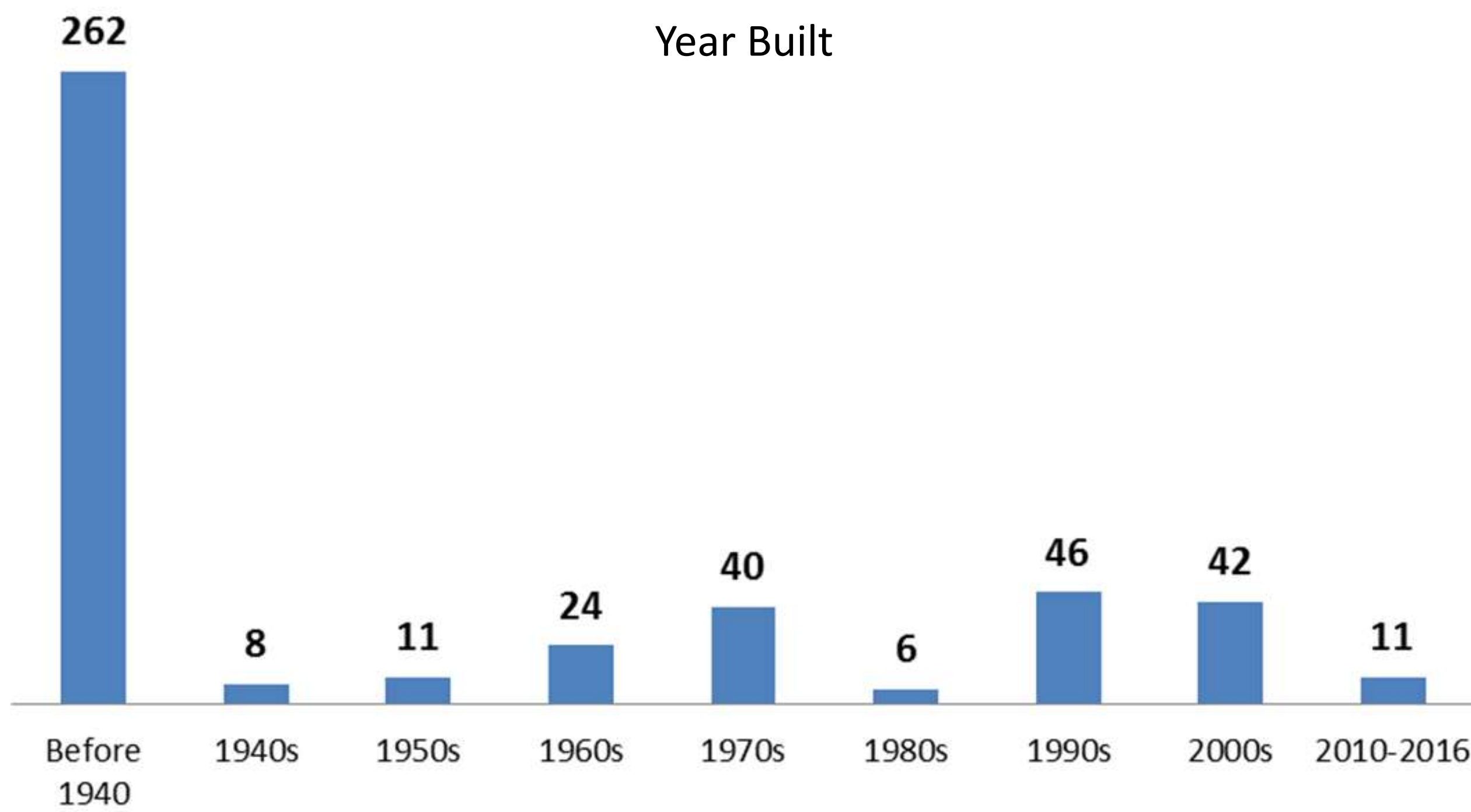


What We Learned From Data

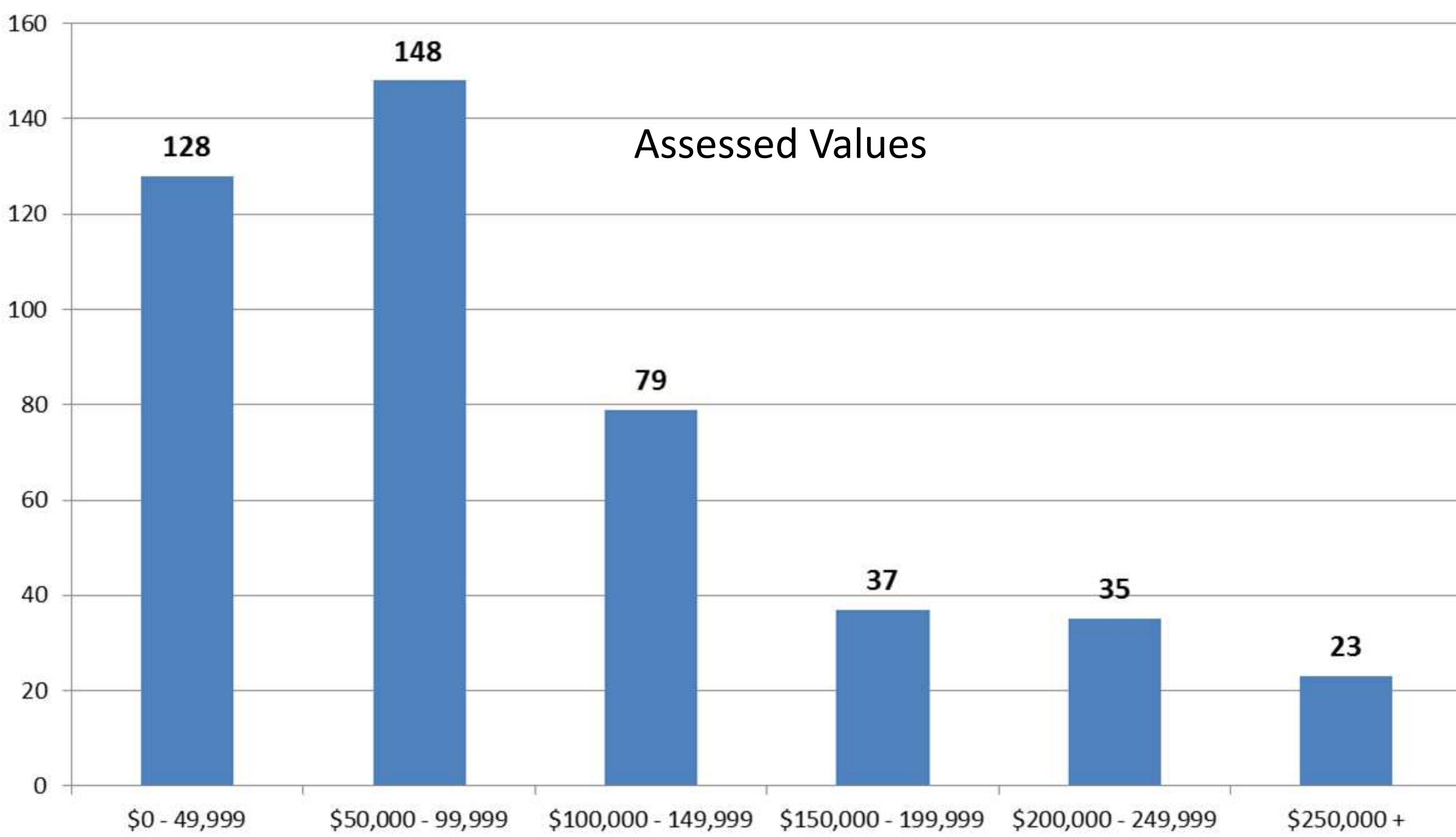


About the Housing Stock in McGREGOR:

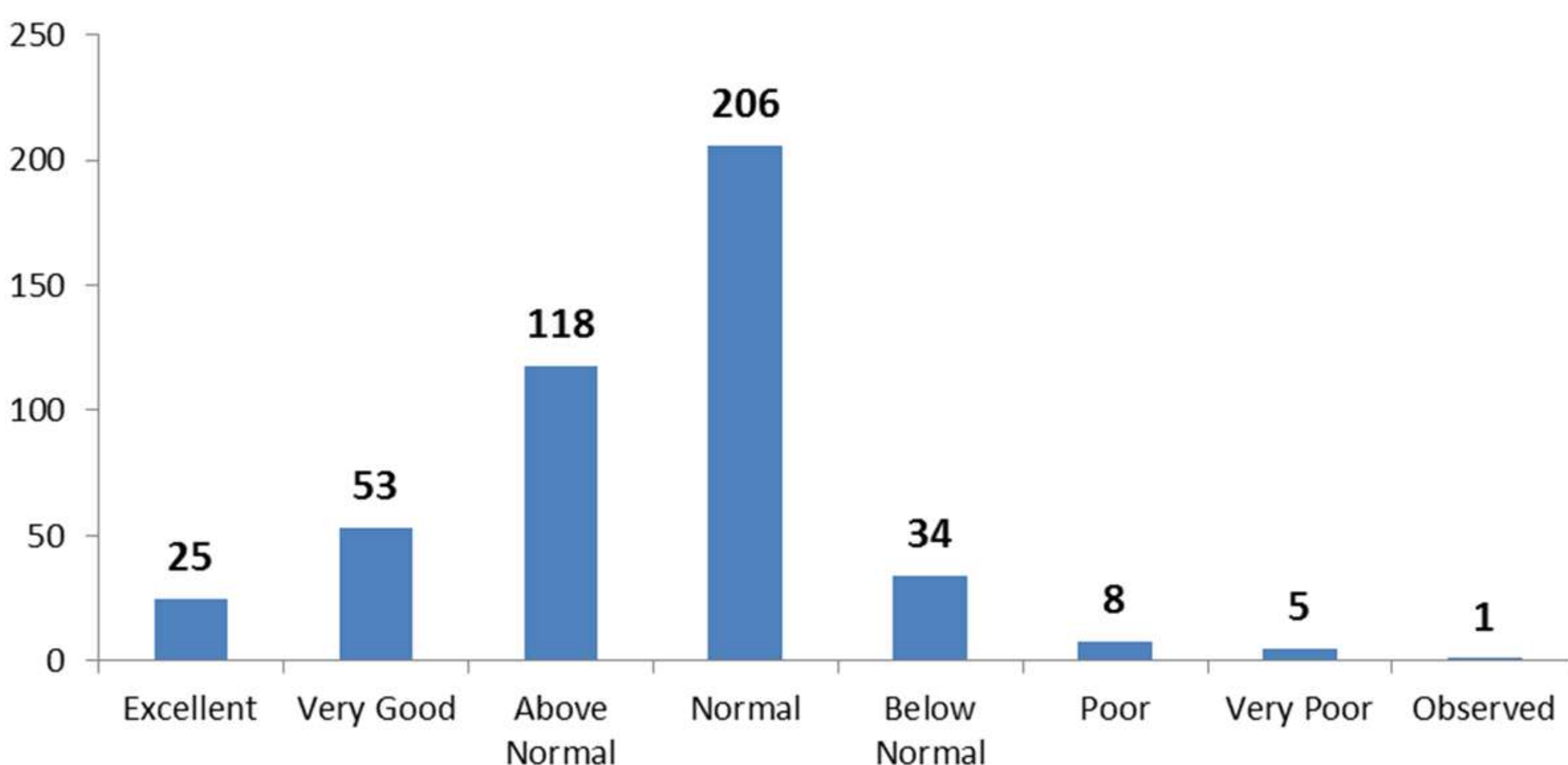
McGregor



McGregor



McGregor Condition Ratings



- ↑ 58% of homes were built before 1940
- ↑ 77% built prior to 1980
- ↑ 27 new housing units were added in the years 2005-2015
- ↑ 89% of homes are rated in Normal or better condition
- ↑ 61% of homes have assessed values less than \$100,000
- ↑ 28% 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
- ↑ More than 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	24.6%	98	\$0 - \$50,000	22	\$0 - \$399	46	68	-30
\$25,000 - \$49,999	26.9%	107	\$50,000 - \$99,999	128	\$400 - \$799	68	196	89
\$50,000 - \$74,999	25.6%	102	\$100,000 - \$149,999	75	\$800 - \$1,249	8	83	-19
\$75,000 - \$99,999	10.1%	40	\$150,000 - \$199,999	27	\$1,250 - \$1,499	0	27	-13
\$100,000 - \$149,999	10.8%	43	\$200,000 - \$299,999	35	\$1,500 - \$1,999	0	35	-8
\$150,000 and over	2.0%	8	\$300,000 and over	15	\$2,000 and over	0	15	7

Housing Supply & Demand				
McGregor	2010	2020	2030	2040
Population	871	848	825	803
Population in Group Quarters	0	0	0	0
Population to be Housed	871	848	825	803
Number of Households	398	391	385	378
Preliminary Housing Demand	398	391	385	378
Demand with 10% Vacancy Rate	438	431	423	416
Replacement Need		2.00	2.00	2.00
Average New Construction		22	22	22
Potential Housing Demand	438	411	403	396
Housing Supply	439	458	454	449
Shortage	-1	-48	-51	-53

What Will We Do?



Ideas From the Task Force...

Improve the existing housing stock:

- ↑ Form an organization to coordinate homeowner's floodplain appeals
- ↑ Improve sewer & storm water infrastructure to avoid flooding
- ↑ 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/UERPC 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:

- ↑ 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

Take a sheet and share your ideas...

