

MORTON COUNTY, NORTH DAKOTA COMPREHENSIVE HOUSING STUDY.



Executive Summary.

Prepared for:
**Morton County
Housing Authority.**

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

Lincoln, Nebraska 402.464.5383 *

January, 2014

**MORTON COUNTY, NORTH DAKOTA
COMPREHENSIVE HOUSING STUDY - 2018.
EXECUTIVE SUMMARY**

**Morton County Housing Authority (MCHA)
Rick Horn, Director**

HOUSING STEERING COMMITTEE MEMBERS.

**Stacy Kramer – MCHA Business Manager
Jim Neubauer – Mandan City Administrator
Ellen Huber – Mandan Business Development &
Communications Director
Shian Kaelberer – New Salem Auditor
Chester Brandt – Hebron Council Member
Ken Rehling – Hebron Council Member**

The **Comprehensive Housing Study** was completed with the guidance and direction of the **Morton County Housing Steering Committee.**

The **County-Wide Housing Study** was funded with local Community and State funds.

Consultant:

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

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MORTON COUNTY, NORTH DAKOTA COMPREHENSIVE HOUSING STUDY EXECUTIVE SUMMARY.

■ INTRODUCTION. ■

This **Executive Summary** provides statistical and narrative data identifying a **housing profile** and **demand analysis** for **Morton County, North Dakota**, including each Community and Rural Morton County, identified as the Balance of County. The **Study** describes the past, present and projected demographics, economic and housing conditions in the County, as well as a “**Housing Action Plan**,” identifying recommended future housing projects.

The **Housing Study** was conducted for the **Morton County Housing Authority (MCHA)**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm. **MCHA, the Morton County Housing Steering Committee and the citizens of the County** all provided invaluable information.

■ RESEARCH APPROACH. ■

The **Morton County-Wide Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the County and each Community were derived from the U.S. Census and the 2007-2011 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources.

To facilitate effective planning and implementation activities, housing demand projections were developed for a five year period. The implementation period for this Housing Study will be October, 2013 to October, 2018.



■ MORTON COUNTY-WIDE HOUSING STEERING COMMITTEE. ■

The **Morton County Comprehensive Housing Study** process included the formation of a **Housing Steering Committee**, consisting of elected officials, business owners and the local citizenry representing the Communities. The creation of this **Committee** for the **Housing Study** provided the Consultant with a foundation of knowledge to create **housing goals and action steps** that addressed the housing interests of the County. The following issues, identified by **Committee** members from the Cities of and Mandan, New Salem and Hebron, highlighted in this **Housing Study**, will need to be addressed during the next five years.

Mandan:

- ❖ The average two bedroom apartment rents for \$750 to \$900 per month.
- ❖ A single family house listed for less than \$100,000 is rarely found on the market in Mandan.
- ❖ The average sale price for a single family house with 1,200 to 1,300 square feet is \$240,000 to \$250,000.
- ❖ The City of Mandan, in 2010, reviewed and reaffirmed a two-year property tax exemption for a new single family house, condominium or townhouse.

“In compliance with North Dakota Century Code 57-02-08(35), the City of Mandan allows a property tax exemption for the first \$75,000 in of true and full value of new single-family, condominium and townhouse residential property, exclusive of the land on which it is situated, for the first two taxable years after the taxable year in which the permit was issued and the residence is owned and occupied for the first time.”

- ❖ Lot prices in new subdivisions, not located adjacent to “lake or river frontage,” are approximately \$35,000 to \$45,000.
- ❖ Lake or river frontage lots in subdivisions in the southeast portion of the City can cost \$145,000 and above, not including “special assessments” for infrastructure costs.
- ❖ Houses frequently sell by word of mouth before being listed for sale.
- ❖ The renting of apartments is frequently completed over the phone, without future tenants even seeing the unit, out of fear that it would be rented to someone else before they could “walk-through”.
- ❖ **Mandan disputes the 2010 Census results. City staff believes that the City was undercounted.** The City is currently pulling building permit information from 2000 through 2011 to verify the current total number of completed households in the incorporated areas of Mandan.

New Salem:

- ❖ The two apartment buildings in Town rent individual units to the elderly, based upon 30 percent of the tenants gross annual income.
- ❖ An assisted living facility is attached to the Elm Crest Manor nursing home.
- ❖ Three single family houses have been built since 2012.
- ❖ Construction started in the Spring on two new apartment buildings.
- ❖ Housing rehabilitation has been the focus of property owners over the last few years, as very few vacant lots exist in the Community.
- ❖ The Town is focused on providing vacant land adjacent the Community to support the construction of new subdivisions for residential development.
- ❖ New Salem has always paid 100 percent of the cost of infrastructure in new subdivisions. However, the Community is considering revising this policy, in the near future, to require the developer to pay for all infrastructure due to the increasing costs of streets and utility systems.
- ❖ “Golden West,” the commercial strip with the grocery store near the Interstate, has recently sold and the new owners have purchased the adjacent 120 acres to support future commercial development.

Hebron:

- ❖ The Community is in need of new workforce housing. Teachers and police officers, as an example, have a difficult time finding decent housing in Hebron.
- ❖ Elderly renters in town are gradually being priced out of the local market. Landlords of market rate rental property are able to frequently raise rental fees due to high demand.
- ❖ Houses in substandard condition are frequently rented by persons and families that need a place to live.
- ❖ Vacant lots that the City originally sold for \$1 several years ago, are now being sold by current owners for \$10,000 to \$15,000.
- ❖ A local resident recently purchased three modular homes and put them on permanent foundations at a cost of approximately \$120,000 each. The houses are now listed for sale at \$150,000.
- ❖ The City Council would like to see a new apartment constructed for workforce families but are in need of development assistance.

■ HOUSING NEEDS & WANTS SURVEY ■

The Morton County “Housing Needs & Wants Survey” was distributed to households in Morton County. A total of **347 Surveys** were returned, including 296 from Mandan, 12 each from Glen Ullin and New Salem, 11 from Hebron, three from Communities outside of the County and two from Rural Morton County. An additional nine Survey participants did not identify their place of residence.

Survey participants were asked to give their opinion about specific housing types greatly needed throughout the County and each Community. In addition, a component of the **Survey** allowed participants to offer individual comments regarding housing needs. The following summarizes the **Survey** results.

Top Housing Needs

- Housing for Low- and Middle-Income Families.
- Single Family Housing.
- Rental Housing (General).
- Housing Choices for First-Time Homebuyers.
- Two- and Three-Bedroom (Apartment or House).
- Housing for Low- and Middle-Income Elderly Persons.
- Licensed Assisted Living with Specialized Services.

- 57.3 percent of the Survey respondents favored the County using State or Federal grant funds to conduct an owner housing rehabilitation program.

- 46.4 percent of the Survey respondents supported Morton County using State or Federal grant funds to conduct a rental housing rehabilitation program.

- **71.2 percent of the Survey respondents favored Morton County establishing a local program that would purchase and tear down dilapidated houses and make the lots available for a family or individual to build a house.**

- **65.1 percent of the Survey respondents supported the County in using grant dollars to purchase, rehab and resell vacant housing in the Community.**

- 68.9 percent of the Survey respondents favored Morton County using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

- 52.4 percent of the survey respondents supported a two-year property tax exemption for the first \$75,000 of full value on a new single family home, condominium or townhouse.

- 31.4 percent of the survey respondents supported a two-year property tax exemption for the first \$75,000 of full value on a new 24+ unit apartment building.

■ WORKFORCE HOUSING NEEDS SURVEY ■

The **Morton County Housing Authority**, in cooperation with major employers in the Morton County area, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Area's employers. A total of **111 Surveys** were returned. This included **46 Surveys** from Mandan, **25** from Hebron, **11** from Communities outside of Morton County, nine each from Glen Ullin and New Salem, six from Rural Morton County, three from Flasher and one from Almont.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment and annual household income. The following “highlights” the **Survey** results.

- Employees from the following major employers that participated in the Survey included, but were not limited to: Dakota Community Bank & Trust, National Information Solutions Cooperative, Mandan Public Schools, Morton County Employees and Elm Crest Manor.
- Survey participants included 95 homeowners and 16 renters, with a majority having a total household income between \$25,000 and \$70,000. **24 participants were not satisfied with their current housing situation.** Reasons included high housing prices, current home being too small or owners/renters having a desire to move into a new home.
- The majority of respondents could afford monthly house payments, not including house insurance and property taxes, between \$750 and \$1,500. Renters looking to upgrade to a more suitable rental housing unit could afford a monthly rent under \$650.

Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing for their families. **The most common barriers identified for owner housing included** the costs of housing prices, utilities and a lack of sufficient homes for sale. **The most common barriers faced when obtaining affordable rental housing included** the high cost of rent, attitudes of immediate neighbors and a lack of decent rental units in a prospective renter’s price range.

■ CONTINUUM OF CARE FOR ELDERLY PERSONS HOUSEHOLD SURVEY ■

A “**Continuum of Care for Elderly Persons Household Survey**” was made available in Morton County Communities to assist in determining the specific short- and long-term housing and Community service needs of the County’s elderly population. A total of **173 Surveys** were returned, including 108 from Mandan, 16 from Glen Ullin, 13 each from Hebron and New Salem, 12 from Flasher, eight from Almont and two from Communities outside of Morton County.

Survey participants were asked to provide information on subjects concerning the quality of Community services, types of housing needed for senior citizens, and the quality of various support services provided by Community and County organizations. The following are highlights from the Survey.

- Survey participants consisted of 63 males and 108 females, a majority of which were 75 to 84 years of age and currently retired.
- Most Survey participants were satisfied with their current housing situation. Those that were not satisfied cited concerns about high rent and a need for additional amenities, such as off-street parking and storage space.
- The Fire Department, City Offices and Downtown Businesses were identified as high quality Community services to senior citizens.
- **Participants identified needing either Assisted Living Housing or a one- or two-bedroom apartment rental unit to satisfy their housing needs within the next 10 years. A majority of participants felt living in a Retirement Housing Campus was “very appealing”.**
- Food/Meals-On-Wheels, Home Health Care and Law Enforcement were highlighted as “**excellent**” support services for Morton County. Participants identified **Housing, General Health Services, Transportation and Food/Meals-On-Wheels** as the most critical Support Services for persons 55+ years of age residing in Morton County.

■ POPULATION PROFILE. ■

Table A identifies **population trends and projections** for Morton County and each Community by 2018. The population of the previous two Decennial Censuses (2000 and 2010) recorded an increase in population for Morton County. The County's population increased from 25,303, in 2000, to 27,471, in 2010, an increase of 2,168 persons, or 8.5 percent.

Currently (2013), the population for the County is an estimated 30,790. Morton County will reach an estimated population of 32,461 by 2018. This represents an increase of 1,671 persons, or 5.4 percent, from the current (2013) estimated population of 30,790. **The potential exists for Morton County to reach a population of 33,381 during the next five years; an increase of 2,591 or 8.4 percent.** A "Medium" population projection of 32,824, representing an increase of 2,034 persons or 6.6 percent, was used throughout this Comprehensive Housing Study.

The City of Mandan is projected to increase in population during the next five years. The current population, an estimated 21,385, is projected to increase, with a 2018 population ranging from 22,561 to 23,481, representing increases of 5.5 percent and 9.8 percent, respectively. A "Medium" population projection of 22,924, an increase of 1,539 persons or 7.2 percent, was utilized throughout the Study. The Communities of Almont and New Salem, along with the Balance of County, are also projected to experience population increases from 2013 to 2018. The remaining Morton County Communities are projected to decrease, slightly, but remain stable through 2018.

The increasing population can be attributed to expanding employment opportunities in close proximity to these Communities, combined with available housing opportunities and primary transportation corridors. **A stable population base contributes to the need for new and improved housing of various forms, types and sectors of the County.**

**TABLE A
POPULATION TRENDS AND PROJECTIONS
MORTON COUNTY & COMMUNITIES, NORTH DAKOTA
2000-2018**

	<u>2000</u>	<u>2010</u>	<u>2013</u>	<u>2018</u>	<u>% Change 2013-2018</u>
Morton County:	25,303	27,471	30,790	Low: 32,461	+5.4%
				Medium: 32,824	+6.6%
				High: 33,381	+8.4%
Mandan:	16,718	18,331	21,385	Low: 22,561	+5.5%
				Medium: 22,924	+7.2%
				High: 23,481	+9.8%
Almont:	89	122	125	135	+8.0%
Flasher:	285	232	225	215	-4.4%
Glen Ullin:	865	807	800	790	-1.3%
Hebron:	803	747	745	735	-1.3%
New Salem:	938	946	950	965	+0.5%
Balance of County:	5,605	6,286	6,560	7,060	+7.6%

*Medium projection used throughout Table Profile.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2013.

■ HOUSING TARGET DEMAND. ■

Table B identifies the **estimated housing target demand** for **Morton County** and **each Community** by **2018**. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing throughout the County.

The total estimated **housing target demand** in **Morton County**, by **2018**, is **1,410 housing units, including 876 owner and 534 rental units**, at an estimated development cost of **\$229.8 Million**.

The largest demand for rental units are projected to occur in Mandan, with a minimum target demand for 756 owner and 486 rental units; a total of 1,242 housing units. The Community could support a Downtown Housing Development Initiative of up to 60 units. The Balance of County has a demand for up to 82 new owner housing units by 2018. **The remaining Communities in Morton County should strive to combine new housing development activities with housing rehabilitation programs. These could include purchase-rehab-resale or re-rent activities.**

TABLE B
ESTIMATED HOUSING TARGET DEMAND
MORTON COUNTY & COMMUNITIES, NORTH DAKOTA
2018

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
Morton County:	876	534	1,410	\$229.8 M
Mandan:	756	486	1,242**	\$197 M
Almont:	4	4	8	\$1.3 M
Flasher:	6	6	12	\$1.9 M
Glen Ullin:	8	10	18	\$3 M
Hebron:	10	12	22	\$3.7 M
New Salem:	10	16	26	\$4.4 M
Balance of County*:	82	0	82	\$18.5 M

*Based upon new households, providing affordable housing for 20% of cost burdened households, replacement of 30% of housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 6% vacancy rate consisting of structurally sound housing units and build for "pent-up" demand, based upon local capacity and availability of land and financial resources.

NOTE: New housing in the smallest Communities should include purchase-rehab/resale or re-rent.

**The Community of Mandan could support a Downtown Housing Development Initiative of up to 60 units.

Source: Hanna:Keelan Associates, P.C., 2013.

■ HOUSING DEMAND BY INCOME SECTOR. ■

Table C presents the **estimated household AMI**, per household size for Morton County.

TABLE C**HOUSEHOLD AREA MEDIAN INCOME (AMI)****MORTON COUNTY, NORTH DAKOTA****2013**

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$15,850	\$18,100	\$20,350	\$22,600	\$24,450	\$26,250	\$28,050	\$29,850
50% AMI	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
60% AMI	\$31,680	\$36,180	\$40,680	\$45,180	\$48,840	\$52,400	\$56,040	\$59,640
80% AMI	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,950
100%AMI	\$52,800	\$60,300	\$67,800	\$75,300\$	\$81,400	\$87,400	\$93,400	\$99,400
125%AMI	\$66,000	\$75,375	\$84,750	\$94,125	\$101,750	\$109,250	\$116,750	\$124,250

Source: U.S. Department of Housing and Urban Development.

Hanna:Keelan Associates, P.C., 2013.

Table D identifies the **estimated housing demand by income sector** for Morton County and the City of Mandan by 2018. Approximately 1,410 new units should be targeted, consisting of 876 owner units and 534 rental units. New owner housing units in the County should focus on addressing the needs and demands of individuals and families who have an Area Median Income (AMI) of 61 percent or higher. New rental units should focus on meeting the needs of individuals and families of AMI ranges at each income sector.

The Community of Mandan should create owner housing units for households at or above 61 percent AMI, with a majority being available for persons and families with an AMI at or above 125 percent. Mandan should also construct rental housing units for households at all income sectors.

TABLE D**ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR****MORTON COUNTY & CITY OF MANDAN, NORTH DAKOTA****2018**

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
<u>Morton County:</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
Owner:	0	0	78	315	483	876
Rental:	40	120	128	180	66	534
<u>Mandan:</u>						
Owner:	0	0	66	300	390	756
Rental:	30	106	120	170	60	486

Source: Hanna:Keelan Associates, P.C., 2013.

■ HOUSING LAND USE PROJECTIONS. ■

Table E identifies the estimated **land use projections and housing types for the two primary age sectors** in the City of Mandan, North Dakota, by 2018. At a minimum, an estimated **311 acres of land** will be required to complete the needed housing developments throughout Mandan. The identified land requirements are tailored to project-specific activities in Mandan.

An estimated 214 units should be developed for the 55+ age group. This would require an estimated 45 acres. An estimated 1,028 units will need to be developed for non-elderly families, including special populations, requiring an estimated 266 acres. New housing types should include single family, duplex, townhome and apartment units. Rental units should be geared towards providing housing for persons involved in the local workforce, at 45+ percent AMI, needing decent, affordable rental housing.

TABLE E
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
MANDAN, NORTH DAKOTA
2018

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Renter</u>	<u>Land Requirements (Acres)</u>
18 to 54 Years	Single Family Unit	592 / 0	226
	Patio Home Unit	16 / 0	4
	Town Home Unit	42 / 20	13
	Duplex Unit	0 / 46	8
	Apartment - 3+ Units	0 / 272	15
TOTALS		650 / 378	266
55+ Years	Single Family Unit	30 / 12	15
	Patio Home Unit	20 / 10	7.5
	Town Home Unit	24 / 12	7.5
	Duplex Unit	35 / 36	12
	Apartment - 3+ Units	0 / 38	3
TOTALS		106 / 108	45
TOTAL UNITS / ACRES		756 / 486	311
<i>*Includes Lease- or Credit-To-Own Units.</i>			
Source: Hanna:Keelan Associates, P.C., 2013.			

■ HOUSING EXPECTATIONS FOR SPECIFIC POPULATION GROUPS & PRICE PRODUCTS – MORTON COUNTY, NORTH DAKOTA. ■

Target populations include elderly, family and special needs populations, per Area Median Income (AMI). The housing types in Morton County include both owner and rental units of varied bedroom types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the right population sector. A majority of homes in Morton County should be geared toward family populations, including those in the local workforce.

Table F identifies housing target demand in Morton County, for specific population groups by 2018. In Morton County, 1,410 units will be needed by 2018, consisting of 876 owner and 534 rental units. This includes an estimated 250 total units for elderly (55+) populations, 1,118 total units for families and 42 total units for special populations, or those with a mental or physical disability(ies). An estimated 1,044 housing units, consisting of 691 owner and 353 rental units should be built for the workforce population in the County.

**TABLE F
HOUSING EXPECTATIONS – SPECIFIC POPULATION GROUPS
MORTON COUNTY, NORTH DAKOTA
2018**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					Totals	Workforce Sector 45%+ AMI
	61%-80%	81%-125%	126%+				
Elderly (55+)	23	57	6			126	26
Family	43	252	433			728	665
Special Populations ¹	<u>12</u>	<u>6</u>	<u>4</u>			<u>22</u>	<u>0</u>
Subtotals	78	315	483			876	691
RENTAL							
UNITS	0%-30%	31%-60%	61%-80%	81%-125%	126%+	Totals	Workforce Sector 45%+ AMI
Elderly (55+)	12	30	40	24	18	124	20
Family	20	5	88	4	48	390	330
Special Populations ¹	<u>8</u>	<u>5</u>	<u>5</u>	<u>2</u>	<u>0</u>	<u>20</u>	<u>3</u>
Subtotals	40	120	128	180	66	534	353
TOTALS	40	120	206	495	549	1,410	1,044

* Includes Lease-to-Own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2013.

Table G identifies **proposed housing types by price product** with the given Area Median Income (AMI) for Morton County, by 2018. The owner housing type most needed will be units with three or more bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price of \$232,200. Two- and three-bedroom rental units, with an average affordable monthly rent of \$870, present the greatest need in Morton County.

Three+-bedroom units at an average purchase price of \$127,800 and an estimated average monthly rent cost of \$595 are the most needed housing types for the workforce population in Morton County.

TABLE G
PROPOSED HOUSING TYPES BY PRICE PRODUCT
MORTON COUNTY, NORTH DAKOTA
2023

PRICE – PURCHASE COST (Area Median Income)

Owner	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units**	\$135,100*	\$190,300*	\$232,200*+	Totals	(45%+ AMI)
2 Bedroom	24	48	34	106	52
3+ Bedroom	<u>54</u>	<u>267</u>	<u>449</u>	770	639
TOTALS	78	315	483	876	691

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%125%)	(126%+)		Work Force
Units**	\$420**	\$630**	\$690**	\$870**	\$945**+	Totals	(45%+ AMI)
2 Bedroom	20	46	58	62	25	211	64
3+ Bedroom	<u>20</u>	<u>74</u>	<u>70</u>	<u>118</u>	<u>41</u>	323	289
TOTALS	40	120	128	180	66	534	353

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2013.

**■ HOUSING EXPECTATIONS FOR
SPECIFIC POPULATION GROUPS & PRICE PRODUCTS –
MANDAN, NORTH DAKOTA. ■**

Table H identifies housing target demand for specific population groups in the City of Mandan by 2018.

During the next five years, the City of Mandan will be challenged to develop up to **1,242 new housing units**, consisting of **756 owner** and **486 rental units**. A total of 214 units for elderly populations should be developed, including 105 owner and 108 rental units. An estimated 634 owner and 362 rental units should be developed for families in the Community, along with 16 owner and 16 rental units for special populations. Rental units can be included as part of a Lease-To-Own housing program. **An estimated 889 housing units, consisting of 565 owner and 324 rental units should be built for the workforce population in Mandan.**

**TABLE H
HOUSING EXPECTATIONS – SPECIFIC POPULATION GROUPS
MANDAN, NORTH DAKOTA
2018**

OWNER UNITS	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					Totals	Workforce Sector <u>45%+ AMI</u>
	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>				
Elderly (55+)	18	52	36			106	20
Family	38	244	352			634	550
Special Populations¹	<u>10</u>	<u>4</u>	<u>2</u>			<u>16</u>	<u>0</u>
Subtotals	66	300	390			756	565
RENTAL UNITS	<u>0%-30%</u>	<u>31%-60%</u>					
Elderly (55+)	10	24	36	22	16	108	16
Family	14	18	80	146	44	362	306
Special Populations¹	<u>6</u>	<u>4</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>16</u>	<u>2</u>
Subtotals	30	106	120	170	60	486	324
TOTALS	30	106	186	470	450	1,242	889

* Includes Lease-to-Own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2013.

Table I identifies proposed housing types by price product with the given Area Median Income (AMI) for the City of Mandan, by 2018. The owner housing type most needed will be units with three or more bedrooms, for households at or above 126 percent AMI with an average affordable purchase price of \$240,000. Two- and three-bedroom rental units, with an average affordable monthly rent at \$910 are needed in Mandan.

Three+-bedroom units at an average purchase price of \$131,900 and an estimated average monthly rent cost of \$650 are the most needed housing types for workforce households in Mandan.

**TABLE I
PROPOSED HOUSING TYPES BY PRICE PRODUCT
MANDAN, NORTH DAKOTA
2023**

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force (45%+ AMI)
Owner Units**	(61%-80%) \$138,500*	(81%-125%) \$196,200*	(126%+) \$240,000*+	Totals			
2 Bedroom	20	42	26	88	40		
3+ Bedroom	46	258	364	668	525		
TOTALS	66	300	390	756	565		
<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force (45%+ AMI)
Rental Units**	(0%-30%) \$435**	(31%-60%) \$680**	(61%-80%) \$720**	(81%125%) \$910**	(126%+) \$965**+	Totals	
2 Bedroom	16	38	54	58	24	190	58
3+ Bedroom	14	68	66	112	36	296	266
TOTALS	30	106	120	170	60	486	324

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2013.

■ HOUSING REHABILITATION & DEMOLITION DEMAND. ■

Table J identifies the target rehabilitation and demolition demand for the Communities of Morton County, by 2018. A total of 730 units should be targeted for rehabilitation in Morton County at an estimated cost of \$27.6 Million.

Up to 189 housing units should be considered not cost effective for rehabilitation and should be demolished. The estimated cost of demolition will range, depending on acquisition of the housing unit.

Land being occupied by “bad and unsafe” housing located in Communities should be secured in a single County-Wide “Land Trust” or “Land Bank,” reserved for future housing development. The Morton County Housing Authority, along with several active partnerships including the Bismarck-Mandan Development Association will need to take a proactive role in housing development and rehabilitation activities in the County.

TABLE J
ESTIMATED TARGET HOUSING
REHABILITATION / DEMOLITION DEMAND
MORTON COUNTY COMMUNITIES, NORTH DAKOTA
2018

	<u># Rehabilitated / Est. Cost (Millions)*</u>	<u>Demolition</u>
Morton County:	730 / \$27.6	189
Mandan:	493 / \$18.6	125
Almont:	13 / \$0.5	10
Flasher:	20 / \$0.8	11
Glen Ullin:	69 / \$2.6	15
Hebron:	72 / \$2.7	12
New Salem:	63 / \$2.3	16

*Based upon field inspections and age of housing.

Source: Hanna:Keelan Associates, P.C., 2013.

■ MORTON COUNTY, NORTH DAKOTA FIVE-YEAR HOUSING ACTION PLAN. ■

The greatest challenge for Morton County, during the next five years, will be to develop housing units for low- to moderate-income families, the elderly and special population households, with attention given to workforce households. Overall, Morton County should strive to build **1,410 new units; 876 owner units and 534 rental units, by 2018.**

The successful implementation of the “**Morton County Five-Year Housing Action Plan**” will begin with preparation of reasonable, feasible housing projects. Such a Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “deteriorated” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement. Also important are the creation of a *Housing Partnership* comprised of housing stakeholders throughout the County. *“The bigger the circle of Partnerships, the better the delivery of housing.” The following partners are most commonly used to create new and preserve existing housing in North Dakota Counties and Communities. The list does not include all possible housing partners, such as foundations, private donors and financing available from local municipalities.*

HUD = U.S. Department of Housing & Urban Development-Mortgage Insurance/Capital Advance.

RD = Department of Agriculture-Rural Development/Grants/Loan/Mortgage Guarantee.

AHP = Federal Home Loan Bank-Affordable Housing Program.

LIHTC/FH = North Dakota Housing Finance Agency-Low Income Housing Tax Credit & FirstHome (Programs).

NDDHS-AAS = North Dakota Department of Human Services-Adults & Aging Services (Division).

HTC = Historic Tax Credits.

HOME = HOME Program.

OE = Owner Equity.

CPF = Conventional Private Financing.

TEBF = Tax Exempt Bond Financing.

TIF = Tax Increment Financing.

MPEG = Mountain Plains Equity Group.

BMDA = Bismarck-Mandan Development Association.

NDRDC = North Dakota Rural Development Council.

CAP-RVII = Community Action Program, Region VII, Inc.

MCHA = Morton County Housing Authority.

PD = Private Developer.

■ HOUSING PROJECTS. ■

The following **Housing Action Plan** presents “**priority**” housing programs for Morton County during the next five years. Programs include activities associated with the organizational or operational requirements of the County and each Community, insuring that housing development exists as an ongoing community and economic process, building housing units for both elderly and non-elderly households and persons with special needs, to the preservation or rehabilitation of the County housing stock. The **Plan** defines a purpose and estimated cost for each housing program and, where relevant, the estimated cost subsidy.

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost.</u>
1. Create Morton County Housing Partnerships to guide interests in housing development activities in the County and each Community.	Continue to support a County-based organization that plans and implements affordable housing programs. Efforts should include the input and involvement of existing Housing Partners currently serving Morton County, including, but not limited to, BMDA, MCHA, CAP-RVII and NDDHS-AAS.	Not Applicable.
2. Establish an Employer’s Housing Assistance Program , encouraging major employers in the County to become directly involved with assisting their employees in obtaining affordable housing.	To encourage Major Employers in Morton County to partner and financially assist in developing housing programs identified in the Housing Action Plan, including first-time homebuyer and down payment assistance programs and collaboration of major employers to complete needed workforce housing projects.	A \$450,000 annual contribution from major employers would be requested.
3. Initiate a Continuum of (Housing) Residential Care Program in the County, directed at persons and families 62+ years of age.	Housing assistance program provided by the Morton County Housing Partners , to address all facets of elderly housing needs in Morton County, including advocating for the development of all housing types and needed supportive services for elderly households; new construction and home rehabilitation and modification.	A \$200,000 annual contribution from local businesses and housing providers/stakeholders would be requested.
4. Create a Morton County Land Trust/Land Bank Program .	Secure land for future housing developments throughout Morton County.	MCHA Estimated Annual Budget: \$400,000.

ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost.</u>
5.	County-Wide Housing Investment Club.	With the guidance of the Morton County Housing Partners , organize local funding and housing stakeholders to create a bank of funds to invest in needed gap financing for local housing developments.	\$250,000 Annually.
6.	Plan and implement an annual Morton County Housing Summit.	The Morton County Housing Partners , with the assistance of local funding and housing stakeholders, would conduct an annual presentation of housing accomplishments and opportunities in Morton County.	MCHA Estimated Annual Cost: \$6,500.

HOUSING PRESERVATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
7.	County-Wide Housing Code Inspection and Rental Licensing Program , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a Nuisance Abatement Program.	\$250,000.	60% or \$150,000.	MCHA & BMDA.
8.	Single Family Owner Housing Rehabilitation Program, 110 Units , moderate rehabilitation at \$32,000 to \$38,000 per unit in Morton County, by 2018, to meet the needs of low- to moderate-income households.	\$3,850,000.	90% or \$3,465,000.	BMDA, MCHA, CAP-RVII, HOME, NDRDC, TIF & OE.
9.	Purchase and Demolition of 60 substandard, dilapidated housing units in Morton County, by 2018 and establish a Land Bank of property (lots) for redevelopment purposes.	\$3,700,000.	100%.	MCHA, NDRDC & TIF.
10.	Single Family Purchase-Rehab-Resale/Re-rent Program, 36 Units , 3+ bedroom houses, standard amenities in Morton County, by 2018, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$6,100,000.	70% or \$4,270,000.	MCHA, CAP-RVII, PD, USDA-RD, HOME, NDRDC, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
11.	<p>Elderly Rental Housing Program, 76 Units:</p> <ul style="list-style-type: none"> - Mandan: 60 - Hebron and New Salem: 6 each. - Glen Ullin: 4 <p>Scattered Site, Mixed Income, 2 bedroom Duplex or Townhome units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (51%+ AMI).</p>	\$14,000,000.	65% or \$9,100,000.	PD, MCHA, NDDHS-AAS, HAs, LIHTC, MPEG, HOME, NDRDC, AHP, HUD, RD, TIF & CPF.
12.	<p>Morton County Elderly Homeownership Initiative, 52 Units:</p> <ul style="list-style-type: none"> - Mandan: 40 - Hebron and New Salem: 4 each. - Glen Ullin: 3 - Almont and Flasher: 1 Each. <p>Scattered Site, Mixed Income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (65%+ AMI).</p>	\$10,500,000.	35% or \$3,675,000.	PD, MCHA, NDDHS-AAS, BMDA, HOME, NDRDC, TIF, RD & CPF.
13.	<p>HOME Rehabilitation/Modification Program, 52 Units:</p> <ul style="list-style-type: none"> - Mandan: 30 - Almont: 3 - Flasher: 4 - Glen Ullin, Hebron & New Salem: 5 each. <p>Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Elderly and Special Population Households, with a Person(s) with a Disability.</p>	\$2,400,000.	90% or \$2,160,000.	NDDHS-AAS, BMDA, MCHA, CAP-RVII, HOME, NDRDC, TIF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
14. Develop up to 40 units of affordable elderly rental housing in a licensed Assisted Living Facility, in the City of Mandan , with supportive/ specialized services for near-independent and frail-elderly residents.	\$5,530,000.	60% or \$3,318,000	PD, RD, HUD, NDDHS-AAS, MCHA, TIF & CPF.

HOUSING FOR FAMILIES.

<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
15. Single Family Rental, Lease-To-Own Program, 26 Units: - Mandan: 20 - Glen Ullin, Hebron & New Salem: 2 Each. Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).	\$4,300,000.	80% or \$3,440,000.	PD, MCHA, LIHTC, MPEG, AHP, NDRDC, HOME, TIF & CPF.
16. General Rental Housing Program, 325 Units: - Mandan: 300 - New Salem & Hebron: 10 Each. - Glen Ullin: 5 Scattered Site, Mixed Income, duplexes and apartment units,, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (51% to 125% AMI).	\$26,000,000.	75% or \$19,500,000.	PD, MCHA, LIHTC, MPEG, AHP, NDRDC, HOME, TIF & CPF.

HOUSING FOR FAMILIES (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
17.	<p>Family Homeownership Initiative, 500 Units:</p> <ul style="list-style-type: none"> - Mandan: 385 - New Salem: 10 - Hebron: 10 - Glen Ullin: 5 - Remaining Communities: 4 each. - Rural County: 82 (planned subdivisions) <p>Scattered Site, Mixed Income, single family, patio and townhome units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (61%+ AMI). Units constructed in "Remaining Communities" should focus on utilizing a Purchase-Rehab-Resale or Re-rent Program.</p>	\$101,000,000.	45% or \$45,450,000.	PD, MCHA, BMDA, FTHB, NDRDC, HOME, TIF & CPF.
18.	<p>Single Room Occupancy Housing Program, 30 rooms, 3 buildings, in the City of Mandan, to meet the needs of low- to moderate-income, single person workforce households (35% to 80% AMI).</p>	\$3,600,000.	70% or \$2,970,000.	PD, Major Employers, MCHA, BMDA, LIHTC, MPEG, HOME & TIF.
19.	<p>Owner/Rental Housing Initiative for Special Populations, 20 Units:</p> <ul style="list-style-type: none"> - Mandan: 16 - New Salem: 4 <p>Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).</p>	\$3,300,000.	90% or \$2,970,000.	PD, MCHA, BMDA, NDRDC, HOME, LIHTC, MPEG, TIF, AHP & CPF.
20.	<p>Downtown Rental Units, 60 Units in the City of Mandan. Mixed Income, Upper-Level Housing, 1 & 2-bedroom apartments.</p>	\$7,500,000	75% or \$5,250,000	PD, MCHA, BMDA, HTC, HOME, LIHTC, NDRDC, AHP, MPEG, TIF & CPF.