

Ortonville Area Housing Study

November 2008

Prepared By
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In Association with:
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How did we get here?

This project arose from the recognition of the importance of housing on the part of the Ortonville Economic Development Authority (EDA) and was funded in part by the MN Housing Partnership and with contributions from Big Stone Area Growth and the communities of Graceville and Clinton.

Development Services, Inc. was retained to conduct this study. Working together in close partnership, the EDA and the cities provided guidance, planning assistance and information throughout the project.

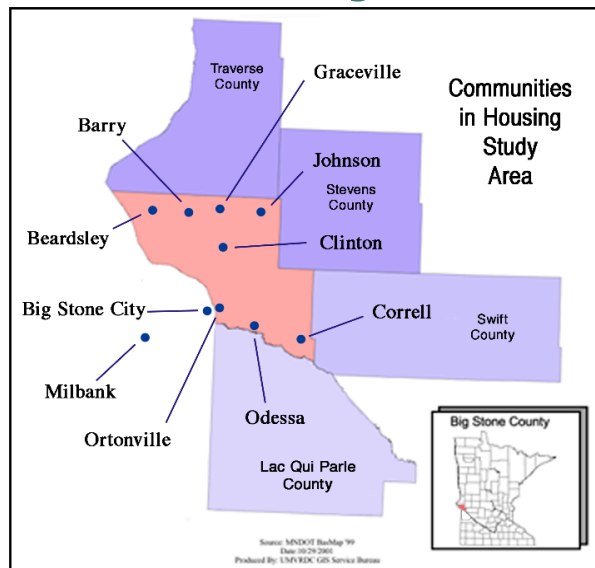
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Discussion Points

- Introduction.
 - Study Area
 - Objectives
 - Analysis Of Key Objectives
 - Historic, Current, and Future Demographic Data
- Senior Transitional Housing
- Building Lots
- Rental and Owner Occupied Housing
- Rehabilitation and Demolition
- Big Stone II

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The Study Area



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Objectives

- (1) Present historical, current and projected demographics from: U.S. Census Bureau and Claritas, Inc.
- (2) Examine the current housing inventory, markets, and trends.
- (3) Identify unmet needs.
- (4) Provide a series of findings and recommendations.
- (5) Analyze opportunities for new housing in the study area with special attention to the proposed BS II Power Plant.

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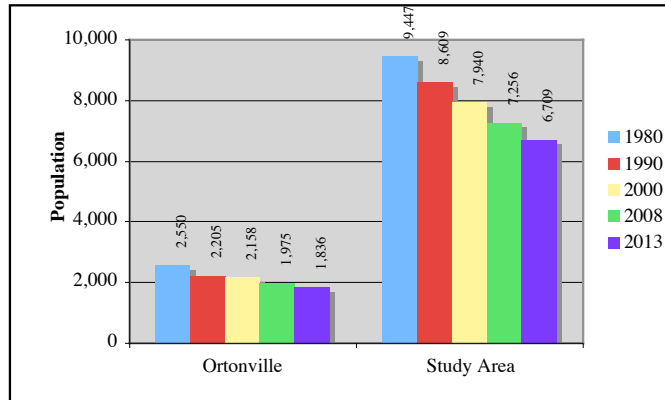
Analysis of Key Objectives

- Based Upon
 - Current circumstances.
 - Relevant information concerning future trends and projections.
 - Realistic solutions.
 - Professional judgment.

* Note - Significant changes in the regional economy, employment patterns, local projects, government policies, and other related factors could affect the actual outcomes.

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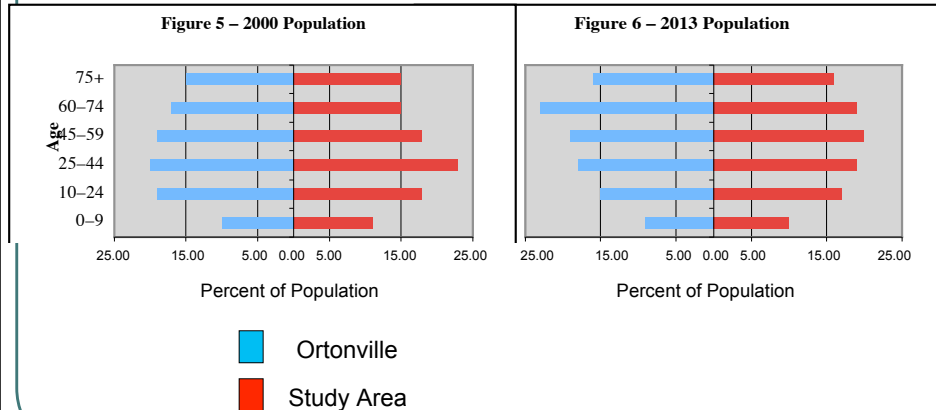
Population Trends 1980 to 2013



(Section III-C, Figure 2)

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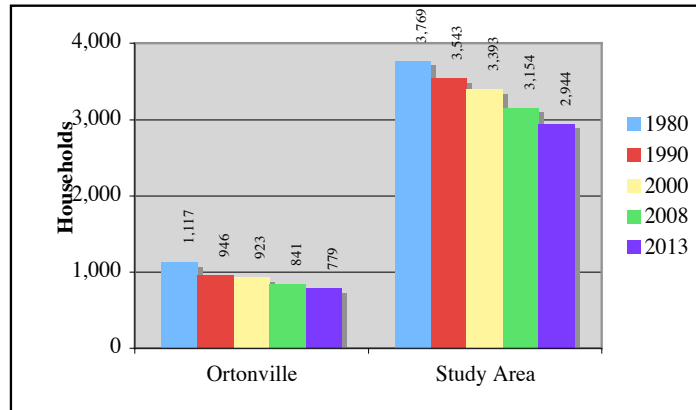
Population Pyramids 2000 & 2013



(Section III-E, Figures 5 & 6)

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Number of Households 1980 to 2013



(Section III-D, Figure 3)

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Household Size

	1980 Census	1990 Census	2000 Census	2008 Estimate	2013 Projection
State of Minnesota	2.61	2.58	2.52	2.49	2.46
Big Stone County	2.57	2.43	2.38	2.34	2.33
Ortonville *	2.52	2.25	2.25	2.25	2.25
<i>Study Area Average</i>	<i>2.59</i>	<i>2.40</i>	<i>2.24</i>	<i>2.19</i>	<i>2.16</i>

(Section III-D, Table 5)

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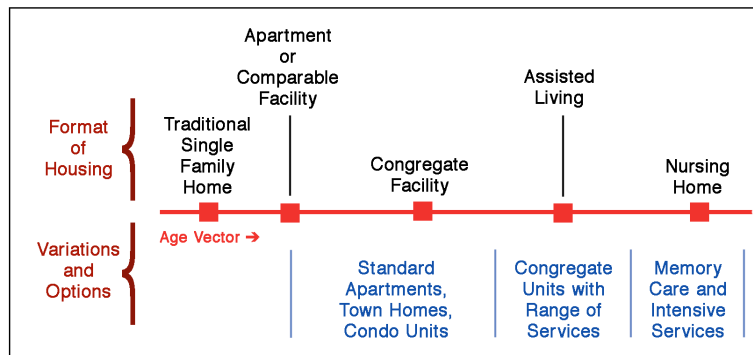
Household Income

Study Area	2000	2013
Less Than \$15,000	23.4%	14.6%
\$15,000 to \$24,999	19.4%	13.2%
\$25,000 to \$34,999	15.8%	13.2%
\$35,000 to \$49,999	19.0%	16.9%
\$50,000 to \$74,999	13.3%	20.7%
\$75,000 to \$99,999	5.2%	10.0%
\$100,000 to \$149,000	1.8%	7.7%
\$150,000 and Above	2.0%	3.5%
Totals	100%	100%

(Section III-F, Table 11)

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Senior Transitional Housing: Continuum of Elderly Housing



(Section V-H, Figure 21)

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Senior Transitional Housing: Independent Living

- Study Area
 - Current Need = 19 additional units.
 - By 2013 – An additional 26 units
(19 + 26 = 45 units by 2013).
- Ortonville
 - Current Need = 7 additional units.
 - By 2013 – An additional 9 units
(7 + 9 = 16 units by 2013).

(Section VII-B, Calculation 1)

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Senior Transitional Housing: Assisted Living

- Study Area
 - Current Need = 0 units
 - By 2013 = 0 units
- Ortonville
 - Current Need = 11 additional units
 - By 2013 = No change from current need

(Section VII-B, Calculation 2)

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Senior Transitional Housing: Memory Care

- Study Area
 - Current Need = 0 units
 - By 2013 = 0 units

- Ortonville
 - Current Need = 3 additional units
 - By 2013 = No change from current need

(Section VII-B, Calculation 3)

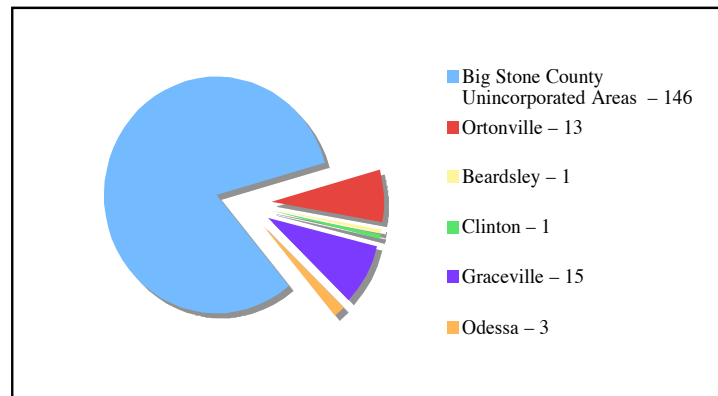
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Buildable Lots for Single-Family Housing

- Demographics show that the approach should be cautious.
- More construction is taking place outside city limits than within.

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Building Permits Issued 2000 to 2008



(Section III-G, Figure 17)

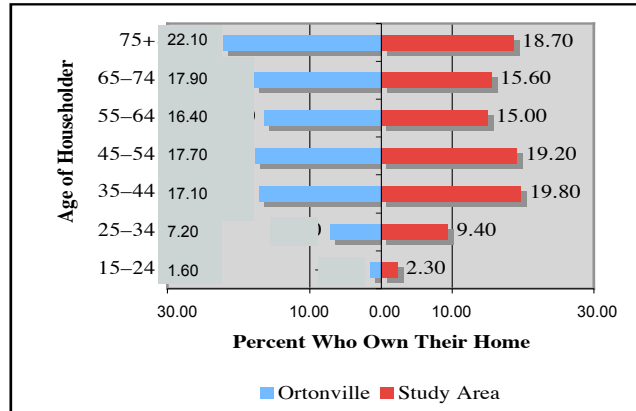
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Rental and Owner Occupied Housing

- Transitioning seniors from single family to alternative housing will free up single family homes creating additional availability.
- Renter-occupied vacancy rate has been rising. From 8.8% in 1980 to 26% in 2000. (Section III-H, Table 18)
- Owner-occupied vacancy rate has been rising. From 2.7% in 1980 to 5.4% in 2000. (Section III-H, Table 17)
- No new speculative development of market rate, single family housing recommended at this time.

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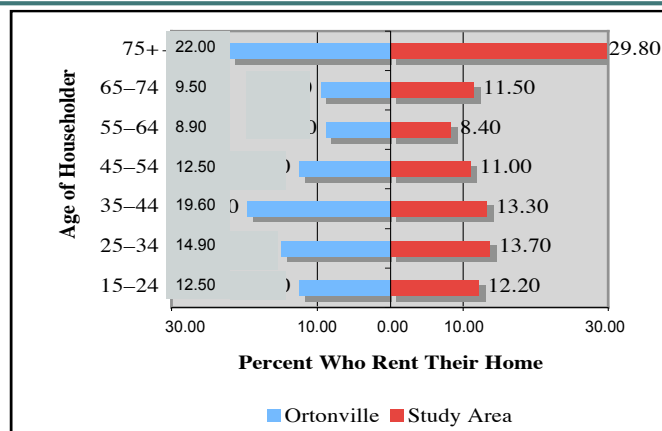
Single Family Housing Home Ownership – 2000



(Section III-G, Figure 14)

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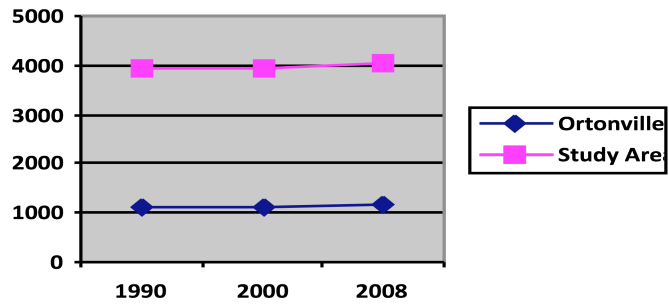
Rental Housing – 2000



(Section III-G, Figure 15)

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Total Housing Units

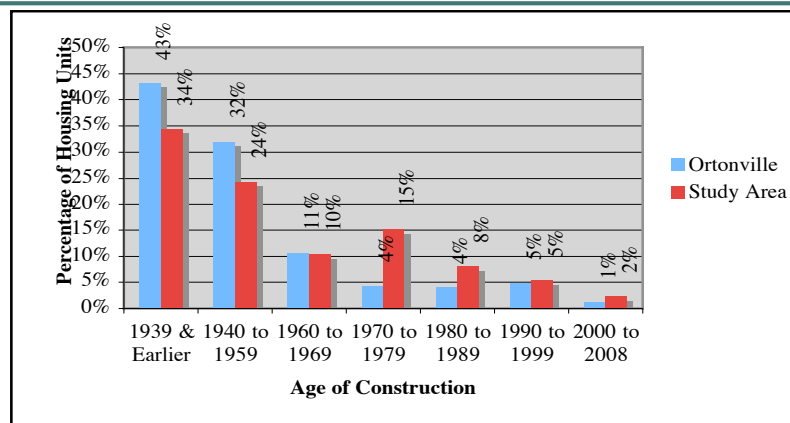


Study Area Percent Change = 2.5% increase
 Ortonville Percent Change = 7.0% increase

(Section III-G, Table 14)

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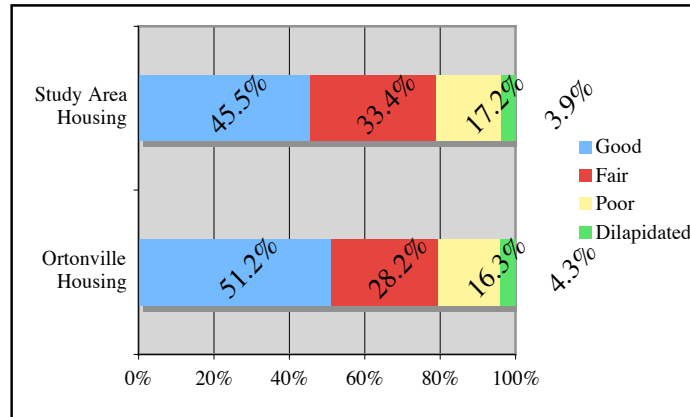
Age of Housing



(Section III-G, Figure 16)

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Residential Building Conditions



(Section IV-D, Figure 19)

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Rehabilitation and Demolition

- Trend – Declining Population.
- Trend – Declining Numbers of Households.
- Trend – Declining Household Size.
- Current Building Conditions.
- Trend – Increase in Total Housing Units & Consideration of Recommended New Senior Development.
- Trend – Rising Vacancy Rates.
- Age of Housing Stock.

All these factors substantiate the need for a Rehabilitation and Demolition Plan and careful attention to the existing housing stock.

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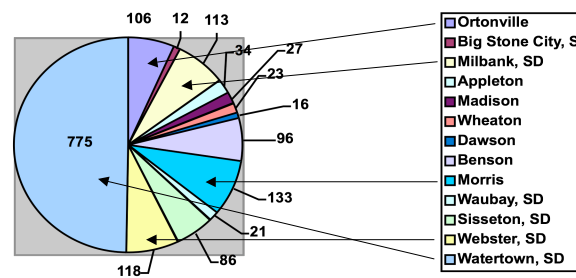
Big Stone II

- Existing Studies:
 - First District Association Study (2005)
 - Big Stone Power Plant's Economic Impact Study
- Temporary housing will be in highest demand. Our research and other research shows that this supply is adequate. (1,560 units within a 70-mile radius)
- Based on the number of employees expected to live in Ortonville (5.4), housing options are adequate.

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Big Stone II

Temporary Housing-Motels & Lodging



(Section VI-B, Figure 23)

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Labor Shed & Commute Shed: Ortonville

Labor Shed – Residence Locations of Those Working in Ortonville

County of Residence	Primary Jobs / Count of Workers
Big Stone	567
Grant, SD	134
Lac Qui Parle	58
Roberts, SD	19
Lyon	7
Other	54
Total	839

Commute Shed – Employer Location of Those Living in Ortonville

County of Employment	Primary Jobs / Count of Workers
Big Stone	426
Swift	45
Hennepin	38
Kandiyohi	17
Ramsey	13
Other	68
Total	607

232 more jobs in Ortonville than the numbers of workers living there.

(Section III-I, Table 22)

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Labor Shed & Commute Shed: Big Stone County

Labor Shed – Residence Locations of Those Working in Big Stone County

County of Residence	Primary Jobs / Count of Workers
Big Stone	897
Grant, SD	146
Lac Qui Parle	61
Traverse	55
Roberts, SD	22
Stevens	19
Other	79
Total	1279

Commute Shed – Employer Location of Those Living in Big Stone County

County of Employment	Primary Jobs / Count of Workers
Big Stone	897
Swift	89
Stevens	82
Hennepin	54
Traverse	41
Kandiyohi	36
Other	175
Total	1374

95 more workers than jobs in the county.

(Section III-I, Table 23)

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Thank You!

Development Services, Inc. and its associates
wish to thank you for engaging our assistance
with this important study.

If you have questions or comments, contact
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