etc. will need to be included in the development and purchase of the homes to keep the homes affordable.

Housing Rehabilitation

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

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

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

8. Promote rental housing rehabilitation

Findings: Frankfort has nine rental units according to the 2010 Census. Our condition analysis identified several substandard rental units. The rental units in need of repair are in single family homes. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Frankfort 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 Grow South Dakota, HAPI, Inc., USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

9. Promote owner-occupied housing rehabilitation efforts

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

Our 2014 housing condition survey of 75 Frankfort homes found 19 homes that need minor repairs and 21 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Frankfort.

Recommendation: We recommend that Frankfort and area housing agencies continue to seek local, state and federal funds to assist in financing housing rehabilitation. BASEC and Grow Spink, Inc., have been active in obtaining funds for housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank, are all potential funding sources.

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

Other Housing Initiatives

10. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 75 homes in Frankfort, 18 homes are dilapidated and too deteriorated to rehabilitate. We also identified 21 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Frankfort's housing stock and to maintain the appearance of the community, these structures should be demolished.

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

Also, Frankfort, the Frankfort Housing and Development Corporation and BASEC should maintain an inventory of dilapidated houses, which will enable the City to acquire dilapidated homes as opportunities come to fruition.

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

Findings: In addition to local resources, Frankfort has access to BASEC, Grow Spink, Inc., Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Frankfort has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Frankfort work with the housing agencies to prioritize the recommendations of this Study and to develop a plan in coordination with BASEC and Grow Spink, Inc., to address Frankfort's housing needs. The plan should include strategies, time lines and the responsibilities of each agency.

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

12. Promote Commercial Rehabilitation and Development

Findings: Frankfort's commercial/retail opportunities are very limited. Frankfort would be a more attractive residential location for households if some of their commercial/retail needs could be met in Frankfort.

Recommendation: We recommend that the City of Frankfort, the Frankfort Housing and Development Corporation and BASEC work to develop retail/commercial projects in Frankfort. A priority would be a convenience store/gas station.

Town of Tulare

Introduction

Tulare is a small town located in Spink County approximately 10 miles from Redfield, 53 miles from Aberdeen and 39 miles from Huron.

Key Statistics: Tulare	
<i>Demographic</i>	
Population:	203 people in 2014
Households:	89 households in 2014
Household Size:	2.28 persons per household in 2014
Population Trend:	Down 4 people from 2010
Household Trend:	Down 1 household from 2010
Household Projection:	No change in households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$53,333 in 2013
Median Family Income:	\$66,250 in 2013
<i>Housing</i>	
Home Ownership Rate:	85.6% home owners
Rental Rate:	14.4% renters
Median Home Value:	\$29,000 based on sales from 2009 to 2014
New Construction:	5 houses constructed/moved in from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 40 homes Minor Rehab - 23 homes Major Rehab - 24 homes Dilapidated - 7 homes

Findings on Growth Trends

Tulare's population was 207 people in 2010, which is a loss of 14 people from 2000. Tulare had a loss of 23 people during the 1990s. Tulare had 90 households in 2010, which is a loss of 10 households from 2000. Tulare had a loss of four households in the 1990s.

In the 1990s, Spink County had a decrease of 527 people and 175 households. From 2000 to 2010, Spink County had a loss of 1,039 people and 239 households.

Findings on Growth Projections

As part of this Study, ESRI has provided population and household projections to the year 2019 for Tulare and Spink County.

ESRI is projecting that Tulare's population will decrease by two people from 2014 to 2019. ESRI's household projections estimate no change in the number of Tulare households from 2014 to 2019.

For all of Spink County, ESRI expects an increase of 112 people and a gain of 73 households from 2014 to 2019.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were 23 occupied rental units and two unoccupied rental units in Tulare, for a total estimated rental inventory of 25 units. Tulare's rental tenure rate, was 14.4%, which was well below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Tulare had 23 occupied rental units, and four vacant rental units, for a total estimated rental inventory of 27 units. The rental tenure rate in 2000 was 23%.

Based on a Census comparison, Tulare had no change in the number of renter-occupancy households, and a loss of two rental units from 2000 to 2010.

Rental Survey

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

Tulare has one multi-family rental project, which is a Rural Development general occupancy four-plex. The four units are all one-bedroom units. The four units have rent assistance. Tenants that live in units with rent assistance pay 30% of their income for rent, up to a maximum rent. The maximum rent is \$465. At the time of the rental survey two units were vacant.

Tulare 48 Multifamily Rental Housing Inventory					
Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Subsidized					
Tulare Rural Development Project	<u>4 - 1 bedroom</u> 4 total units	\$465 max. 30% of income	2 vacancies	General Occupancy	The Tulare General Occupancy Rural Development Project includes one 4-plex. There are four one-bedroom units. All four units have rent assistance and tenants pay 30% of their income up to a maximum rent. Currently, there are two vacancies.

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 Tulare. They are based on the following strategies.

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

Summary of Findings/Recommendations

The findings/recommendations for Tulare have been formulated through the analysis of the information provided in the previous sections and include 12 recommendations. The findings/recommendations have been developed in the following five categories:

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

The findings/recommendations for each category are as follows:

Rental Housing Development

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

Home Ownership

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

Single Family Housing Development

6. Lot availability
7. Governors Homes/Housing Development

Housing Rehabilitation

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

Other Housing Issues

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

Rental Housing Development

Findings: The 2010 U.S. Census reports that there were 23 renter households in Tulare. Most of Tulare's renter households are living in single family homes.

ESRI's projections indicate that Tulare's number of households will not change from 2014 to 2019 and Spink County is projected to add 73 households.

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

Findings: From 2014 to 2019, Tulare's population is projected to decrease by two people and Tulare's number of households is projected to remain the same, thus, the demand for additional rental housing in Tulare is limited. Also, Tulare lacks some amenities to attract a large number of rental households including employment, commercial, health care, retail and service opportunities.

Tulare has a four-unit Rural Development subsidized rental housing project. The Rural Development Project includes four one-bedroom units. Tenants pay 30% of their income up to a maximum rent of \$465.

Currently, the Rural Development project in Tulare has two vacancies. Also, Tulare had a second Rural Development project. However, the four-plex was sold and converted from subsidized to market rate. The new owner is converting the four-plex into a duplex.

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

Also, we recommend that the Tulare Economic Development Corporation and BASEC communicate with the owner of the Rural Development project to improve occupancy rates to assure it continues to be a community asset.

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, however, we do believe there is limited continued demand for affordable rental housing. Also, approximately 20 single family homes are being rented in Tulare, which indicates there is demand for rental single family homes in Tulare. Tulare is within commuting distance of Redfield, Clark, Huron, Aberdeen and Watertown. These cities have employment opportunities. Also, there are limited employment opportunities in Tulare. According to the 2010 U.S. Census, and our housing condition survey, there are vacant homes in Tulare.

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

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

3. Utilize the Housing Choice Voucher Program

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

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

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

The Housing Choice Voucher Program is administered in Spink County by the Redfield Housing Authority. The Redfield Housing Authority has the ability to issue approximately 54 vouchers.

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

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Tulare is estimated to be \$29,000 based on sales activity over the past six years. The home values in Tulare provide an excellent market for first time buyers and households seeking moderately priced homes.

Some Tulare and Spink County households 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. Also, the number of households in the 25 to 34 age range is expected to grow in Spink County. Some of these younger households need assistance to purchase a home. To assist in promoting the goal of home ownership, the following activities are recommended:

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

Findings: We believe that affordable home ownership is one of the issues facing Tulare 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. Tulare 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 Town of Tulare, BASEC and the Tulare Economic Development Corporation should continue to work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs.

Currently, BASEC has down payment and mortgage funds available. Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

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

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

5. Develop a Purchase/Rehabilitation Program

Findings: Tulare 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 Tulare are valued less than \$29,000. As some lower valued homes come up for sale, they may not be attractive options for potential home buyers because of the amount of repair work that is required.

Some communities with a stock of older homes that need rehabilitation have developed a purchase/rehabilitation program. Under a purchase/rehabilitation program, the 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.

A house was donated to the Town of Tulare and the Tulare Economic Development Corporation has placed the home on a foundation, will make improvements and sell the home at a price in the \$90,000 range.

Recommendation: We recommend that BASEC and Grow Spink, Inc., develop and implement a purchase/rehab program that can be implemented in Spink County cities and towns. The low values of existing homes in small Spink County cities and towns make a purchase/rehab program feasible. 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, there may be an opportunity for BASEC and Grow Spink, Inc., to financially assist the private sector with purchasing, rehabilitating and selling homes.

Single Family Housing Development

Findings: Five new homes have been constructed or moved into Tulare since 2000.

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

Our projections also expect Spink County's number of households in the 25 to 34 age range to increase over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited over the next five years. This is due to multiple factors including the small size of the community, the current low property values and limited housing construction over the past 14 years. However, it is our projection that two to three homes could be constructed or moved into Tulare over the next five years from 2015 to 2020.

6. Lot Availability

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

Also, it is anticipated that additional lots will be available due to housing demolition over the next several years. There may also be an opportunity to purchase a parcel of land, which could provide approximately seven lots.

Recommendation: We use a standard that a 2.5-year supply of lots should be available in the marketplace, based on annual lot usage. Using our projections that two to three houses will be constructed or moved in over the next five years, there will be an adequate supply of in fill lots in Tulare and these lots can meet demand.

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

Also, the Tulare Economic Development Corporation should consider purchasing existing lots for future housing development and for Governors Home sites.

7. Governors Homes/Housing Development

Findings: One Governors Home has been moved into Tulare over the past several years.

Recommendation: We recommend that the Town of Tulare utilize the Governor's Home Program. It is our opinion that two Governors Homes could be moved in over the next five years. However, the number of homes may change based on demand.

For the Governor's Home Program to be successful in Tulare, the price of the home must be as low as possible. To accomplish this, all stakeholders must continue to be involved, including the Town of Tulare, the Tulare Economic Development Corporation, Grow Spink, Inc., and BASEC. Also, financial assistance such as land donations, low interest loans, down payment assistance, tax abatement, etc. will need to be included to keep the homes affordable.

Housing Rehabilitation

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

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

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

8. Promote rental housing rehabilitation

Findings: Tulare has approximately 25 rental units. Our condition analysis identified several substandard rental units. The rental units in need of repair are primarily single family homes. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Tulare 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 Grow South Dakota, HAPI, Inc., USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

9. Promote owner-occupied housing rehabilitation efforts

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

Our 2014 housing condition survey of 94 Tulare homes found 23 homes that need minor repairs and 24 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Tulare.

Recommendation: We recommend that Tulare and area housing agencies continue to seek local, state and federal funds to assist in financing housing rehabilitation. BASEC and Grow Spink, Inc., have been active in obtaining funds for housing rehabilitation. USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank, are potential funding sources.

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

Other Housing Initiatives

10. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 94 homes in Tulare, seven homes are dilapidated and too deteriorated to rehabilitate. We also identified 24 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Tulare's housing stock and to maintain the appearance of the community, these structures should be demolished.

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

Also, the Tulare Economic Development Corporation and BASEC, should maintain an inventory of dilapidated houses, which will enable the Town to acquire dilapidated homes as opportunities come to fruition.

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

Findings: In addition to local resources, Tulare has access to BASEC, Grow Spink, Inc., Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Tulare has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Tulare work with the housing agencies to prioritize the recommendations of this Study and to develop a plan in coordination with BASEC and Grow Spink, Inc., to address Tulare's housing needs. The plan should include strategies, time lines and the responsibilities of each agency.

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

12. Promote Commercial Rehabilitation and Development

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

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

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

Town of Hitchcock

Introduction

Hitchcock is a small town located in Beadle County approximately 22 miles from Redfield, 28 miles from Huron and 64 miles from Aberdeen.

Key Statistics: Hitchcock	
<i>Demographic</i>	
Population:	92 people in 2014
Households:	44 households in 2014
Household Size:	2.09 persons per household in 2014
Population Trend:	Up 1 person from 2010 to 2014
Household Trend:	Down 1 household from 2010 to 2014
Household Projection:	A gain of 2 households between 2014 and 2019
<i>Income</i>	
Median Household Income:	\$55,250 in 2013
Median Family Income:	\$78,542 in 2013
<i>Housing</i>	
Home Ownership Rate:	81.4% home owners
Rental Rate:	18.6% renters
Median Home Value:	\$35,000 based on sales from 2009 to 2014
New Construction:	Two houses moved in from 2000 to 2014
<i>Housing Condition</i>	
Condition Rating:	Sound - 15 homes Minor Rehab - 12 homes Major Rehab - 17 homes Dilapidated - 11 homes

Findings on Growth Trends

Hitchcock's population was 91 people in 2010, which is a loss of 17 people from 2000. Hitchcock had a gain of 13 people during the 1990s. Hitchcock had 43 households in 2010, which is a loss of nine households from 2000. Hitchcock had a gain of six households in the 1990s.

In the 1990s, Beadle County had a decrease of 1,230 people and 131 households. From 2000 to 2010, Beadle County had a gain of 375 people and 66 households.

Findings on Growth Projections

As part of this Study, ESRI has provided population and household projections to the year 2019 for Hitchcock and Beadle County.

ESRI is projecting that Hitchcock's population will gain four people and two households from 2014 to 2019.

For all of Beadle County, ESRI expects an increase of 900 people and a gain of 384 households from 2014 to 2019.

Rental Housing Data

Census Bureau Rental Inventory

According to the 2010 U.S. Census, there were eight occupied rental units and eight unoccupied rental units in Hitchcock, for a total estimated rental inventory of 16 units. Hitchcock's rental tenure rate was 18.6%, which was well below the Statewide rate in 2010 of 31.9%.

At the time of the 2000 Census, Hitchcock had 13 occupied rental units, and no vacant rental units, for a total estimated rental inventory of 13 units. The rental tenure rate in 2000 was 25.0%.

Based on a Census comparison, Hitchcock had a decrease of five renter-occupancy households, and an increase of three rental units from 2000 to 2010.

Rental Survey

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

Hitchcock has one multi-family rental project. Cedar Apartments is a six-unit general occupancy market rate project. The units were constructed in 1980. Cedar Apartments was originally a subsidized project, but converted to market rate when the new owners purchased the project in 1999. The six units include four one-bedroom and two two-bedroom units. The two-bedroom units have two bathrooms. The rents are \$325 for a one-bedroom unit and \$450 for a two-bedroom unit. Tenants also pay heat and electricity.

The buildings have new siding and new roofs. The units have new stoves and refrigerators. The owner reports no vacancies and there is a waiting list. The owner reports that she has a vacancy only every few years.

Table 49 Hitchcock Multifamily Rental Housing Inventory					
Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Cedar Apartments	4 - 1 bedroom <u>2 - 2 bedroom</u> 6 total units	\$325 \$450 + heat and electricity	No vacancies and a waiting list	General occupancy	Cedar Apartments is a six-unit general occupancy market rate project. The units were constructed in 1980. Cedar Apartments was originally a subsidized project, but converted to market rate when the new owners purchased the project in 1999. The six units include four one-bedroom and two two-bedroom units. The two-bedroom units have two bathrooms. The rents are \$325 for a one-bedroom unit and \$450 for a two-bedroom unit. Tenants also pay heat and electricity.

Source: Community Partners Research, Inc.

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 Hitchcock. They are based on the following strategies.

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

Summary of Findings/Recommendations

The findings/recommendations for Hitchcock have been formulated through the analysis of the information provided in the previous sections and include 12 recommendations. The findings/recommendations have been developed in the following five categories:

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

The findings/recommendations for each category are as follows:

Rental Housing Development

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

Home Ownership

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

Single Family Housing Development

6. Lot availability
7. Governors Homes/Housing Development

Housing Rehabilitation

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

Other Housing Issues

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

Rental Housing Development

Findings: The 2010 U.S. Census reports that there are eight rental households in Hitchcock. Six of the renter households are living in Cedar Apartments.

ESRI's projections indicate that Hitchcock is expected to increase by two households from 2014 to 2019 and Beadle County is projected to add 384 households.

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

Findings: From 2014 to 2019, Hitchcock's population is projected to increase by two households, thus, Hitchcock's demand for new rental housing is limited. Also, Hitchcock lacks some amenities to attract a large number of rental households including employment, commercial, health care, retail and service opportunities.

Although Cedar Apartments is always fully occupied, it would be difficult to construct units with affordable rents comparable to the rents in Cedar Apartments.

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

2. Utilize vacant homes for rental housing

Findings: We are not recommending the construction of new rental housing, however, we do believe there is limited demand for affordable rental housing. Hitchcock is within commuting distance of Redfield, Huron and Aberdeen. These cities have employment opportunities. According to the 2010 U.S. Census, and our housing condition survey, there are vacant homes and seasonal homes in Hitchcock.

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

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

3. Utilize the Housing Choice Voucher Program

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

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

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

The Housing Choice Voucher Program is administered in Beadle County by the Huron Housing Authority. The Huron Housing Authority has the funding to issue approximately 251 vouchers.

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

Home Ownership

Findings: Expanding home ownership opportunities is a primary goal for most cities and towns. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Hitchcock is estimated to be \$35,000 based on sales activity over the past six years. The home values in Hitchcock provide an excellent market for first time buyers and households seeking moderately priced homes.

Some Hitchcock and Beadle County households 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. Also, the number of households in the 25 to 44 age ranges is expected to grow significantly in Beadle County. Some of these younger households need assistance to purchase a home. To assist in promoting the goal of home ownership, the following activities are recommended:

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

Findings: We believe that affordable home ownership is one of the issues facing Hitchcock 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. Hitchcock 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 Town of Hitchcock, BASEC and Hitchcock Community Planners should continue to work with area housing agencies, the South Dakota Housing Development Authority and local financial institutions to utilize all available home ownership assistance programs. Currently, BASEC has down payment assistance and mortgage funds available.

Private and nonprofit agencies should be encouraged to provide home ownership opportunities.

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

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

5. Develop a Purchase/Rehabilitation Program

Findings: Hitchcock 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 Hitchcock are valued less than \$35,000. As some lower valued homes come up for sale, they may not be attractive options for potential home buyers because of the amount of repair work that is required.

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

In 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 BASEC develop and implement a purchase/rehab program that can be implemented in Spink and Beadle County's cities and towns. The low values of existing homes in small Spink and Beadle County's cities and towns make a purchase/rehab program feasible. 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, there may be an opportunity for BASEC to financially assist the private sector with purchasing, rehabilitating and selling homes.

Single Family Housing Development

Findings: Two new homes have been moved into Hitchcock since 2000. Both houses are Governors Homes.

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

Our projections also expect Beadle County's number of households in the 25 to 34 age range to remain relatively stable over the next five years. Many households in this age range are first-time home buyers and may be in the market for new affordable homes.

It is our opinion that new housing construction will be limited over the next five years. This is due to multiple factors including the small size of the community, the current low property values and limited housing construction over the past 14 years, however, it is our projection that two homes could be constructed or moved into Hitchcock over the next five years from 2015 to 2020.

6. Lot Availability

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

Recommendation: We use a standard that a 2.5-year supply of lots should be available in the marketplace, based on annual lot usage. Using our projections that one to two houses will be constructed or moved in over the next five years, there currently is an adequate supply of in fill lots in Hitchcock and these lots can meet demand.

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

7. Governors Homes/Housing Development

Findings: Two Governors Homes have been moved into Hitchcock over the past several years. Both of these houses have been sold. Although it can take an extended amount of time to sell the homes, it is a successful method of expanding Hitchcock's housing stock.

Recommendation: We recommend that the Town of Hitchcock continue to utilize the Governor's Home Program. It is our opinion that two Governors or modular homes could be moved in over the next five years. However, the number of homes may change based on demand.

For the Governor's Home Program to be successful in Hitchcock, the price of the home must be as low as possible. To accomplish this, all stakeholders must continue to be involved, including the Town of Hitchcock, Hitchcock Community Planners and BASEC. Also, financial assistance such as land donations, low interest loans, down payment assistance, tax abatement, etc. will need to be included to keep the homes affordable.

Housing Rehabilitation

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

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

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

8. Promote rental housing rehabilitation

Findings: Hitchcock has 16 rental units according to the 2010 U.S. Census. Our condition analysis identified several substandard rental units. The rental units in need of repair are primarily single family homes. It is difficult for rental property owners to rehabilitate and maintain their rental properties while keeping the rents affordable for the tenants. The rehabilitation of older rental units can be one of the most effective ways to produce decent, safe and sanitary affordable housing.

Recommendation: Hitchcock 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 Grow South Dakota, HAPI, Inc., USDA Rural Development, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

9. Promote owner-occupied housing rehabilitation efforts

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

Our 2014 housing condition survey of 55 Hitchcock homes found 12 homes that need minor repairs and 17 homes that need major repairs. Without rehabilitation assistance, there is the potential that the affordable housing stock will shrink in Hitchcock.

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

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

Other Housing Initiatives

10. Acquire and Demolish Dilapidated Structures

Findings: Our housing condition survey identified that of the 55 homes in Hitchcock, 11 homes are dilapidated and too deteriorated to rehabilitate. We also identified 17 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of Hitchcock's housing stock and to maintain the appearance of the community, these structures should be demolished.

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

Also, Hitchcock Community Planners and BASEC should maintain an inventory of dilapidated homes, which will enable the City to acquire dilapidated homes as opportunities come to fruition.

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

Findings: In addition to local resources, Hitchcock has access to BASEC, Grow South Dakota, Homes are Possible, Inc., the USDA Rural Development Office and the South Dakota Housing Development Authority. These agencies all have experience with housing and community development programs.

Recommendation: Hitchcock has access to multiple agencies that can assist with addressing housing needs. It is our recommendation that Hitchcock work with the housing agencies to prioritize the recommendations of this Study and to develop a plan in coordination with BASEC to address Hitchcock's housing needs. The Plan should include strategies, time lines and the responsibilities of each agency. While there has traditionally been a degree of staff interaction between these agencies, it will be important that a coordinated approach be used to prioritize and assign responsibility for housing programs.

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

12. Promote Commercial Rehabilitation and Development

Findings: Hitchcock's commercial district is very limited and in fair condition. There are several vacant substandard commercial buildings.

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

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

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