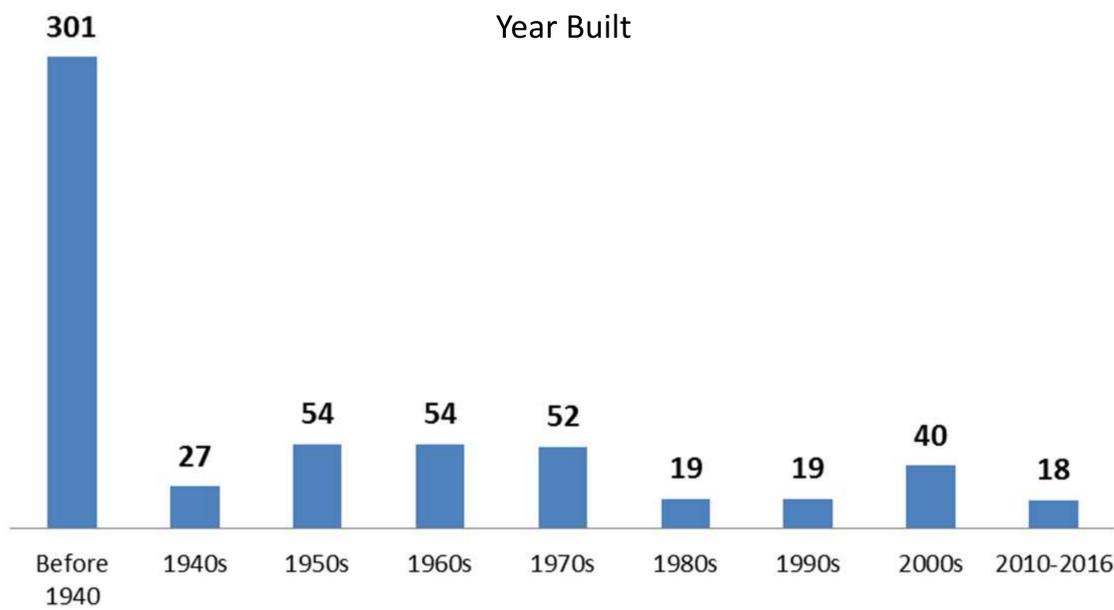


What We Learned From Data

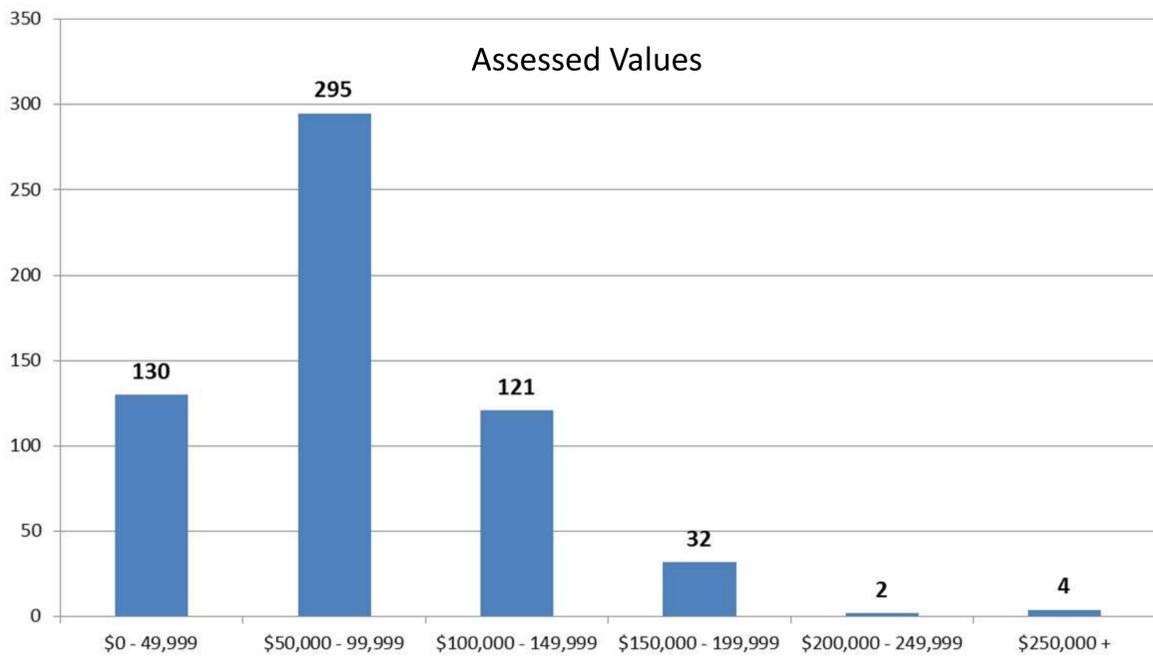


About the Housing Stock in ELKADER:

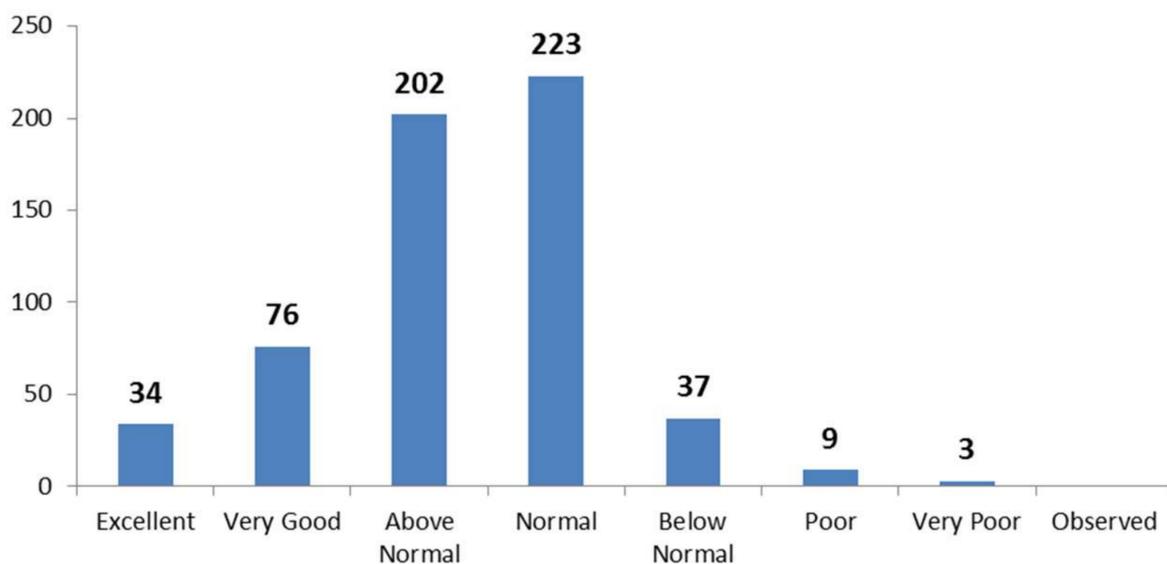
Elkader



Elkader



Elkader Condition Ratings



- ↑ Majority (52%) of homes were built before 1940
- ↑ 84% built prior to 1980
- ↑ 45 new housing units were added in the years 2005-2015
- ↑ 92% of homes are rated in Normal or better condition
- ↑ 73% of homes have assessed values less than \$100,000
- ↑ 22% are valued at \$50,000 or less
- ↑ More than 36% of homeowners are 65 or older
- ↑ We stay put – 82% are in the same home as a year ago

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	19.9%	121	\$0 - \$50,000	19	\$0 - \$399	89	108	-13
\$25,000 - \$49,999	32.4%	197	\$50,000 - \$99,999	310	\$400 - \$799	19	329	132
\$50,000 - \$74,999	17.9%	109	\$100,000 - \$149,999	92	\$800 - \$1,249	2	94	-15
\$75,000 - \$99,999	15.6%	95	\$150,000 - \$199,999	34	\$1,250 - \$1,499	0	34	-61
\$100,000 - \$149,999	10.4%	63	\$200,000 - \$299,999	10	\$1,500 - \$1,999	2	12	-51
\$150,000 and over	3.8%	23	\$300,000 and over	0	\$2,000 and over	7	7	-16

Housing Supply & Demand				
Elkader	2010	2020	2030	2040
Population	1273	1279	1284	1290
Population in Group Quarters	52	52	52	52
Population to be Housed	1,221	1,227	1,232	1,238
Number of Households	608	617	626	636
Preliminary Housing Demand	608	617	626	636
Demand with 0% Vacancy Rate	608	617	626	636
Replacement Need		1.00	1.00	1.00
Average New Construction		36	36	36
Potential Housing Demand	608	582	591	601
Housing Supply	566	622	637	649
Shortage	42	-40	-46	-49

What Will We Do?



Ideas From the Task Force...

Revitalize existing housing:

- ↑ Apply for a targeted CDBG for Owner Occupied Rehab in target areas selected based on values, size, age and condition of homes
- ↑ 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

Add new homes to meet the community's needs:

- ↑ Make a plan for annexation of land with residential construction potential and upgrade roads in locations that could encourage housing development
- ↑ 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:

- ↑ Promote market “churning” by supporting senior housing projects
- ↑ Utilize NEICAC’s homebuyer education classes, or establish a local certified Housing Counseling Agency to host classes on a regular basis
- ↑ Develop promotional materials to attract new residents
- ↑ Celebrate homeowner efforts to improve properties by creating a program that recognizes projects that have a visible impact on the property’s aesthetics
- ↑ Form a regional Habitat for Humanity group with neighboring counties
- ↑ Promote and utilize the appropriate programs listed in “Resources for Implementation” in the housing study document

Take a sheet and share your ideas...

