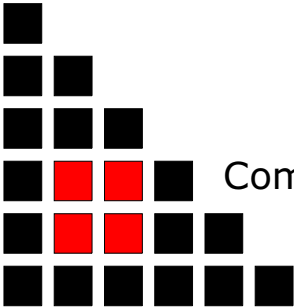


City of Bryant HOUSING STUDY

December 2020

An analysis of the overall housing needs
of the City of Bryant, SD



Community Partners Research, Inc.

Faribault, MN

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Introduction

Local elected and public officials are often held responsible for conditions and circumstances over which they have limited control. This is particularly true of housing. Most of the housing units in Bryant and Hamlin 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., has been hired by the City of Bryant to complete a Comprehensive Housing Study for the community.

Goals

The multiple goals of the study include:

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

Methodology

A variety of resources were utilized to obtain information for the Housing Study. Community Partners Research, Inc., collected and analyzed data from May to September 2020. Data sources included:

- U.S. Census Bureau
- American Community Survey
- Applied Geographical Solutions, Inc., a private data reporting service
- Esri, Inc., a private data reporting service
- Records and data from the City
- Records and data maintained by Hamlin County
- South Dakota State Data Center
- Interviews with City officials, community leaders, housing stakeholders, etc.

- Area housing agencies
- State and Federal housing agencies
- Rental property owner surveys
- Housing condition survey

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.

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Demographic Data Overview

Sources of Data

The following pages contain demographic data obtained from a variety of local, state and national sources for the City of Bryant and Hamlin County. A primary data source is the U.S. Census Bureau, through the decennial census, the annual American Community Survey, and the annual population estimates program.

To supplement the decennial Census, the Census Bureau has created the American Community Survey, an annual sampling of households. This provides detailed demographic characteristics, replacing information once collected by the decennial Census. However, because the American Community Survey is based on sampling data, there is a margin of error that exists for each estimate. Some of the following tables incorporate the 2018 American Community Survey data, when viewed as reliable.

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

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

In addition to providing demographic information for Bryant, comparative information has often been provided for all of Hamlin County.

Population Data and Trends

Table 1 Population Trends - 1990 to 2019						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2019 AGS Estimate
Bryant	374	396	5.9%	456	15.2%	469
Hamlin Co.	4,974	5,540	11.4%	5,903	6.6%	5,935

Source: U.S. Census; AGS

- ▶ There are two available population estimates for Bryant in 2019. Both of these estimates show limited recent change in the number of people living in the City.
- ▶ Applied Geographic Solutions (AGS), a private reporting service, showed the City with 469 residents in 2019, an increase of 13 people, or 2.9% from the 2010 Census.
- ▶ The Census Bureau’s population estimates program showed 454 people living in Bryant on July 1, 2019, down by two people from 2010 to 2019.
- ▶ Although there is some difference between the estimates, both sources show a relatively stable population level after 2010. If accurate, this pattern is different from prior decades, especially from 2000 to 2010, when the City added 60 permanent residents.
- ▶ The estimating sources show recent population growth for all of Hamlin County. AGS placed the County’s population at 5,935 people in 2019, up by 32 residents from the 2010 Census.
- ▶ The Census Bureau estimated that Hamlin County had 6,164 people in 2019, up by 261 people from the 2010 Census.
- ▶ For Hamlin County, a 2019 population estimate was also obtained from Esri, another data provider. According to Esri, there were 6,244 permanent County residents in 2019. Esri had the highest estimate of the three sources reviewed.

- ▶ All of these estimates show continued population growth for the County, which dates back to at least 1990. However, the County estimates from the Census Bureau and Esri showed a much greater level of numeric growth than the estimate from AGS. Most of the population growth being tracked by the Census Bureau was attributed to the rural townships, outside of the County's cities and towns. More specific details of the Esri estimate were not available.

Population Characteristics

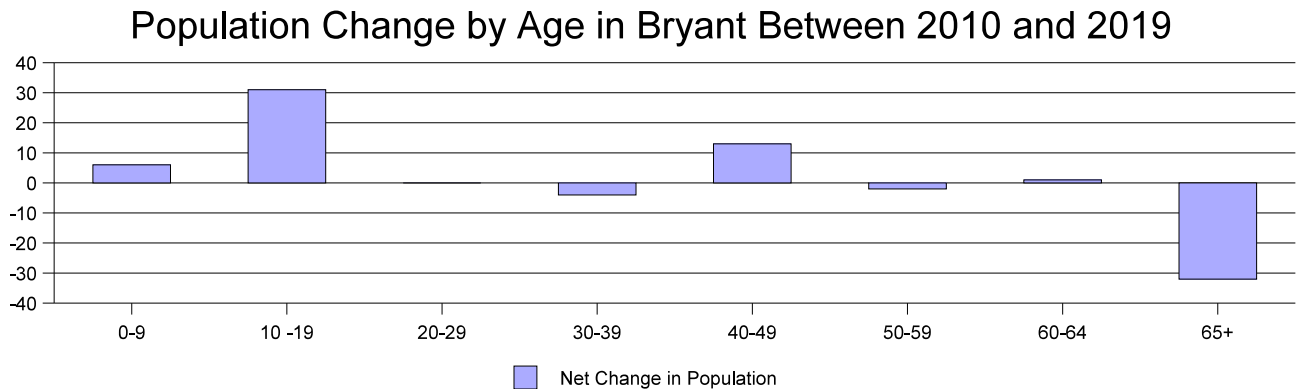
- ▶ At the time of the 2010 Census there were 36 residents in Bryant that were living in a skilled nursing home. Since 2010, the nursing home has closed.
- ▶ Bryant's population is primarily White and non-Hispanic/Latino. According to the 2018 American Community Survey approximately 96% of residents were White for race. Fewer than 2% of the City's residents were Hispanic/Latino. As a result, no additional demographic details are provided by race or ethnic background.

Population by Age Trends: 2010 to 2019

The 2019 population estimate from Applied Geographic Solutions included information on the age distribution of residents. This information can be compared to the age patterns present at the time of the 2010 Census.

Table 2 Population by Age - 2010 to 2019			
Age	Bryant		
	2010	2019	Change
0-9	84	90	6
10-19	66	97	31
20-29	51	51	0
30-39	44	40	-4
40-49	33	46	13
50-59	47	45	-2
60-64	19	20	1
65+	112	80	-32
Total	456	469	13

Source: U.S. Census; AGS



The age-based population estimates from Applied Geographic Solutions show a significant change in the age distribution patterns for the City over the past decade. According to this source there has been a large decrease in the number of senior citizens in the community. However, there has been an increase of younger residents, especially children under the age of 20.

It is important to note that making estimates in a small community can be difficult, and a relatively large margin of error could apply. The 2020 Census count, which will be released in 2021, will establish a new demographic benchmark for cities and towns.

As estimated by AGS, Bryant had an increase of 37 residents age 19 and younger. In the combined age groups between 20 and 64 years old, only limited change occurred, with the net addition of only 8 people. However, AGS believes that the number of senior citizens, age 65 and older, decreased by 32 people between 2010 and 2019.

Population Projections

The following table presents population projections to the year 2024. The projection for Bryant was provided by Applied Geographic Solutions, and has been compared to their 2019 estimate for the City. Projections for Hamlin County exist from both Applied Geographic Solutions and Esri, and also span the five-year period from 2019 to 2024.

Table 3 Population Projections Through 2024						
	Applied Geographic Solutions			Esri		
	2019 Estimate	2024 Projection	Change 2019-2024	2019 Estimate	2024 Projection	Change 2019-2024
Bryant	469	517	48	-	-	-
Hamlin Co.	5,935	6,277	342	6,244	6,410	166

Source: Applied Geographic Solutions; Esri

- ▶ AGS is projecting population growth for Bryant over the next five years. This source shows the City adding 48 people between 2019 and 2024, or nearly 10 people in an average year.
- ▶ The annual pace of numeric population growth for Bryant, as projected by AGS, would be greater than the recent past. The best estimates that exist for the past decade would show the City adding between 0 and 2 people per year from 2010 to 2019.
- ▶ AGS is also showing continued population growth for all of Hamlin County, with an expected increase of 342 people from 2019 through 2024. On an average basis, this would be approximately 68 people per year. Once again, if achieved this rate of growth would be significantly greater than in the past, as the most optimistic recent estimated showed the County averaging fewer than 30 people per year between 2010 and 2019.
- ▶ Esri started with a higher base year (2019) estimate, but then expects a more moderate increase over the 5-year time period. Esri projects that the County will add approximately 33 people per year, less than half the average annual growth being projected by AGS.
- ▶ Although population projections can be useful, this Study has placed greater emphasis on household projections which are provided later.

Household Data and Trends

Table 4 Household Trends - 1990 to 2019						
	1990 Census	2000 Census	% Change 1990-2000	2010 Census	% Change 2000-2010	2019 AGS Estimate
Bryant	175	172	-1.7%	167	-2.9%	158
Hamlin Co.	1,854	2,048	10.5%	2,108	2.9%	2,180

Source: U.S. Census; AGS

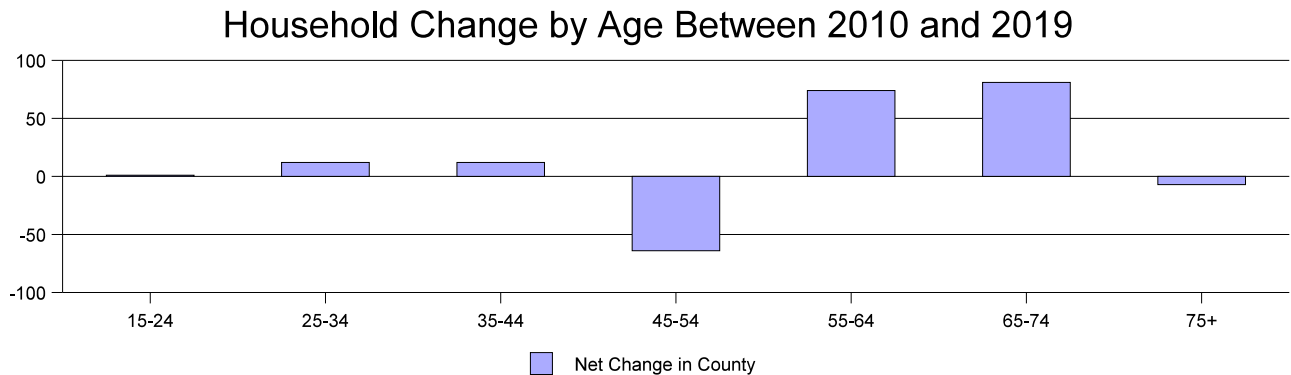
- ▶ The AGS estimate for Bryant in 2019 was 158 households, down by 9 households when compared to the 2010 Census. Although AGS has been tracking some limited population growth in the community, they show fewer households.
- ▶ A minor loss of households has been a consistent pattern in Bryant in recent decades. In the 1990s the City lost three households, followed by a reduction of five households between 2000 and 2010.
- ▶ AGS estimates that Hamlin County has 2,180 households in 2019, a gain of 72 households from 2010 to 2019, or an average increase of eight households per year.
- ▶ The 2019 estimate obtained from Esri showed 2,217 households in the County, a generally similar estimate to AGS. If viewed as an annual average, Esri believes that the County added approximately 12 households per year from 2010 through 2019.
- ▶ In the 1990s, average annual growth Countywide was more than 19 households per year. This annual average then decreased, as the County added six households per year between 2000 and 2010.

Household by Age Trends: 2010 to 2019

The demographic data profile that is available from AGS does not provide information on households by age. The following table compares households by age from the 2010 Census and 2019 estimates from Esri. This information is for all of Hamlin County. It is important to note that Esri has a slightly higher estimate of the total household count in 2019 when compared to AGS. However, the difference between the two sources is less than 1.7%.

Table 5 Households by Age - 2010 to 2019			
Age	Hamlin County		
	2010	2019	Change
15-24	91	92	1
25-34	302	314	12
35-44	333	345	12
45-54	442	378	-64
55-64	355	429	74
65-74	275	356	81
75+	310	303	-7
Total	2,108	2217	109

Source: U.S. Census; Esri



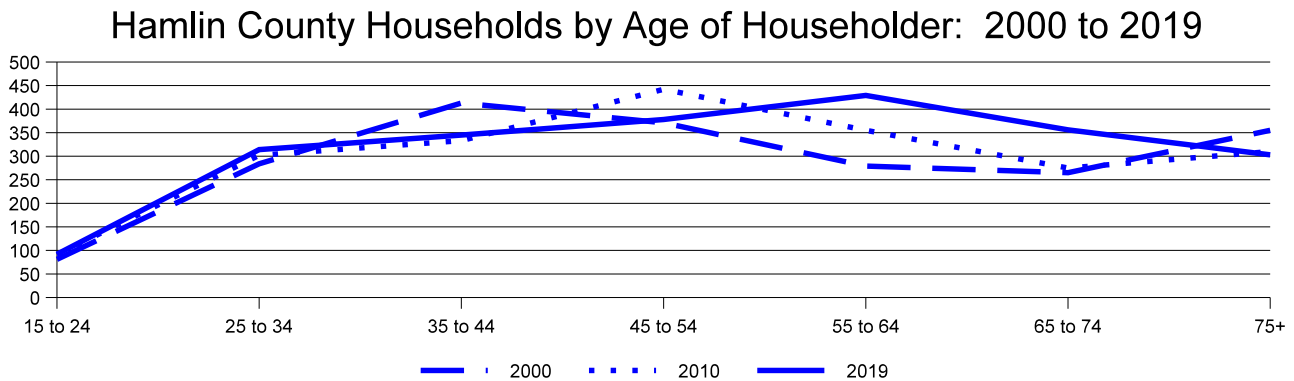
The age-based household estimates provided by Esri show that much of the growth from 2010 through 2019 in Hamlin County was due to an increase of 155 households in the 20-year range between 55 and 74 years old. This would generally reflect the movement of the large “baby boom” generation.

Trailing immediately behind the baby boomers was a much smaller demographic age cohort. This group could not replace the advancing baby boomers, resulting in an estimated reduction of 64 households in the 45 to 54 year old age range.

Esri did track some growth within the younger adult age groups, with an estimated increase of 25 households age 44 and younger in Hamlin County.

Within the eldest senior range, a minor reduction of seven households was estimated over the past decade.

It is possible to track the age progression patterns of households in Hamlin County back to the year 2000 to view the changes over time, including the advancing “wave” created by the advancement of the baby boom generation.



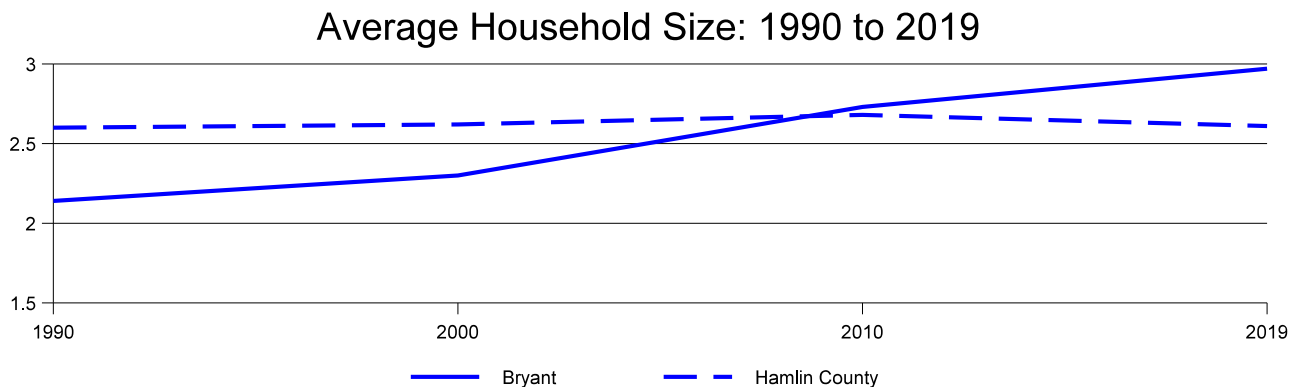
Average Household Size

The following table provides decennial Census information on average household size, along with the 2019 estimate from AGS.

Table 6 Average Number of Persons Per Household: 1990 to 2019				
	1990 Census	2000 Census	2010 Census	2019
Bryant	2.14	2.30	2.73	2.97
Hamlin Co.	2.60	2.62	2.68	2.61

Source: U.S. Census; AGS

In most jurisdictions there has been a steady decrease in average household size over the past several decades. This has often 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. However, the pattern of smaller households has not been evident in Bryant or Hamlin County.



The average household size in Bryant has increased steadily from 1990 through 2019. The AGS estimate of 2.97 persons per household in 2019 is very large by comparative standards and is consistent with their estimate that the number of children has increased over the past decade.

Although AGS has tracked some decrease in the average household size in all of Hamlin County from 2010 to 2019, the estimate of 2.61 persons per household in 2019 is almost identical to the average size of 2.60 persons as recorded in the 1990 Census.

An alternate 2019 estimate exists for Hamlin County from Esri, which showed 2.71 persons per household, up slightly from the 2010 Census.

Household Projections

Household projections for the five-year time period spanning the years 2019 through 2024 are available from AGS for Bryant and Hamlin County. County projections have also been obtained from Esri. Household growth directly impacts the demand for housing.

Table 7 Household Projections Through 2024						
	AGS			Esri		
	2019 Estimate	2024 Projection	Change	2019 Estimate	2024 Projection	Change
Bryant	158	168	10	-	-	-
Hamlin Co.	2,180	2,216	36	2,217	2,272	55

Source: AGS, Esri

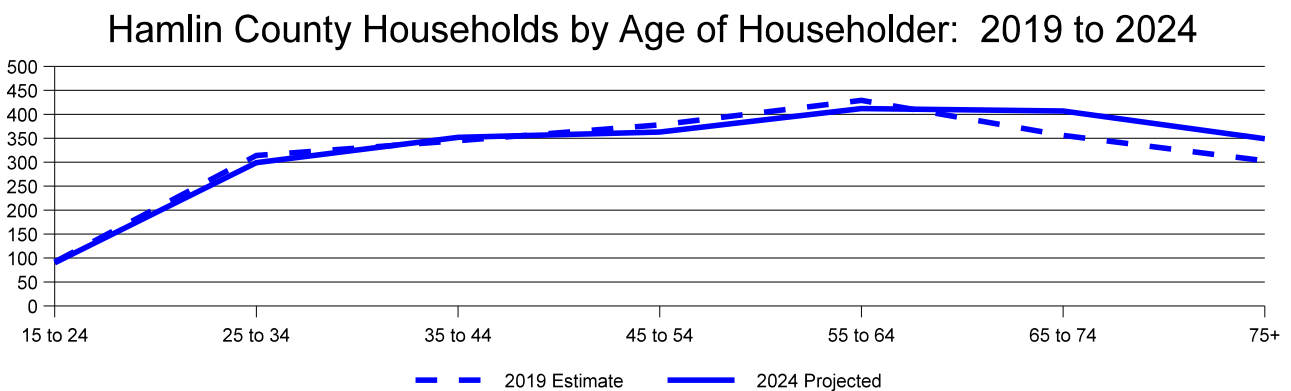
- ▶ AGS is projecting that Bryant will add 10 households from 2019 to 2024, or an annual average of two households over the 5-year period.
- ▶ Annual growth at this level for Bryant would be greater than the recent past, as AGS believes that the City had an average decrease of one household per year between 2010 and 2019.
- ▶ Although the 2024 projection from AGS does show some growth going forward for the City, it is important to note that the number of households in 2024 would be very similar to the number present at the time of the 2010 Census.
- ▶ The AGS projection for Hamlin County expects the addition of 36 households, or approximately seven households per year over the 5-year time period.
- ▶ Esri is projecting a greater level of household growth for the County, with the addition of 55 households, or an average of 11 households per year from 2019 to 2024.
- ▶ Growth within the projected range of 7 to 11 households per year in Hamlin County would be very consistent with the recent past, as AGS and Esri believe that the County added an average between 8 and 12 households per year from 2010 through 2019.

Hamlin County Household by Age Projections: 2019 to 2024

In addition to overall household forecasts, Esri has also generated age-based projections for households to the year 2024. These projections can be compared to the data contained in the 2019 Esri estimate to examine the change projected over the next five years. Age-based household forecasts are provided for all of Hamlin County. Age-based household forecasts are not available from Applied Geographic Solutions.

Table 8 Projected Households by Age - 2019 to 2024			
Age Range	2019	2024	Change
15-24	92	90	-2
25-34	314	299	-15
35-44	345	352	7
45-54	378	363	-15
55-64	429	412	-17
65-74	356	407	51
75+	303	349	46
Total	2,217	2272	55

Source: Esri



Esri projects an overall gain of 55 households in Hamlin County from 2019 to 2024. Within most of the defined age ranges only limited change would be expected.

Consistent with the age distribution patterns presented earlier, the movement of the “baby boom” generation through the aging cycle should generate the largest changes. Overall, an increase of 97 households is being projected in the age ranges 65 and older.

The Esri projections expect a small decrease in most of the age ranges 64 and younger. The only exception is a slight increase within the 35 to 44 year old range. If all of the age groups 64 and younger are combined, a net decrease of 42 households is being projected.

Households by Type

The American Community Survey contains estimates on household composition. Since these estimates are based on sampling, there is a margin of error that applies, but this information does allow for some comparison of changes that may have occurred since the 2010 Census was completed. The following table looks at household information for Hamlin County.

Table 9 Hamlin County Household Composition - 2010 to 2018			
	2010 Census	2018 ACS	Change
Family Households			
Married Couple with own children	563	613	50
Single Parent with own children	107	161	54
Married Couple without own children	732	784	52
Family Householder without spouse	81	86	5
Total Families	1,483	1,644	161
Non-Family Households			
Single Person	540	389	-151
Two or more persons	85	182	97
Total Non-Families	625	571	-54

Source: U.S. Census; American Community Survey

Based on the 2018 estimates contained in the American Community Survey, Hamlin County had an increase of family households in recent years, while the number of people living alone has decreased.

Between 2010 and 2018, the County had an increase in the number of families with children, as well as married-couples without children.

The number of non-family households with unrelated individuals living together has also been increasing, while the number of people living alone has decreased.

Housing Tenure

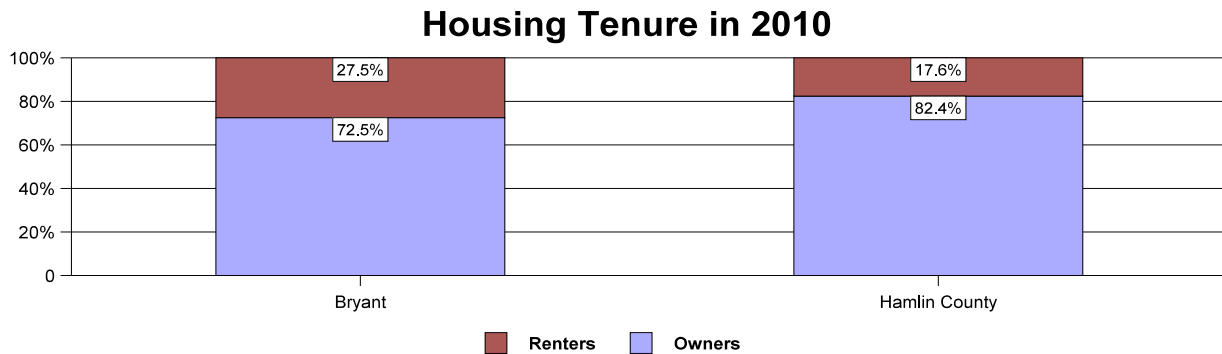
The most reliable estimate for housing occupancy tenure in Bryant is from the 2010 Census.

Table 10 Household Tenure - 2010				
	Number of Owners	Percent of all Households	Number of Renters	Percent of all Households
Bryant	121	72.5%	46	27.5%
Hamlin County	1,738	82.4%	370	17.6%

Source: U.S. Census

At the time of the 2010 Census, more than 72% of the households in Bryant owned their housing. As reported elsewhere in this document, the City has probably added more rental units than owner-occupancy units since 2010, but it is likely that the housing tenure rate has only changed slightly over the past decade.

The 2010 Census showed a high rate of home ownership for all of Hamlin County, with 82.4%.



2018 Median Income Data

The American Community Survey provides income estimates for cities and counties. The following table provides 2018 American Community survey data for Bryant, Hamlin County and the State of South Dakota for comparison.

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

Table 11 Median Household Income - 2010 to 2018			
	2010 Median	2018 Median	% Change
Median Household Income			
Bryant	\$35,662	\$47,708	33.8%
Hamlin County	\$44,439	\$65,050	46.4%
South Dakota	\$46,369	\$56,499	21.8%
Median Family Income			
Bryant	\$45,179	\$53,125	17.6%
Hamlin County	\$54,483	\$69,514	27.6%
South Dakota	\$58,958	\$72,706	23.3%

Source: American Community Survey

Information contained in the 2018 American Community Survey shows that the median household and family incomes have increased for Bryant and Hamlin County from 2010 to 2018. It is important to note that estimates for a small community can have a large margin of error, based on the limited sampling that is completed. However, it is probable that the City has seen a continued improvement in income levels over the decade.

Despite the increase, in 2018 the median household income level for Bryant was still well below the comparable medians for both Hamlin County and the State of South Dakota. Hamlin County's median household income was well above the Statewide median, and had been increasing at faster rates since 2010.

The median family income for Bryant was also well below the comparable medians for Hamlin County and the State, and had been increasing at a slower rate since 2010. 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 Bryant could afford approximately \$1,195 per month and a median income family household could afford \$1,330 for ownership or rental housing in 2018.

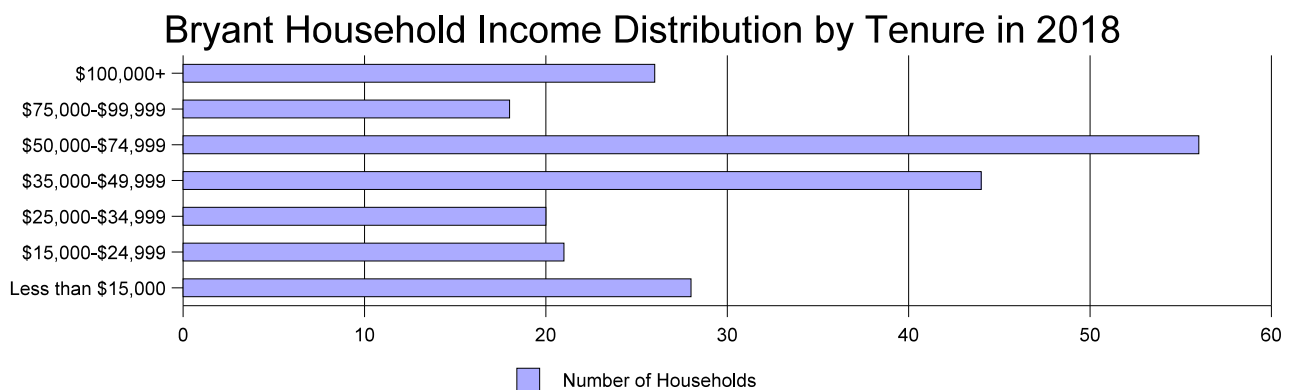
Bryant Income Distribution

The 2018 American Community Survey provides income data within specific income ranges. Based on other data, it appears that the American Community Survey has over estimated the total number of households in the City, but the percentage distribution is assumed to be accurate.

Table 12 Bryant Household Income Distribution - 2018		
Household Income	Number of Households	Percent of Households
\$0 - \$14,999	28	13.1%
\$15,000 - \$24,999	21	9.9%
\$25,000 - \$34,999	20	8.5%
\$35,000 - \$49,999	44	21.1%
\$50,000 - \$74,999	56	26.8%
\$75,000 - \$99,999	18	8.5%
\$100,000+	26	12.2%
Total	213	100%

Source: American Community Survey

As indicated by the median income estimates provided previously, Bryant has a majority of households with an annual income below \$50,000. Overall, nearly 53% of all households were within these lower to moderate income ranges. Approximately 23% of all households in the City had an annual income below \$25,000 in 2018, and nearly 21% had an annual income of \$75,000 or more.



2018 Estimated Income and Housing Costs - Renters

The American Community Survey collected information on housing costs. The following table provides data on the number of renter households that are paying different percentages of their gross income for housing in Bryant. The American Community Survey appears to have over estimated the number of renter households in Bryant, when compared to other estimating sources, but the percentage for housing costs are viewed as the best available data on this topic.

Table 13 Gross Rent as a Percentage of Household Income - 2018		
Percent of Income for Housing	Number of Households	Percent
Less than 20%	41	50.0%
20% to 29.9%	3	3.7%
30% to 34.9%	4	4.9%
35% or more	22	26.8%
Not Computed	12	14.6%
Total	82	100%

Source: American Community Survey

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”.

According to the American Community Survey, a majority of renter households could find an affordable housing option in Bryant. Nearly 54% of all renters were applying less than 30% of income to housing costs in 2018.

Nearly 32% of all renters were spending 30% or more of their income for housing, and most of these households were in the severe rent burden category, with 35% or more of their income needed for housing each month.

Much of the rental housing cost burden can be linked to lower household income levels. In 2018, the estimated median income for all renter households in Bryant was \$35,714.

2018 Estimated Income and Housing Costs - Owners

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

Table 14 Ownership Costs as a Percentage of Income - Bryant		
Percentage of Income for Housing	Number of Households	Percent
0% to 19.9%	87	66.4%
20% to 29.9%	22	16.8%
30% or more	19	14.5%
Not Computed	3	2.3%
Total	131	100%

Source: American Community Survey

Mortgage lending practices generally attempt to keep monthly payments below this level of household income. A very large majority of owner-occupants in Bryant, which would include households with and without a mortgage, reported paying less than 30% of their income for housing. Only 14.5% of all home owners reported that they paid more than 30% of their income for housing.

The percentage of households with an ownership cost burden often tends to be lower due to higher income levels for most home owners. In 2018, the estimated median income for owner-occupants in Bryant was \$53,958.

Building Permit Trends

Bryant has experienced some new housing construction activity in recent years. The following table identifies the units that have been constructed from 2010 to 2020.

Table 15 Bryant Housing Unit Construction Activity: 2010 to 2020*			
Year	Single Family	Two or More Units	Total Units Constructed
2020*	1	10	11
2019	0	0	0
2018	0	0	0
2017	0	0	0
2016	0	4	4
2015	1	0	1
2014	0	0	0
2013	1	0	1
2012	1	0	1
2011	1	0	1
2010	1	0	1
TOTAL	6	14	20

Source: Census Bureau CenStats; Community Partners Research, Inc.

* 2020 is through September

Over the past 11 years, based on building permit issuance information from the City of Bryant and the Census Bureau, 20 housing units have been added in Bryant. This includes 10 rental units created through the conversion of a former nursing to rental housing in 2020.

There have been six single family houses constructed since 2010. In addition to the nursing home conversion project, a rental four-plex was constructed in 2016.

Existing Home Sales

This section examines houses that have been sold in Bryant from 2015 through 2019. It is important to note that the number of houses that sell each year can vary and may not be an accurate indicator of overall home values in the City. However, this sample does provide some insight into those units that have turned-over during this time period.

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

The County also sorts the residential sales into different groupings, rejecting certain sales. The primary reason that sales are rejected is because the house was not actively listed for sale in the open market. The County and State also reject sales that show significant variation from the assessed value. Known as the "150% rule" these sales may be open market transactions but are not useful in the County's sales ratio analysis. However, for Bryant these rejected 150% rule sales were identified and have been used in the following table.

The County's sale year differs slightly from a calendar year, and begins on November 1st and extends to October 31st. No information is yet available for the 2020 sales year.

Table 16 Median Value of Recent Residential Sales - 2015 to 2019

Year	Number of Sales	Median Sale Price	Highest Sale	Lowest Sale
2019	9	\$71,000	\$149,900	\$30,000
2018	4	\$59,000*	\$151,500	\$20,000
2017	12	\$69,500*	\$139,900	\$13,000
2016	10	\$45,750*	\$100,000	\$23,000
2015	3	\$53,000	\$142,500	\$35,000

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

* Median calculated from two nearest sales

With the limited number of sales within any 12-month time period, there has been variation in the annual median price in Bryant since 2015. Over the five-year period the midpoint sale price ranged from a low of \$45,750 to a high of \$71,000.

In 2019, the median price was \$71,000, based on only 9 sales. If the 25 sales are aggregated between 2017 and 2019, the median would be \$62,000.

From 2015 through 2019, there was only one house that sold for more than \$150,000. In each of these years there was at least one sale annually for \$35,000 or less.

An alternate estimate of home values exists in the American Community Survey. In 2018, the estimated median value for all owner-occupied housing in Bryant was \$70,800. This estimate was slightly higher than the median sale price over the past three years, although very similar to the sales median in 2019.

Bryant Housing Condition

Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of 161 single family/duplex houses in Bryant. Houses that appeared to contain three or more residential units were excluded from the survey. The City was divided into two neighborhoods: houses north of Main Avenue and south of Main Avenue.

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 17 Windshield Survey Condition Estimate - 2020					
	Sound	Minor Repair	Major Repair	Dilapidated	Total
North of Main Ave.	15 / 46.9%	8 / 25.0%	4 / 12.5%	5 / 15.6%	32
South of Main Ave.	40 / 31.0%	56 / 43.4%	25 / 19.4%	8 / 6.2%	129
Total	55 / 34.2%	64 / 39.7%	29 / 18.0%	13 / 8.1%	161

Source: Community Partners Research, Inc.

- ▶ Citywide, nearly 74% of the houses were rated in the two highest condition categories, with more than 34% rated as Sound and nearly 40% needing Minor Repair.

- ▶ In the neighborhood north of Main Avenue there were four houses rated in the Major Repair category, and five houses that were viewed as Dilapidated, and probably beyond repair.
- ▶ In the neighborhood south of Main Avenue there were 25 houses rated in the Major Repair category, and eight houses that were viewed as Dilapidated, and probably beyond repair.

Rental Housing Data

Census Bureau Rental Inventory

Recent estimates from both Applied Geographic Solutions and the American Community Survey do not appear to be accurate for the City's rental tenure patterns. At the time of the 2010 Census, there were 46 occupied rental units in the City, and at least 8 unoccupied units. The rental tenure rate in 2010 was 27.5%, lower than the Statewide rental rate of 31.9% at that time.

After 2010, the City has added 14 additional rental units, including 10 units in 2020 when the vacated nursing home facility was converted to conventional rental housing. With these newly added units, it is probable that there are 60 or more rental units in Bryant in 2020.

With the recently added rental housing, the City's rental tenure rate has probably increased slightly since 2010, but would still be below the estimated Statewide rental rate in 2020.

Rental Housing Survey

As part of this housing study, a telephone survey was conducted of multifamily projects in Bryant. Emphasis was placed on contacting properties that have four or more units. For the purposes of planning additional projects in the future, multifamily properties represent the best comparison of market potential.

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

There were 39 housing units that were contacted in the survey. In addition, the assisted living facility, which has 14 beds, was also surveyed.

The units that were successfully contacted include:

- ▶ 39 conventional market rate units
- ▶ 0 federally subsidized units
- ▶ 14 senior assisted living rooms/beds

The findings of the survey are provided below.

Market Rate Summary

Information was obtained on 39 market rate rental units in six multi-family projects, including a 10-plex, two 8-plexes, a 5-plex, and two four-unit properties, including a mixed-use commercial/residential building.

Unit Mix

We obtained the bedroom mix on the 39 market rate units. The bedroom mix is:

- ▶ one-bedroom - 16 (41.0%)
- ▶ two-bedroom - 13 (33.3%)
- ▶ three-bedroom - 9 (23.1%)
- ▶ four-bedroom - 1 (2.6%)

Occupancy / Vacancy

At the time of the survey, there were two vacancies in the 39 market rate units that were included in the occupancy survey. This is a vacancy rate of 5.1%. The owners of the rental projects reported that they usually operate at a high occupancy rate.

Rental Rates

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

In the following summary, Community Partners Research, Inc., has attempted to estimate the gross rents being charged, inclusive of an estimate for tenant-paid utilities.

The lowest and highest gross rents have been identified, as reported in the telephone survey.

<u>Unit Type</u>	<u>Lowest/Highest Gross Rents</u>
One-bedroom	\$500-\$550
Two-bedroom	\$750-\$950
Three-bedroom	\$900-\$1,050
Four-bedroom	\$1,250

Please note that the four-bedroom rent is based on one project.

Tax Credit Summary

There are no tax credit units in Bryant.

Subsidized Summary

There are no subsidized rental projects in Bryant. There had once been three subsidized projects in Bryant with a total of 21 units, in two 8-plexes and a 5-plex. All three of these projects have opted out of their subsidy contracts and have been converted to conventional market rate housing.

Senior Housing with Services

Unit Inventory

Bryant has one senior with services project, Parkview Assisted Living. Parkview Assisted Living is a 14-bed assisted living facility. The facility provides the full array of assisted living services including meals, laundry, housekeeping, etc. At the time of the survey, the owner reported that there were five vacant beds and there typically are vacancies.

There was previously a skilled nursing home in Bryant, but this facility closed in the late 2010s and has been converted to conventional market rate housing that is no longer targeted to seniors.

Table 18 Bryant Multifamily Rental Housing Inventory

Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
202 S Broadway	<u>8 - 2 bedroom</u> 8 total units	\$650 +electric	1 vacancy	General occupancy	The rental project at 202 S Broadway, formerly known as the Bryant Housing 8-plex, was a USDA Rural Development general occupancy project that ended its subsidy contract and was converted to market rate housing. The project has eight two-bedroom units. Rent is \$650 plus electric. The owner reported one vacancy at the time of the survey.
Ward Apartments	<u>3 - 1 bedroom</u> <u>1 - 2 bedroom</u> 4 total units	Not provided	No vacancies	General occupancy	The Ward Apartments include four units in a mixed-use building that includes commercial businesses on the first floor. There are three one-bedroom units and one two-bedroom unit. The owner reported no vacancies at the time of the survey.
305 W Main	<u>5 - 1 bedroom</u> 5 total units	\$450 +electric	1 vacancy	General occupancy	The rental project at 305 W Main, formerly known as the Bryant Housing 5-plex, was a USDA Rural Development general occupancy project that ended its subsidy contract and was converted to market rate housing. The project has five one-bedroom units. Rents are \$450 plus electricity. The owner reported one vacancy at the time of the survey.
410 S Broadway	<u>8 - 1 bedroom</u> 8 total units	\$500	No vacancies	General occupancy	The rental project at 410 S Broadway, formerly known as the Parkview Apartments, was a USDA Rural Development senior/disabled occupancy project that ended its subsidy contract and was converted to market rate housing. The project is now available for general occupancy. The project has eight one-bedroom units. Rent is \$500 and utilities are included in the rent. The owner reported no vacancies at the time of the survey.

Table 18 Bryant Multifamily Rental Housing Inventory

Name	Number of Units /Bedroom Mix	Rent	Vacancy/ Wait List	Tenant Mix	Comments
Market Rate					
Wendling 4-plex	2 - 2 bedroom <u>2 - 3 bedroom</u> 4 total units	\$800 \$900	No vacancies	General occupancy	The Wendling 4-plex includes two two-bedroom units and two three-bedroom units. The project is approximately three years old. Rent is \$800 for a two-bedroom unit and \$900 for a three-bedroom unit. The rent includes utilities. At the time of the survey, the owner reported no vacancies.
10-plex (converted nursing home)	2 - 2 bedroom 7 - 3 bedroom <u>1 - 4 bedroom</u> 10 total units	\$750 \$850 \$1,000	No vacancies	General occupancy	The nursing home building was converted into 10 market rate general occupancy units. There are two two-bedroom units, seven three-bedroom units and one four-bedroom unit. The average rents are \$750 for a two-bedroom, \$850 for a three-bedroom and \$1,000 for a four-bedroom. Tenants also pay utilities. The units are new and are high quality with in-unit washers and dryers. Upon completion, the units filled up quickly and the owner reported no vacancies at the time of the survey.
Senior Housing with Services					
Parkview Assisted Living	14 beds	Based on level of services	5 vacant beds	Assisted Living Center	Parkview is licensed as a 14-bed Assisted Living Center. The facility provides the full array of assisted living services including meals, laundry, housekeeping, etc. At the time of the survey, the owner reported that there were five vacant beds and there typically are vacancies.

Source: Community Partners Research, Inc.

Employment and Local Economic Trends

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

Work Force and Unemployment Rates

Employment information is available for Hamlin County. Information has been reviewed back to the year 2010. Data in the tables that follow have been obtained from the South Dakota Department of Labor.

Table 19 County Annual Labor Statistics 2010 to 2020*						
Year	Labor Force	Employed	Unemployed	Unemployment Rate - County	Unemployment Rate - SD	Unemployment Rate - US
2010	3,133	2,976	157	5.0%	5.0%	9.6%
2011	3,094	2,956	138	4.5%	4.7%	8.9%
2012	3,125	3,002	123	3.9%	4.3%	8.1%
2013	3,106	2,999	107	3.4%	3.8%	7.4%
2014	3,122	3,014	108	3.5%	3.4%	6.2%
2015	3,130	3,026	104	3.3%	3.1%	5.3%
2016	3,173	3,067	106	3.3%	3.0%	4.9%
2017	3,151	3,040	111	3.5%	3.2%	4.4%
2018	3,248	3,145	103	3.2%	3.1%	3.9%
2019	3,319	3,210	109	3.3%	3.3%	3.7%
2020*	3,287	3,131	156	4.7%	6.3%	8.8%

Source: South Dakota Department of Labor; Community Partners Research, Inc.

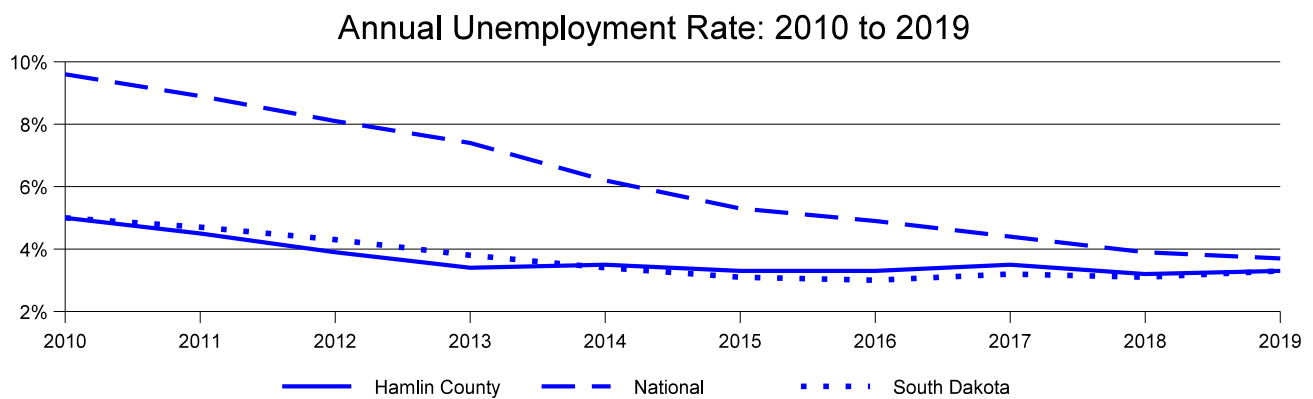
* 2020 is through July

Not seasonally adjusted

Over the current decade, there has been a gradual increase in the County’s resident labor force. If 2019 is compared to 2010, the labor force had increased by 186 people, or 5.9%. Partial-year information for 2020 does show the impact of the global pandemic, but the resident labor force is still larger than in 2010.

Statistics for the employed work force have followed a similar pattern. From 2010 through 2019, the number of employed County residents increased by 234 people, or 7.9%.

With the employed work force increasing at a faster rate than the labor force, the County's unemployment rate generally decreased over the decade. For 2019, the unemployment rate was only 3.3%. Since 2010, the County's unemployment rate has generally been similar to the Statewide rate, and well below the national average.



Although partial-year information for 2020 shows some increase in the unemployment rate through July, the County has performed better than the State or the nation through the health pandemic.

Average Employment and Wages

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

Table 20 County Average Annual Wages - 2019		
Industry	Total Employment	Average Weekly Wage
Total All Industry	2,096	\$782

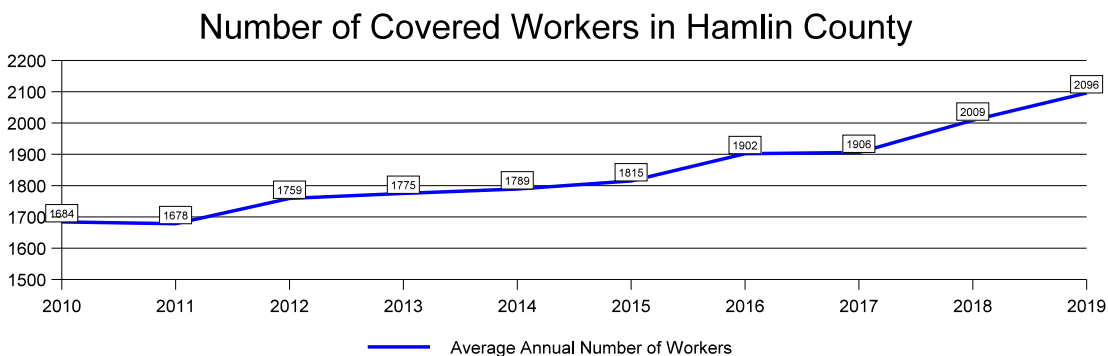
Source: South Dakota Department of Labor & Regulation

The average weekly wage for all industry in 2019 was \$782 in Hamlin County. At full-time employment, this would yield an annual average wage of \$40,664.

Since the QCEW data exist for multiple years, the longer-term pattern of employment in Hamlin County can be examined.

Table 21 Hamlin County Average Annual Employment			
Year	Total Covered Employment	Year	Total Covered Employment
2010	1,684	2015	1,815
2011	1,678	2016	1,902
2012	1,759	2017	1,906
2013	1,775	2018	2,009
2014	1,789	2019	2,096

Source: QCEW - MN Department of Employment and Economic Development



Commuting Patterns of Workers

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

Table 22 Commuting Times for Bryant Residents - 2018		
Travel Time	Number	Percent
Less than 10 minutes	103	45.4%
10 to 19 minutes	35	15.4%
20 to 29 minutes	46	20.3%
30 minutes +	43	18.9%
Total	227	100%

Source: American Community Survey

A majority of Bryant’s residents were working locally in 2018, with nearly 61% commuting less than 20 minutes to work. Approximately 19% were traveling 30 minutes or more.

The American Community Survey also identifies travel time by location of the job. For people that worked in Bryant, the following travel times were listed.

Table 23 Commuting Times for Bryant Employees - 2018		
Travel Time	Number	Percent
Less than 10 minutes	97	51.3%
10 to 19 minutes	33	17.5%
20 to 29 minutes	30	15.9%
30 minutes +	29	15.3%
Total	189	100%

Source: American Community Survey

For people that worked in Bryant, nearly 69% traveled less than 20 minutes in 2018. Approximately 30 people traveled from greater distances requiring a drive time of 30 minutes or more.

Census On the Map

The Census Bureau also produces commuter reports through its Center for Economic Studies division. This information is based on reports for the year 2016, but provides a further breakdown of worker movement patterns.

According to the report for Bryant, there were 201 people that were employed within the city limits in 2016. Most of these employees were commuting in from outside the City. The primary identified jurisdictions supplying workers to the City were Watertown, Lake Norden, Hayti and Oxford and Cleveland Townships.

Most Bryant residents left their home community to work elsewhere. The primary locations listed for outbound commuters were Watertown, Lake Norden and Brookings.

Findings on Growth Trends

As part of this Study, Community Partners Research, Inc., has examined growth patterns for Bryant and Hamlin County over the past few decades. These historic growth trends assist in projecting future demographic changes in the area.

Bryant's population increased by 5.9% from 1990 to 2000. The population increased from 374 in 1990 to 396 in 2000. From 2000 to 2010, Bryant's population increased by 60 people, which was a population gain of 15.2%.

Applied Geographic Solutions estimates that Bryant had a gain of 13 people from 2010 to 2019. The Census Bureau estimates that from 2010 to 2018, Bryant had a loss of two people.

Hamlin County's population increased from 4,974 in 1990 to 5,540 in 2000, which was an increase of 11.4%. The population continued to increase in the 2000s from 5,540 in 2000 to 5,903 in 2010, which was a gain of 6.6%.

AGS estimates that from 2010 to 2019, Hamlin County had a gain of 32 people. The U.S. Census estimate shows a gain of 261 people from 2010 to 2019. Esri estimates that Hamlin County added 341 people from 2010 to 2019.

Although Bryant had population gains from 1990 to 2010, the City experienced household losses from 1990 to 2010. Bryant experienced a loss of three households from 1990 to 2000 followed by a loss of five households from 2000 to 2010. AGS estimates that from 2010 to 2019, Bryant had a loss of nine households.

Hamlin County added 194 households from 1990 to 2000 and gained 60 households from 2000 to 2010. AGS estimates that Hamlin County gained 72 households, and Esri estimates that Hamlin County added 109 households from 2010 to 2019.

Findings on Projected Growth

This Study has utilized AGS and Esri population and household projections for Hamlin County and AGS projections for Bryant. AGS projects that Bryant will gain 48 people and 10 households from 2019 to 2024.

AGS forecasts that from 2019 to 2024, Hamlin County will gain 342 people and 36 households. Esri projects that Hamlin County's population will increase by 166 people and by 55 households from 2019 to 2024.

Summary of Hamlin County’s Growth Projections by Age Group

The Demographic section of this Study presented Hamlin County projection information on anticipated changes by age group from 2019 to 2024. This information can be informative in determining the housing that may be needed due to the changing age patterns of the County’s population.

Esri projects a gain of 55 households in Hamlin County from 2019 to 2024. Consistent with the age distribution data presented earlier, the movement of the “baby boom” generation through the aging cycle should generate much of the County’s growth in households in the 65 and older age ranges. Age projections expect the County to add approximately 97 households in the 65 and older age ranges. Esri also projects that Hamlin County will gain seven households in the 35 to 44 age range.

Esri projects that from 2019 to 2024, Hamlin County will lose 17 households in the 15 to 34 age ranges and will lose 32 households in the 45 to 64 age ranges.

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

<u>Age Range</u>	<u>Projected Change in Households 2019 to 2024</u>
15 to 24	-2
25 to 34	-15
35 to 44	7
45 to 54	-15
55 to 64	-17
65 to 74	51
75 and Older	<u>46</u>
Total	55

Findings on Unit Demand by Type of Housing

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

Age 24 and Younger - The projections used for this Study expect a two-household loss in the 15 to 24 age range through the year 2024. Past tenure patterns indicate that many of these households in Hamlin County will rent their housing. A slight decrease in the number of households in this age range should mean that rental demand from younger households will remain stable during the projection period.

25 to 34 Years Old - The projections show a loss of 15 households in this age range by 2024. Within this age range households often move from rental to ownership housing. A loss of 15 households indicates a reduced demand for both first-time home buyer and rental opportunities within this age range.

35 to 44 Years Old - The projections for this 10-year age cohort expect a gain of seven households between 2019 and 2024 in Hamlin County. In the past, this age group has had a high rate of home ownership. Households within this range often represent both first-time buyers and households looking for trade-up housing, selling their starter home for a more expensive house.

45 to 54 Years Old - For Hamlin County, the projections show a loss of 15 households in this age range. These households will often look for trade-up housing opportunities. A loss in the number of households in this age group indicates that the demand for trade-up housing will decrease from this age range during the projection period.

55 to 64 Years Old - Esri's projections show a decrease of 17 households in this 10-year age range by the year 2024 in the County. This age range has traditionally had a high rate of home ownership in Hamlin County. Age-appropriate housing, such as town house or twin home units, is often well suited to the life-cycle preferences of this age group, as no maintenance/low maintenance housing has become a popular option for empty-nesters.

65 to 74 Years Old - A significant gain of 51 households is expected by the year 2024 in the 65 to 74 age range, as all of the households in this age range are part of the baby boom generation. While this group will begin moving to life-cycle housing options as they age, the younger seniors are still predominantly home owners. Once again, preferences for age-appropriate units would increase from household growth within this age cohort.

75 Years and Older - There is a projected increase of 46 households in the County in this age range between 2019 and 2024. An expansion of other housing options for seniors, including high quality rental housing and housing with services should appeal to this age group. In most cases, income levels for senior households have been improving, as people have done better retirement planning. As a result, households in this age range may have fewer cost limitations for housing choices than previous generations of seniors.

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

Findings on Housing Unit Demand and Tenure

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

Demand from Growth - The household projections used for this Study expect Bryant to gain 10 households from 2019 to 2024. Household gains of 36 to 55 households are projected for all of Hamlin County. Anticipated household gains in Bryant and Hamlin County will yield some demand for new housing production.

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

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

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

Strengths for Housing Development

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

- ▶ **Bryant serves as a small regional center** - Bryant provides employment opportunities, retail/service options, health and professional services, governmental services and recreational facilities for a small geographical area that surrounds the City.
- ▶ **Affordable priced housing stock** - The City of Bryant has a stock of affordable, existing houses. Our analysis shows that the City's median home value based on 25 home sales from 2017 to 2019 is approximately \$62,000. This existing stock, when available for sale, provides an affordable option for home ownership.
- ▶ **Adequate land for development** - Bryant has land available for both residential and commercial/industrial development. However, some of this land needs to be serviced with infrastructure improvements and/or annexed into the City limits.
- ▶ **Educational systems** - Bryant students have options as buses come to Bryant from three different school districts to pick up students.
- ▶ **Health facilities** - Bryant has a medical clinic and an assisted living facility.
- ▶ **Infrastructure** - Bryant's water and sewer infrastructure can accommodate future expansion, although ongoing improvements are needed.
- ▶ **Commercial development** - Bryant's commercial district is adequate to meet most daily needs.
- ▶ **Developers** - The City of Bryant has access to several individuals who are investing in the community to provide housing as well as other amenities that make Bryant a full-service community.
- ▶ **Housing development** - The nursing home building has been renovated and converted into a rental market rate general occupancy 10-unit project.

- ▶ **Bryant is located near regional centers** - Bryant is located approximately 39 miles from Watertown and 52 miles from Brookings. Bryant is also located 18 miles from De Smet, which is a smaller regional center. These cities provide employment opportunities, retail/service options, educational opportunities, health care facilities and cultural amenities. Some households prefer to live near, but not in a regional center.
- ▶ **Employers** - The Bryant area has several employers that provide job opportunities for local residents.
- ▶ **Commuters** - As many as 100 employees may be commuting 10 minutes or more into Bryant daily for work. These commuters are a potential market for future housing construction.
- ▶ **Community Center** - The City of Bryant has a new Community Center that provides recreational and sports opportunities, meeting and conference space, city offices, social gathering space, etc.
- ▶ **Tourism and recreational opportunities** - There are tourism and recreational opportunities in the Bryant area.
- ▶ **Average number of persons per household** - The City of Bryant, compared to other cities of its size, has a high average number of persons per household.
- ▶ **Small town atmosphere** - Bryant has the real and perceived amenities of a small community. This small town living is attractive to some households.
- ▶ **Population and household growth** - Bryant is projected to add a significant number of households over the next five years.

Barriers or Limitations to Housing Activities

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

- ▶ **Age and condition of the housing stock** - While the existing stock is affordable, some of the housing is in need of improvements to meet expectations of potential buyers.
- ▶ **Low rent structure** - The area's rent structure is relatively low, which makes it difficult to construct new rental housing.
- ▶ **Value-gap deters new owner-occupied construction** - Based on market values from recent residential sales, we estimate that the median priced home in Bryant is valued at approximately \$62,000. This is below the comparable cost for new housing construction, which will generally be above \$200,000 for a stick built home with commonly expected amenities. This creates a value gap between new construction and existing homes.
- ▶ **Lower paying jobs** - Although the Bryant area has several employers, some jobs are at the lower end of the pay scale and employees with these jobs have limited housing choices.
- ▶ **Limited commercial options** - Bryant has commercial and retail options to meet daily needs, however, it has limited other retail and commercial opportunities.
- ▶ **Available lots** - Currently, Bryant has a limited number of lots available for new home construction.
- ▶ **Public Education** - There are no public K-12 schools in Bryant. However, three school districts provide Bryant students with bus service.
- ▶ **Staff capacity limitations** - Although Bryant has access to several housing agencies, it is difficult to develop and implement housing initiatives with limited resources.

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 Bryant. They are based on the following strategies.

- ▶ **Be realistic in expectations for housing development** - Large-scale residential growth has not occurred in the recent past and is not likely to occur in the near future. The scale of activities proposed for the future should be comparable with the area's potential for growth.
- ▶ **Proactive community involvement** - New home and apartment construction will more likely occur in Bryant if there is proactive support from the City, local and regional housing and economic development agencies and the South Dakota Housing Development Authority.
- ▶ **Protect the existing housing stock** - The future of Bryant 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 good condition and is a major asset, however, rehabilitation efforts are needed to preserve the housing stock.
- ▶ **Protect the existing assets and resources** - Bryant has many assets including employers, a downtown commercial district, medical facilities, recreational opportunities, a Community Center, etc. These are strong assets that make Bryant a desirable community to live in, and are key components to the City's long-term success and viability. These assets must be protected and improved.
- ▶ **Develop a realistic action plan with goals and time lines** - In the past the City has been involved in housing issues. The City should prioritize its housing issues and establish goals and time lines to achieve success in addressing its housing needs.
- ▶ **Access all available resources for housing** - In addition to local efforts, the City has other resources to draw on including USDA Rural Development, the South Dakota Housing Development Authority, the First District Association of Governments, Inter-Lakes Community Action Agency, Inc., Grow South Dakota, and Dakota Resources. These resources should be accessed as needed to assist with housing activities.

Summary of Findings/Recommendations

The findings/recommendations for the City of Bryant have been formulated through the analysis of the information provided in the previous sections and include 18 recommendations. The findings/recommendations have been developed in the following five categories:

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

The findings/recommendations for each category are as follows:

Rental Housing Development

1. Develop six to eight general occupancy market rate rental units
2. Develop five to six additional general occupancy moderate rent/income restricted or subsidized rental housing units
3. Consider the development of five to six senior with services units
4. Promote the development/conversion of two to three affordable market rate rental housing units
5. Develop a downtown mixed-use commercial/housing project
6. Continue to utilize the Housing Choice Voucher Program

Home Ownership

7. Continue to utilize and promote all programs that assist with home ownership
8. Consider the development and implementation of a purchase/rehabilitation program

Single Family Housing Development

9. Lot availability and lot development
10. Strategies to encourage continued residential lot sales and new home construction in Bryant
11. Promote twin home/townhome development

Housing Rehabilitation

12. Promote rental housing rehabilitation
13. Promote owner-occupied housing rehabilitation efforts

Other Housing Issues

14. Continue to acquire and demolish dilapidated structures
15. Create a plan and a coordinated effort among housing agencies
16. Encourage employer involvement in housing
17. Strategies for Downtown Redevelopment/Development
18. Develop home ownership and new construction marketing programs

Bryant - Recommendations Rental Housing Development

Rental Housing Development

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

From 2010 to 2020, 14 market rate rental units have been created in Bryant. The 14 rental units include a four-plex and 10 units constructed in the vacated nursing home facility.

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

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

Our projections for Bryant and Hamlin County from 2019 to 2024 expect some household growth. It is projected that there will be a 10-household gain in Bryant and a gain of 55 households in Hamlin County. Therefore, we are expecting a demand of approximately 10 to 12 additional rental units in Bryant due to household growth in the City and the County.

Demand created by replacement of lost units is more difficult to determine. We are estimating that approximately five units will be needed over the next five years to replace lost units. In some cases, this unit replacement will be necessary as existing units are removed from the inventory through demolition. In other cases, this replacement is appropriate due to the deteriorating condition of older, substandard rental housing that should be removed from the occupied stock. Rental units may also be lost due to rental units converting to owner occupancy.

Pent-up demand also exists. As part of this study, a rental survey was conducted. The survey found two vacancies in the 39 general occupancy market rate units. Also, there are no subsidized rental units in Bryant as the three subsidized rental projects in Bryant with a total 21 units, have all converted to market rate. Although two vacancies were reported in the market rate units, the owners and managers of the rental projects reported that they typically have high occupancy rates. The newest rental units in the City are all occupied and the 10 units that were constructed in 2020 were leased in a very short time frame. The assisted living project, Parkview, reported five vacant beds at the time of the survey and have had ongoing vacancies.

We identified pent-up demand for market rate rental units, subsidized units and independent/light services units.

These three demand generators, after factoring current vacancy rates, show a need for 18 to 23 rental units over the next five years. Based on the factors stated above, we recommend the development of the following new rental units over the next five years from 2020 to 2025.

▶ General Occupancy Market Rate	6-8 units
▶ Income-restricted/Subsidized	5-6 units
▶ Affordable/Conversions	2-3 units
▶ Senior Independent/Light Services	<u>5-6 units</u>
Total	18-23 units

1. Develop six to eight general occupancy market rate rental units

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

Of the 39 market rate rental units we surveyed, we found two vacancies. The owners and managers of rental properties reported high occupancy rates and strong demand for rental housing. The owner of the City’s newest rental project reported strong demand for the units.

There is a variation in rental rates in the market rate segment in the City of Bryant. The existing rent range including utilities is \$500 to \$550 for a one-bedroom unit, \$750 to \$950 for a two-bedroom unit, \$900 to \$1,050 for a three-bedroom unit and \$1,250 for a four-bedroom unit. Only one four-bedroom unit was surveyed.

From 2000 to 2020, 14 conventional market rate rental units were constructed in two rental projects. These units were constructed in 2016 and 2020. These projects include a 4-plex and 10 units constructed in the vacated nursing home.

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

Based on this combination of demand generators, we believe that it is reasonable to plan for production of six to eight market rate rental units over the next five years from 2020 to 2025.

Based on our research, there is a continued need for larger rental units, thus, the majority of the new units constructed over the next five years should be two and three-bedroom units.

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

There is a continued need to construct workforce housing with affordable rents. Financial assistance, such as land donations, tax abatement, tax increment financing and other resources may be needed to keep rents affordable.

The first option to developing market rate housing would be to encourage private developers to undertake the construction of market rate rental housing. If private developers do not proceed, a local or regional housing or economic development agency could potentially utilize essential function bonds, or similar funding sources, to construct market rate units. The City could assist with land donations, tax increment financing, tax abatement, reduced water and sewer hookup fees, etc. A private developer or the City of Bryant could potentially utilize the DakotaPlex Program to construct rental units in the community.

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

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size/Sq. Ft.</u>	<u>Rent</u>
Two Bedroom	5-6	850 - 1,000	\$800 - \$1,000
Three Bedroom	<u>1-2</u>	1,100 - 1,200	\$900 - \$1,100
Total	6-8		

Note: The recommended rents are gross rents including all utilities. The rents are quoted in 2020 dollars.

It may also be possible to utilize Housing Choice Vouchers if some of the tenants meet income requirements and the rents are at or below Fair Market Rents (FMRs). The 2020 FMRs are \$785 for a two-bedroom unit and \$1,103 for a three-bedroom unit.

2. Develop five to six additional general occupancy moderate rent/income restricted or subsidized rental units

Findings: Over the past few decades, resources have generally not been available for new subsidized housing construction. Instead, the primary federal incentive program has been low income housing tax credits, which typically generates moderate rent housing that is income restricted. There are no tax credit projects that currently exist in Bryant and tax credit projects are typically constructed in larger cities.

Subsidized housing utilizes federal resources that provide a “deep subsidy”, allowing very low income people access to the housing at an affordable price. The research completed for this Study identified three rental projects in Bryant, with a total 21 units that were subsidized USDA Rural Development projects but have opted out of their subsidy contracts and have converted to market rate. Therefore, there currently are no subsidized rental projects in Bryant.

There are “deep subsidy” resources available to Bryant residents through the tenant-based Housing Choice Voucher Program. The Vouchers allow tenants to pay 30% to 40% of their income for housing in suitable private-market rental units. The Voucher Program for Bryant and Hamlin County is administered by the Brookings Housing and Redevelopment Commission. Currently, the Voucher Program has no waiting list, thus, households could immediately be eligible for a voucher. Several Bryant households are currently utilizing a voucher.

The 2019 American Community survey estimated that approximately 32% of all renters in the City of Bryant were paying 30% or more of their income for rent.

Recommendation: Based on the cost burden data contained in the American Community Survey, we would recommend that the City look to construct affordable rental housing for lower income renters. Over the next five years, we would recommend that the City attempt to construct five to six units that achieve a rent level that would be affordable to low income households.

This recommendation represents a modest goal, since more low income households exist in the City with a cost burden. However, over the past few decades, very few federal subsidy sources have been available for the construction of affordable rental housing. The actual number of units that can be developed will be dependent upon access to financial resources. In the opinion of the analysts, the highest priority would be to create larger subsidized general occupancy units for families and younger households.

3. Consider the development of five to six senior independent/light services units

Findings: The City of Bryant currently has one senior with services facility, Parkview Assisted Living, a 14-bed assisted living project. The facility provides the full array of assisted living services including meals, laundry, housekeeping, etc. At the time of the survey, the owner reported that there were five vacant beds and there typically are vacancies.

Bryant also had a skilled nursing home, however, the facility has closed and been converted to market rate rental housing.

Recommendation: In 2019, Bryant had approximately 57 households age 65 and older, and Hamlin County had approximately 659 senior-headed households. Bryant has a 14-bed assisted living project, but does not have a senior independent/light services project.

Therefore, we are recommending the development of five to six independent/light services units in Bryant. The units should be designed for flexibility to allow seniors to live in a unit independently, or to rent a unit and utilize a low level of senior services such as a noon meal and housekeeping. Ideally the project would allow seniors to age in place and purchase home health care services as needed in the future. If possible, this project should be attached to or in close proximity to Parkview Assisted Living, which would allow for the delivery of light services.

The new project is intended to complement the Parkview Assisted Living facility. The project is intended to provide a housing option that currently does not exist in Bryant.

4. Promote the development/conversion of two to three affordable market rate rental housing units

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

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

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

It would be difficult to create affordable units through new construction. Instead, it may be more practical to work on building renovation or conversion projects that can create housing. This opportunity may arise in downtown buildings, or through the purchase and rehabilitation of existing single family homes. Several single family homes have been rehabilitated for rental housing by local individuals. In 2020, the vacated nursing home was converted into a 10-unit market rate rental project.

The estimated prevailing rent range for older rental units in Bryant is typically between \$500 and \$650 per month. Creating some additional units with contract rents below \$650 per month would help to expand the choices available to a majority of the City’s renter households.

It is probable that a low rent structure for some units could only be obtained with financial commitments from other sources, such as tax increment financing or property tax deferral from the City, or from other financial sources such as the South Dakota Housing Development Authority.

5. Develop a downtown mixed-use commercial/housing project

Findings: A mixed-use rental housing/commercial project in the Downtown area would complement the City's ongoing efforts to maintain a vibrant downtown.

New mixed use projects have been developed in several cities comparable to the size of Bryant. Some of these projects were developed because of market demand while others were developed to enhance the downtown, to introduce a new product to the market and to serve as a catalyst for downtown redevelopment.

Recommendation: We recommend the development of a mixed-use building in the downtown Bryant area. There are several potential sites in the downtown area for a mixed-use project.

We recommend commercial space on the first floor and rental units on the second floor. Prior to construction, a portion of the commercial space should be leased to an anchor tenant who would complement existing downtown businesses and attract people and be an asset to downtown.

The rental units should be primarily market rate units, but could be mixed income with some moderate income units. The units should be primarily one-bedroom and two-bedroom units. Please note that these units are not in addition to the units recommended in the first and second recommendations of this section. If a mixed use building was constructed, the number of units recommended previously should be reduced.

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

6. Continue to Utilize the Housing Choice Voucher Program

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

Although the federal government provides almost no funding for subsidized housing construction, it has provided new Housing Choice Voucher allocations over the last two decades. Because of the flexibility offered through the program, eligible households often prefer the portable rent assistance to other forms of subsidized housing that are project-based, and can only be accessed by living in a specific rental development.

The Housing Choice Voucher Program is administered in Bryant and Hamlin County by the Brookings Housing and Redevelopment Commission. There currently is no waiting list to obtain a Voucher, thus, Bryant households could be immediately eligible for a Housing Choice Voucher.

Recommendation: The Brookings Housing and Redevelopment Commission should continue to work with Bryant's rental property owners, managers and renter households to assure that renters are aware of the Housing Choice Voucher Program and have to the opportunity to apply for assistance.

Bryant - Home Ownership Recommendations

Home Ownership

Findings: Expanding home ownership opportunities is one of the primary goals for most cities. High rates of home ownership promote stable communities and strengthen the local tax base. The median owner-occupied home value in Bryant is estimated to be approximately \$62,000 based on recent sales activity. The home values in Bryant provide a good opportunity for first time buyers and households seeking moderately priced homes.

Households in all age ranges that have not been able to achieve the goal of home ownership may need the assistance of housing programs to help them purchase a home.

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

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

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

First time home buyer assistance, down payment assistance, low interest loans and home ownership counseling and training programs can help to address affordable housing issues. The City of Bryant 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: Bryant should continue to work with regional housing agencies, the South Dakota Housing Development Authority, USDA Rural Development and local financial institutions to utilize all available home ownership assistance programs. Private and nonprofit agencies should also be encouraged to provide home ownership opportunities.

The City of Bryant should also work with housing agencies to assure that they are receiving their share of resources that are available in the region.

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

8. Consider the development and implementation of a Purchase/Rehabilitation Program

Findings: Bryant has a limited stock of older, lower valued homes, many of which need repairs. Our analysis of recent sales activity indicates that there are a significant number of homes in Bryant that are valued at less than \$100,000. 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, a low interest rate and a monthly payment that is affordable for the family.

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

Recommendation: We recommend that the City of Bryant work with the South Dakota Housing Development Authority and regional housing agencies to consider the development and implementation of a Purchase/Rehabilitation Program. Attitudinal surveys that we have conducted in other cities have found that purchase/rehabilitation programs are appealing to people who are currently renting their housing. In some similar sized communities, a large majority of survey respondents who were renters indicated an interest in buying a home in need of repair if rehabilitation assistance was also available.

Because a purchase/rehabilitation program can be expensive and its cost effectiveness in some cases may be marginal, it may be advantageous to directly assist low and moderate income households with purchasing and rehabilitating homes. Local 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. USDA Rural Development also provides purchase/rehabilitation loans for low and moderate income buyers.

Also, some private individuals on a limited basis have purchased homes in Bryant, rehabbed the homes and then sold the homes. There may be an opportunity for housing agencies to financially assist the private sector with purchasing, rehabilitating and selling homes. This may increase the inventory of substandard homes that economically can be rehabilitated and sold.

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.

Bryant - New Housing Construction

New Housing Construction

Findings: Bryant has experienced some single family owner-occupied housing construction from 2010 to 2020. According to City and Census Bureau records, over the past 11 years, six single family owner-occupancy units were constructed or moved into Bryant.

From 2010 to 2014, four single family units were constructed. From 2015 to 2019, only one single family unit was constructed. However, in 2020, one house is currently under construction.

The City's amenities, employment opportunities and the development of new residential lot options, should result in some limited continued construction of new homes over the next several years.

Overall household projections for Bryant indicate demand for owner-occupancy housing construction. Bryant is projected to gain households in the 65 and older range from 2020 to 2025. Households in these age ranges tend to be predominantly home owners, and form a market for higher priced, trade-up housing and low maintenance housing such as town homes and twin homes.

The 35 to 44 year old age range is also expected to increase through 2025. Some of the households in these age ranges are first time home buyers or are looking for trade-up housing. It is our opinion that if the City, housing agencies, employers and builders are proactive, seven to nine homes can be constructed in Bryant from 2020 to 2025.

This projection is based on the ongoing availability of lots for single family homes and twin homes/town homes at all price ranges.

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

▶ Higher & medium price homes	1-2 homes
▶ Affordable homes	4-5 homes
▶ Twin homes/town homes	<u>2 units</u>
Total	7-9 homes/units

9. Lot Availability and Lot Development

Findings: As part of this Study, we attempted to identify the inventory of available residential lots for single family housing construction in Bryant. Buildable lots are defined as having sewer, water and streets available to the lots.

There are only a few infill lots that are potentially available for new housing construction in the City. Additionally, there may be a few dilapidated houses in the City that could be demolished and some of the cleared lots could possibly be suitable for new construction.

Recommendation: Using our projections that seven to nine houses will be constructed over the next five years, there is not an adequate number of lots in Bryant.

The City of Bryant and private developers should plan for future subdivision and lot development.

To address the demand for additional residential lots, we are recommending the development of a six to eight-lot subdivision. New lot/subdivision development should include the following:

- ▶ The site for lot development should have land available, if possible, for future lot development phases.
- ▶ The subdivision, if possible, should be on a site that has existing utilities. Potentially, an area with dilapidated buildings could be cleared for new residential development.
- ▶ The lots should have covenants that assure quality development. However, the covenants should not be so restrictive that they eliminate the target market's ability to construct a home.
- ▶ The lots should accommodate a variety of home designs and home prices.
- ▶ All stakeholders should be involved in promoting and publicizing the lots.
- ▶ To be successful, the homes must be available to households with as wide an income range as possible.
- ▶ Some lots should be available for twin home/ town home development.

- ▶ Successful lot development will need the cooperation of financial institutions, builders, employers, and the City of Bryant. Financial assistance such as tax increment financing, tax abatement, and assistance from area housing agencies and the South Dakota Housing Development Authority may be needed.
- ▶ The lots must be as aesthetically acceptable as possible and include high quality amenities.
- ▶ The City should plan on a long absorption time period to sell the lots.
- ▶ If the lots are sold at a reduced price, the lot buyer should be obligated to build a home on the lot within a specified time period.

10. Strategies to encourage continued residential lot sales and new home construction in Bryant

Findings: From 2010 to September 2020, approximately six owner-occupancy single family units have been constructed in Bryant.

Recommendation: We recommend that the City of Bryant, builders, realtors and other housing stakeholders coordinate efforts to promote lot development, lot sales and housing development.

Our recommendations to continue to promote lots sales and housing development include:

- ▶ ***Competitive pricing*** - There are lots available in communities throughout the region. To attract new home construction in Bryant, lots should to be available and competitively-priced compared to other options in the region.
- ▶ ***User-Friendly*** - The lot purchase and home building process must be 'user friendly.' This includes an inventory of available lots, builders that are readily available to build custom homes and city regulations that are fair and reasonable. The entire process must be as 'user friendly' as possible to encourage home construction.
- ▶ ***Long-term planning*** - The City of Bryant should conduct long-term development planning to assure lots are available on an ongoing basis.

- ▶ ***Incentives*** - Some cities and counties throughout South Dakota are offering incentives to construct new homes, including reduced lot prices, reduced water and sewer hookup fees, cash incentives, etc. Incentives should be considered to promote new home construction if construction is slow over the next several years.
- ▶ ***Lot availability for twin home/town home development*** - It is our opinion that there will be a demand for twin homes/town homes in Bryant over the next five years. Lots should be available for a twin home/town home development.
- ▶ ***Range of house prices*** - Lots should be available to as wide a range of home sizes and prices as possible. This broadens the lot buyer market. Also, smaller infill lots with fewer amenities should be marketed for affordable homes.
- ▶ ***Marketing*** - The City of Bryant and all housing stakeholders will need to market the sale of available lots and new home construction. Developers, realtors, financial institutions, builders, employers, etc., should all be involved in developing marketing strategies. In addition to marketing the lots, the City of Bryant and its amenities should continue to be marketed.
- ▶ ***Governors Homes*** - Governors Homes are an affordable option and SDHDA has initiated a program that enables developers to participate in the 'Governor's Home Program.'
- ▶ ***Manufactured/modular homes*** - Manufactured and modular homes can provide affordable housing opportunities for moderate income households.
- ▶ ***In-fill lot Home Development*** - In-fill lots in existing neighborhoods are often affordable and have existing City services.
- ▶ ***South Dakota Housing Development Authority Programs (SDHDA)*** - SDHDA may have housing programs available to assist developers, builders and home buyers.
- ▶ ***Publically-owned subdivision*** - Private developers often have little incentive to develop lower-priced lots and houses. A possible approach is to develop a publically-owned subdivision, which could offer lower-priced lots for affordable homes.

11. Promote twin home/townhome development

Findings: Attached housing provides desirable alternatives for empty nesters and seniors to move out of their single family homes, thus, making homes available for families. It is important for the community to offer a range of life-cycle housing options.

In many cities the size of Bryant, approximately 15% to 20% of the new ownership housing constructed are twinhomes/townhomes. In Bryant, we are not aware of any twinhomes/townhomes that have been constructed in the past 10 years.

In 2019, Bryant had 57 households and Hamlin County had 659 households in the 65 and older age ranges. Household growth among empty-nester and senior households should result in increased demand for attached single family units. It is likely that demand for attached housing units will also be dependent on the product's ability to gain additional market acceptance among the households in the prime target market, and among other households.

Recommendation: It is our projection that one new owner-occupancy twin home (two units) could be constructed in Bryant over the next five years. Our projection is based on the availability of an ideal location for twin home development as well as high quality design and workmanship. We are also projecting that additional twinhomes will be constructed after the initial five-year projection period.

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

- ▶ Senior friendly home designs
- ▶ Maintenance, lawn care, snow removal, etc. all covered by an Association
- ▶ Plan for a cluster development of twinhomes
- ▶ Homes at a price that is acceptable to the market

Bryant's role could include assuring that adequate land continues to be available for development and that zoning allows for attached housing.

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

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

Bryant - Housing Rehabilitation

Housing Rehabilitation

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

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

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

12. Promote rental housing rehabilitation

Findings: Based on our estimate, the City of Bryant had approximately 60 rental units in 2020. These rental buildings are in multi-family projects, small rental buildings and single family homes. Some of these rental structures are more than 40 years old and could benefit from rehabilitation.

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

Recommendation: The City of Bryant should work with rental property owners and housing agencies to seek funds that allow for program design flexibility that make a rental rehabilitation program workable. Potential funding sources may include USDA Rural Development, Grow South Dakota, Inter-Lakes Community Action Partnership, the South Dakota Housing Development Authority and the Federal Home Loan Bank.

13. Promote owner-occupied housing rehabilitation efforts

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

Our 2020 housing condition survey of the 161 homes in Bryant found 64 homes that need minor repairs and 29 homes that need major repairs. Without rehabilitation assistance, the affordable housing stock will shrink in Bryant.

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

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

Some programs offer households that meet program requirements, a deferred loan to rehabilitate their homes. Deferred loans do not have to be paid back if the household lives in the rehabilitated home for a stipulated amount of time after the rehabilitation is completed. We encourage Bryant households to utilize these housing rehabilitation programs.

Bryant - Other Housing Initiatives

Other Housing Initiatives

14. Continue to acquire and demolish dilapidated structures

Findings: The housing condition survey of the City’s single family homes identified 13 houses that were dilapidated and viewed as too dilapidated to rehabilitate. We also identified 29 homes as needing major repair and several of these homes may be too dilapidated to rehabilitate. To improve the quality of the housing stock and to maintain the appearance of the City, dilapidated structures should be demolished. Over the past few years, several dilapidated homes have been demolished in Bryant.

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

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

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

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

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

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

16. Encourage employer involvement in housing

Findings: The Bryant Area has several large employers. The connection between economic development and housing availability has become an increasingly important issue as low area unemployment rates dictate the need to attract new workers into the community.

Although the jobs being created may have good wages for the area, many jobs do not pay wages sufficient for workers to buy or improve their housing. Housing for new employees is a concern for most employers. It may be advantageous for employers to become involved in housing.

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

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

Additionally, employers can continue to support other city projects, such as parks, trails, ball fields, etc., that will have a positive impact on housing in Bryant.

17. Strategies for Downtown Redevelopment/Development

Findings: Bryant has a commercial district that addresses many of the daily retail/commercial needs of its residents. Bryant has buildings that have been renovated and have high quality commercial and/or housing space. There are also buildings that have not been maintained and are substandard.

This recommendation provides an outline of actions that could be taken to continue downtown redevelopment, to maximize the usage of downtown buildings, to promote new downtown businesses and to identify and implement building rehabilitation and renovations. The purpose of this recommendation is to continue to build on the City's successes.

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

Recommendation: We are recommending the following actions for downtown Bryant:

- ▶ Interview all commercial district property owners to develop a database and to determine their future plans (expanding, selling, renovations, etc.)
- ▶ Develop an overall plan for the commercial district (potential new businesses, address parking needs, continue to develop an overall theme, art and cultural opportunities, etc.)
- ▶ Develop a mini-plan for each property in the commercial district and each commercial district block. This may include:
 - ▶ Retention of existing businesses
 - ▶ Commercial building rehab and renovations
 - ▶ Facade work
 - ▶ Building demolition
 - ▶ New construction
 - ▶ Recruiting new businesses

- ▶ Identify funding sources
 - ▶ Property owner funds
 - ▶ City funds
 - ▶ Federal Home Loan Bank
 - ▶ Special tax districts
 - ▶ Funds from South Dakota State Agencies
 - ▶ Sales Tax Funds

- ▶ Work with stakeholders to identify roles, to secure funding, to develop and implement programs and projects
 - ▶ Property owners
 - ▶ City of Bryant
 - ▶ First District Association of Governments

18. Develop home ownership and new construction marketing programs

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

Recommendation: The City of Bryant has been active in promoting and marketing housing and we recommend the continuation or initiation of the following:

- ▶ Determine the City's strengths and competitive advantages and heavily promote them
- ▶ Continue to create marketing materials that can be distributed regionally (including internet, TV, radio, etc.)
- ▶ Work closely with employers to provide employees (especially new employees) with housing opportunities in Bryant and the Bryant area
- ▶ Work with housing agencies to provide down payment assistance, low interest loans, home owner education and home owner counseling programs
- ▶ Work with developers and builders to make lot development and the construction of new homes a very user-friendly process
- ▶ Continue to work on the creation of jobs and the development of retail, service and recreational opportunities that make the City a "full service" community
- ▶ Provide attractive lots at an affordable price for a variety of home sizes, styles and price ranges
- ▶ Preserve the quality of existing neighborhoods through the rehabilitation of substandard housing and the demolition of dilapidated structures that are beyond repair
- ▶ Continue to develop new housing choices that serve life-cycle housing needs, such as new rental housing, twin homes, senior with services housing, etc.
- ▶ Review the City's policies and fees to assure that they are user-friendly, fair and receptive for developers, builders and households
- ▶ Develop a coordinated housing plan with the private sector and area housing agencies

Agencies and Resources

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

InterLakes Community Action Partnership

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

First District Association of Governments

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

Dakota Resources

25795 475th Ave., Suite 1
Renner, SD 57055
(605) 978-2804

South Dakota Housing Development Authority

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

USDA Rural Development

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

Brookings Housing and Redevelopment Commission

1310 Main Ave. S., Suite 106
P.O. Box 432
Brookings, SD 57006
(605) 692-1670

Grow South Dakota

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