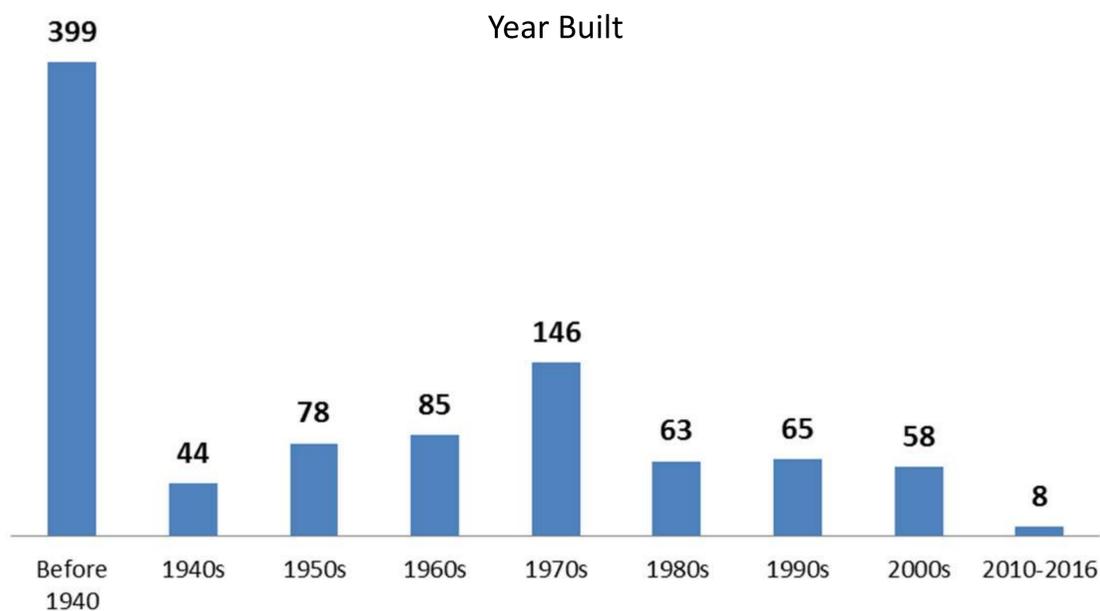


What We Learned From Data

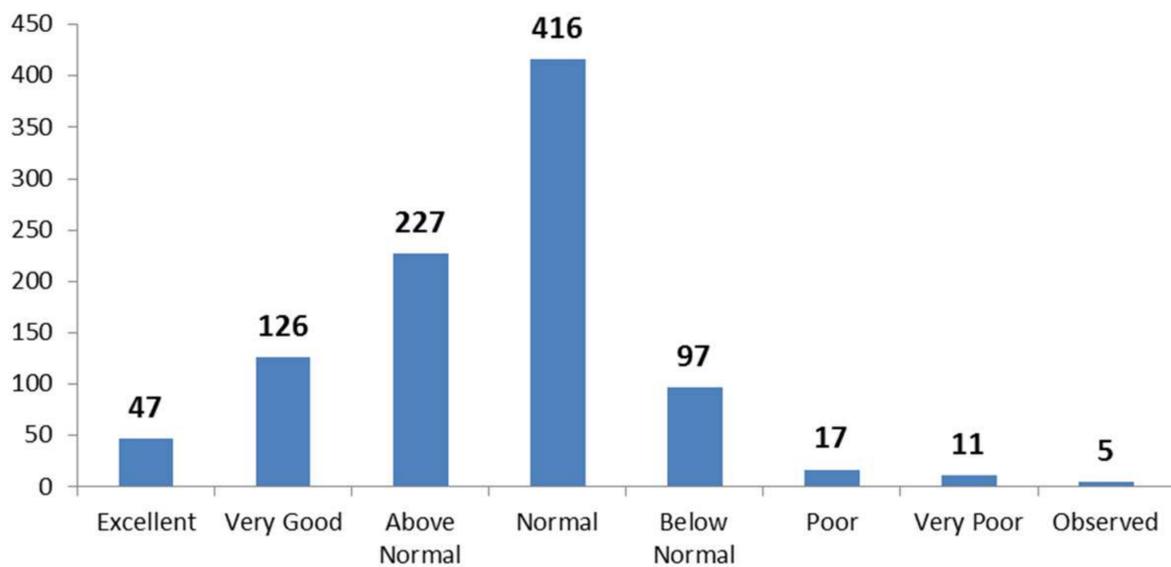


About the Housing Stock in GUTTENBERG:

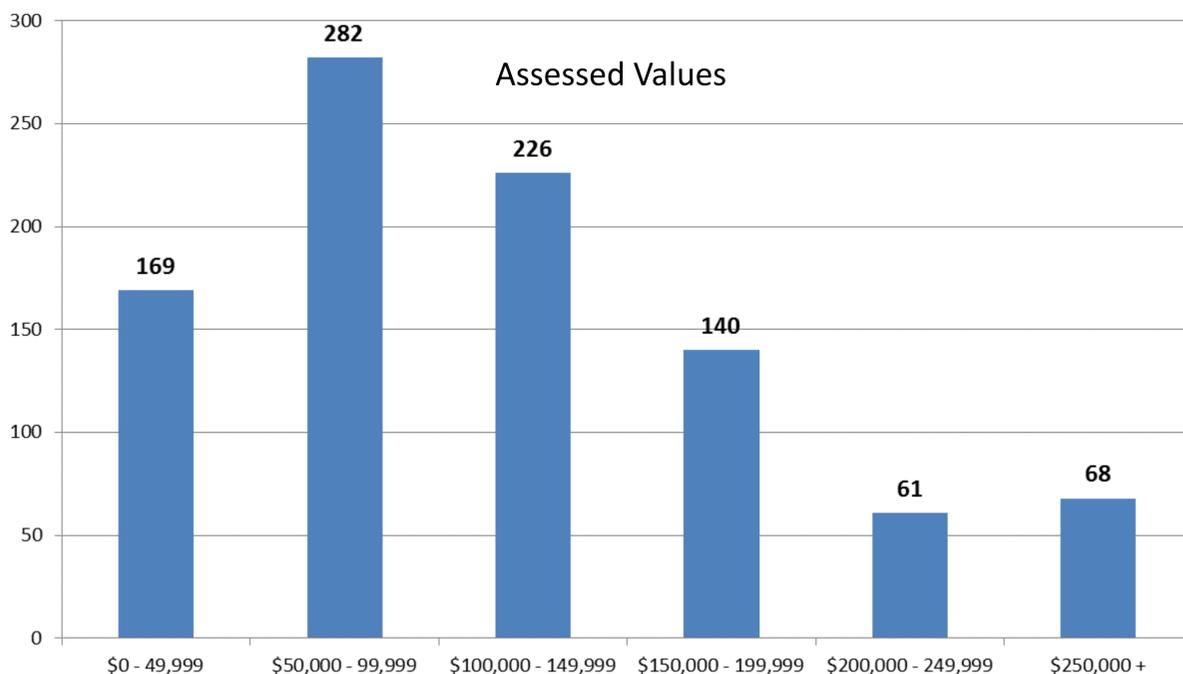
Guttenberg



Guttenberg Condition Ratings



Guttenberg



- ↑ 42% of homes were built before 1940
- ↑ 79% built prior to 1980
- ↑ 34 new housing units have been added since 2005
- ↑ 86% of homes are rated in Normal or better condition
- ↑ 48% of homes have assessed values less than \$100,000
- ↑ 18% are valued at \$50,000 or less
- ↑ Almost 40% of homeowners are 65 or older
- ↑ We stay put – more than 87% are in the same home as a year ago
- ↑ Almost 10% of all housing units are for seasonal or recreational use

Some of the data used to compile this report was obtained from the County GIS Offices and the County Assessor's Offices. All data can be publicly viewed on County's Beacon Website.

Disclaimer: The County, the County Assessor, County GIS Coordinator and their employees make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. The County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at their own risk. All critical information should be independently verified.

What might we need?



Income Range	% of Households	# of Households	Affordable Range	# of Owner Occ. Units	Affordable Range of Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0 - \$25,000	22.2%	191	\$0 - \$50,000	42	\$0 - \$399	81	123	-68
\$25,000 - \$49,999	43.6%	376	\$50,000 - \$99,999	258	\$400 - \$799	84	342	-34
\$50,000 - \$74,999	16.7%	144	\$100,000 - \$149,999	130	\$800 - \$1,249	11	141	-3
\$75,000 - \$99,999	10.4%	90	\$150,000 - \$199,999	147	\$1,250 - \$1,499	0	147	57
\$100,000 - \$149,999	3.7%	32	\$200,000 - \$299,999	83	\$1,500 - \$1,999	12	95	63
\$150,000 and over	3.4%	29	\$300,000 and over	24	\$2,000 and over	0	24	-5

Housing Supply & Demand				
Guttenberg	2010	2020	2030	2040
Population	1919	1919	1919	1919
Population in Group Quarters	113	113	113	113
Population to be Housed	1,806	1,806	1,806	1,806
Number of Households	862	871	880	889
Preliminary Housing Demand	862	871	880	889
Demand with 5% Vacancy Rate	905	914	924	933
Replacement Need		5.33	5.33	5.33
Average New Construction		16	16	16
Potential Housing Demand	905	904	913	922
Housing Supply	938	932	929	931
Shortage		-33	-29	-9

What Will We Do?



Ideas From the Task Force...

Improve the existing housing stock:

- ↑ Encourage renovation or demolition of dilapidated properties and form a Historic Property Architectural Standards committee with the authority to approve changes to historic structures
- ↑ Apply for a targeted CDBG for Owner Occupied Rehab in target areas
- ↑ Fund a low-interest revolving loan program to address specific housing issues
- ↑ Utilize historic tax credits, low income tax credits, and new market tax credits
- ↑ Develop an informational brochure to inform citizens of the housing programs and energy efficiency assistance programs available and actively promote them
- ↑ Encourage property maintenance by forming specific, community-accepted standards. Reinforce with periodic community "awards" for improvement, personal contact with non-compliant owners, and then code enforcement
- ↑ Utilize NEICAC/URPC Housing Quality Standard Inspections (HQS) when using their programs, and set up city programs for inspection of other housing units
- ↑ Partner with volunteer groups to provide assistance to those in need

Continue

Add new homes to meet the community's needs:

- ↑ Keep a list of available grayfield tax incentives and qualifying infill lots for potential developers
- ↑ Investigate expansion areas for new housing development (with suitable soils, avoiding bluff land and flood plains)
- ↑ Promote building sites with utilities already in place, and plan for utility extensions
- ↑ Distribute promotional materials for developers (one page fact sheet)
- ↑ Encourage the development of city incentives for new construction, including TIF, limited tax abatement, interest assistance, down payment assistance, reduced or waived permit fees and hook-up fees, and other rebates as feasible (culvert, sidewalks, landscaping, etc.)

Understand and encourage a healthy housing market:

- ↑ Keep a list of available grayfield tax incentives and qualifying infill lots for potential developers
- ↑ Investigate expansion areas for new housing development (with suitable soils, avoiding bluff land and flood plains)
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Take a sheet and share your ideas...

