



Housing

CHAPTER 5

The condition of housing may be evaluated by several factors, including type, age, quality, and affordability. Davison County contains a wide range of housing units.

Table 5.1 provides the vacancy rate and ownership data of all housing units within the county. The numbers show Davison

County with a fairly low vacancy rate of 9.4% compared to South Dakota.

The table displays a pattern of slight increases in housing vacancies since 2010 in Mitchell and Davison County and a dramatic reduction in vacancies in Ethan and Mount Vernon.

TABLE 5.1
Housing Units and Vacancy- 2010-2020

| | Year | Total housing units | Occupied | Vacant | Percent Vacant | Homeowner vacancy rate | Rental vacancy rate |
|--------------|------|---------------------|----------|--------|----------------|------------------------|---------------------|
| Beadle | 2010 | 8,288 | 7,205 | 1,083 | 13.10% | 0.9 | 3.6 |
| | 2020 | 8,544 | 7,684 | 860 | 10.10% | 1.6 | 5 |
| Brookings | 2010 | 12,782 | 11,405 | 1,377 | 10.80% | 1 | 6.4 |
| | 2020 | 14,756 | 13,364 | 1,392 | 9.40% | 0.4 | 5 |
| Davison | 2010 | 8,792 | 8,086 | 706 | 8.00% | 1 | 6.2 |
| | 2020 | 9,550 | 8,651 | 899 | 9.40% | 1 | 13.6 |
| Ethan | 2010 | 159 | 119 | 40 | 25.20% | 13.1 | 0 |
| | 2020 | 153 | 144 | 9 | 5.90% | 9.2 | 0 |
| Mitchell | 2010 | 7,018 | 6,514 | 504 | 7.20% | 0.7 | 6.4 |
| | 2020 | 7,855 | 7,086 | 769 | 9.80% | 1 | 14 |
| Mount Vernon | 2010 | 207 | 164 | 43 | 20.80% | 4.5 | 39.3 |
| | 2020 | 268 | 248 | 20 | 7.50% | 3.4 | 4.4 |
| Hughes | 2010 | 7,557 | 7,111 | 446 | 5.90% | 1.9 | 5.2 |
| | 2020 | 8,041 | 7,475 | 566 | 7.00% | 0.3 | 16.2 |
| Yankton | 2010 | 9,523 | 8,688 | 835 | 8.80% | 1.4 | 0.9 |
| | 2020 | 10,237 | 9,558 | 679 | 6.60% | 0.6 | 6.4 |
| South Dakota | 2010 | 357,725 | 315,468 | 42,257 | 11.80% | 1.5 | 6.4 |
| | 2020 | 392,215 | 344,397 | 47,818 | 12.20% | 1.2 | 6.7 |

Source: American Community Survey, 2010, 2020

A more detailed snapshot of the housing stock is provided in **Table 5.2**. The data shows Davison County's housing stock increased by 758 units in the period between 2010 and 2020. The total growth of housing units within Davison County from 2010-2020 equates to approximately 76 units per year.

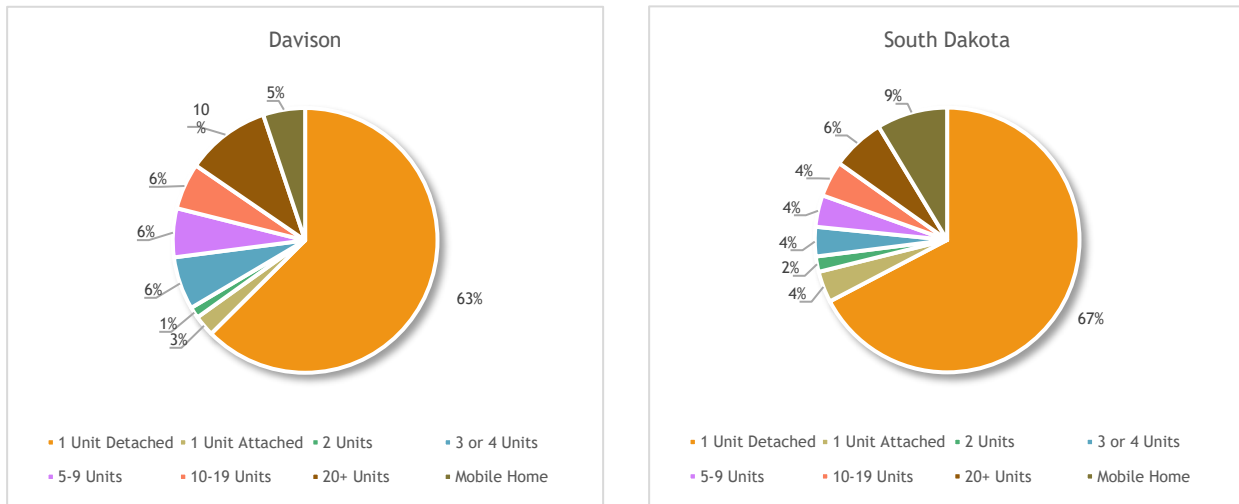
Sizeable increases were reported in structures that contain 20 or more units. With the exception of Ethan, all of the entities compared in **Table 5.2**, showed an increase in the total number of housing units between 2010 and 2020, but the increases and decreases of unit types varies.

TABLE 5.2
Detailed Housing Units by Type: 2010-2020

| Area | Year | Total | 1-unit detached | 1-unit attached | 2 units | 3 - 4 units | 5 - 9 units | 10 - 19 units | 20 + units | Mobile home | Boat, RV, etc. |
|--------------|------|---------|-----------------|-----------------|---------|-------------|-------------|---------------|------------|-------------|----------------|
| Beadle | 2010 | 8,288 | 6,000 | 112 | 331 | 242 | 272 | 422 | 433 | 476 | 0 |
| | 2020 | 8,544 | 6,053 | 376 | 86 | 419 | 366 | 367 | 220 | 657 | 0 |
| Brookings | 2010 | 12,782 | 7,235 | 542 | 303 | 360 | 1,045 | 1,049 | 947 | 1,301 | 0 |
| | 2020 | 14,756 | 8,758 | 699 | 225 | 514 | 1,071 | 1,185 | 1,214 | 1,090 | 0 |
| Davison | 2010 | 8,792 | 5,851 | 201 | 207 | 382 | 460 | 601 | 579 | 511 | 0 |
| | 2020 | 9,550 | 5,974 | 245 | 131 | 616 | 570 | 540 | 984 | 490 | 0 |
| Ethan | 2010 | 159 | 145 | 0 | 0 | 6 | 0 | 0 | 2 | 6 | 0 |
| | 2020 | 153 | 128 | 1 | 0 | 13 | 0 | 0 | 1 | 10 | 0 |
| Mitchell | 2010 | 7,018 | 4,303 | 184 | 200 | 359 | 460 | 578 | 540 | 394 | 0 |
| | 2020 | 7,855 | 4,430 | 238 | 105 | 584 | 570 | 540 | 983 | 405 | 0 |
| Mount Vernon | 2010 | 207 | 175 | 0 | 7 | 17 | 0 | 0 | 0 | 8 | 0 |
| | 2020 | 268 | 228 | 3 | 3 | 16 | 0 | 0 | 0 | 18 | 0 |
| Hughes | 2010 | 7,557 | 4,483 | 189 | 45 | 252 | 473 | 330 | 580 | 1,205 | 0 |
| | 2020 | 8,041 | 4,806 | 298 | 128 | 459 | 283 | 320 | 796 | 945 | 6 |
| Yankton | 2010 | 9,523 | 6,508 | 352 | 98 | 372 | 300 | 382 | 617 | 869 | 25 |
| | 2020 | 10,237 | 7,068 | 430 | 64 | 442 | 374 | 685 | 654 | 520 | 0 |
| South Dakota | 2010 | 357,725 | 246,674 | 11,360 | 7,681 | 12,176 | 12,737 | 12,270 | 21,369 | 33,338 | 120 |
| | 2020 | 396,817 | 266,995 | 15,086 | 7,453 | 14,254 | 15,386 | 17,327 | 25,792 | 34,316 | 208 |

Source: American Community Survey, 2010, 2020

Figure 5.1 Distribution of Housing Units by Units in Structure



Source: American Community Survey, 2020

In 2020 single family homes constituted 66% of the total housing units within Davison County as shown in Figure 5.1 above. The percentage of single-family homes in Davison County is consistent with the State, where single family units make up 7%. There one significant distinction between Davison County and the State in the makeup of their housing stock: The number of four-plexes, and multi-family structures containing 10 or more units increased dramatically between 2010 and 2020; making up 28% of Davison County’s housing stock. The same units makes up only 18% of the State’s. Mobile homes occupy 9% of the State’s housing units

while they only make up 5% of Davison County’s housing stock.

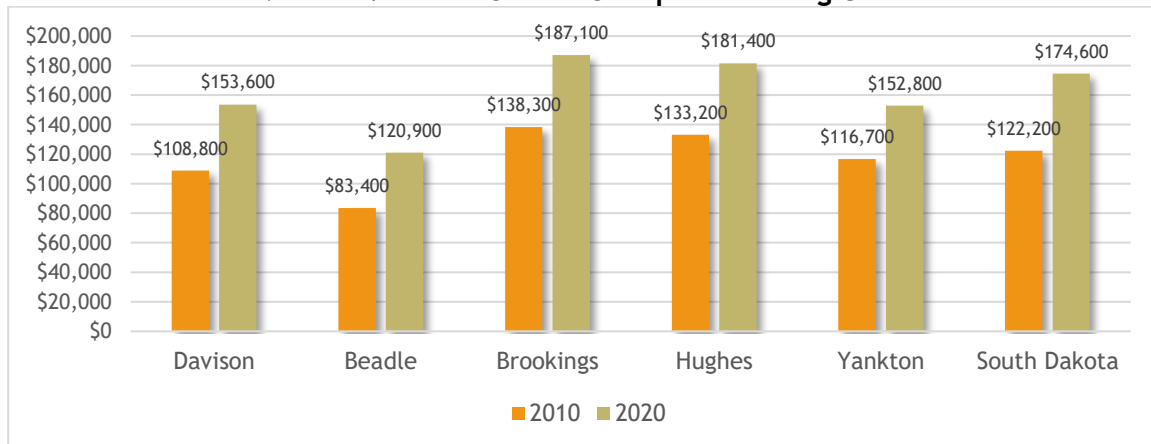
Table 5.3 lists the value of homes within the County and the comparative counties for the years 2010 and 2020. The table was broken into ranges to match U.S. Census data. A “shift” in home values can be observed for all of the comparable places. The number of homes that were valued below \$100,000 generally decreased between 2010 and 2020 while the number of homes valued at higher amounts increased during the same period.

TABLE 5.3
Value of Owner Occupied Housing Units - 2010 - 2020

| | Year | Less than \$50K | \$50K to \$100K | \$100K to \$150K | \$150K to \$200K | \$200K to \$300K | \$300K to \$500K | \$500K to \$1M | \$1M and More | Median (dollars) |
|--------------|------|-----------------|-----------------|------------------|------------------|------------------|------------------|----------------|---------------|------------------|
| Beadle | 2010 | 1,138 | 1,735 | 808 | 402 | 383 | 187 | 34 | 9 | \$83,400 |
| | 2020 | 685 | 1,421 | 903 | 889 | 540 | 518 | 102 | 19 | \$120,900 |
| Brookings | 2010 | 995 | 1,115 | 1,648 | 1,529 | 913 | 411 | 100 | 23 | \$138,300 |
| | 2020 | 558 | 920 | 1,128 | 1,682 | 2,226 | 1,065 | 284 | 12 | \$187,100 |
| Davison | 2010 | 638 | 1,664 | 1,168 | 791 | 544 | 238 | 31 | 23 | \$108,800 |
| | 2020 | 495 | 805 | 1,168 | 1,136 | 940 | 481 | 121 | 41 | \$153,600 |
| Ethan | 2010 | 10 | 47 | 24 | 4 | 0 | 0 | 0 | 0 | \$77,800 |
| | 2020 | 17 | 31 | 26 | 12 | 2 | 0 | 1 | 0 | \$97,800 |
| Mitchell | 2010 | 495 | 1,305 | 990 | 506 | 323 | 117 | 17 | 23 | \$103,800 |
| | 2020 | 397 | 664 | 985 | 917 | 664 | 267 | 56 | 14 | \$147,400 |
| Mount Vernon | 2010 | 49 | 75 | 6 | 14 | 0 | 3 | 0 | 0 | \$61,800 |
| | 2020 | 15 | 34 | 48 | 24 | 12 | 3 | 0 | 4 | \$116,900 |
| Hughes | 2010 | 707 | 784 | 1,374 | 902 | 752 | 306 | 65 | 26 | \$133,200 |
| | 2020 | 530 | 478 | 741 | 1,627 | 1,045 | 719 | 122 | 14 | \$181,400 |
| Yankton | 2010 | 906 | 1,591 | 1,536 | 1,049 | 548 | 322 | 130 | 13 | \$116,700 |
| | 2020 | 433 | 1,105 | 1,692 | 1,225 | 1,166 | 826 | 160 | 30 | \$152,800 |
| South Dakota | 2010 | 38,511 | 47,440 | 48,838 | 36,044 | 27,038 | 13,716 | 4,120 | 1,543 | \$122,200 |
| | 2020 | 26,464 | 30,602 | 36,093 | 43,474 | 52,839 | 34,848 | 10,105 | 2,070 | \$174,600 |

Source: American Community Survey, 2010, 2020

Figure 5.2
Median Value of Owner-Occupied Housing Units



Source: American Community Survey, 2010, 2020

Table 5.3 shows the highest number of the County's owner occupied housing units fall between \$100,000 and \$149,999 in value. This may not be completely accurate for a number of reasons. One factor that may contribute to the questionable values is that many homeowners may be using their assessed values when completing the census surveys and not "full and true" or "market" values. An adjustment of the values to the next highest range would still leave the majority of the County's single family housing stock at less than \$200,000.

Figure 5.2 displays the change in median value of owner occupied housing units between 2010 and 2020. Of the comparable counties, Brookings and Hughes Counties had higher median home values in 2010 and

2020. This may be due to the fact that those counties are home to large institutions; a state university and state government.

There were key issues or influences which affect housing stock identified at the onset of this section. Many times these items are not autonomous but have a correlation to each other either directly or indirectly. Value can be related to quality, age, and demand. Quality and age share a more indirect relationship.

The data presented in **Table 5.4** examine the age of structures. Davison County was one of the earliest settled areas of the region and this situation is reflected in the fact that 2,670 of its 9,550 housing units (over 28%) were built before 1939.

TABLE 5.4
Years of Construction - Housing Units

| | 2014 or later | 2010 to 2013 | 2000 to 2009 | 1990 to 1999 | 1980 to 1989 | 1970 to 1979 | 1960 to 1969 | 1950 to 1959 | 1940 to 1949 | 1939 or earlier |
|---------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|
| Beadle | 128 | 258 | 593 | 1,041 | 523 | 1,242 | 987 | 902 | 765 | 2,105 |
| % | 1.5% | 3.0% | 6.9% | 12.2% | 6.1% | 14.5% | 11.6% | 10.6% | 9.0% | 24.6% |
| Brookings | 806 | 886 | 2,742 | 1,735 | 1,439 | 2,185 | 1,278 | 956 | 430 | 2,299 |
| % | 5.5% | 6.0% | 18.6% | 11.8% | 9.8% | 14.8% | 8.7% | 6.5% | 2.9% | 15.6% |
| Davison | 313 | 361 | 891 | 893 | 675 | 1,743 | 766 | 829 | 409 | 2,670 |
| % | 3.3% | 3.8% | 9.3% | 9.4% | 7.1% | 18.3% | 8.0% | 8.7% | 4.3% | 28.0% |
| Ethan | 0 | 0 | 17 | 20 | 8 | 20 | 19 | 21 | 8 | 40 |
| % | 0.0% | 0.0% | 11.1% | 13.1% | 5.2% | 13.1% | 12.4% | 13.7% | 5.2% | 26.1% |
| Mitchell | 246 | 337 | 626 | 759 | 578 | 1,462 | 589 | 748 | 315 | 2,195 |
| % | 3.1% | 4.3% | 8.0% | 9.7% | 7.4% | 18.6% | 7.5% | 9.5% | 4.0% | 27.9% |
| Mount Vernon | 2 | 0 | 23 | 15 | 7 | 30 | 22 | 18 | 27 | 124 |
| % | 0.7% | 0.0% | 8.6% | 5.6% | 2.6% | 11.2% | 8.2% | 6.7% | 10.1% | 46.3% |
| Hughes | 328 | 369 | 855 | 670 | 993 | 1,935 | 729 | 1,027 | 160 | 975 |
| % | 4.1% | 4.6% | 10.6% | 8.3% | 12.3% | 24.1% | 9.1% | 12.8% | 2.0% | 12.1% |
| Yankton | 358 | 263 | 904 | 1,542 | 908 | 2,111 | 1,009 | 756 | 420 | 1,966 |
| % | 3.5% | 2.6% | 8.8% | 15.1% | 8.9% | 20.6% | 9.9% | 7.4% | 4.1% | 19.2% |
| South Dakota | 18,750 | 16,954 | 55,234 | 50,640 | 37,980 | 64,536 | 32,818 | 34,472 | 16,455 | 68,978 |
| % | 4.7% | 4.3% | 13.9% | 12.8% | 9.6% | 16.3% | 8.3% | 8.7% | 4.1% | 17.4% |

Source: American Community Survey, 2020

The residents of Davison County have witnessed a healthy housing construction market over the past few years, which are represented in the percentage of housing constructed since 2010 (7.1%). The rate of new housing units built since 2010 has relatively kept pace with the State, where 9.0% of the units have been built since 2010.

Most new homes are being constructed within open areas and there is minimal rehabilitation or replacement activities occurring in established neighborhoods. The lack of “replacement construction” speaks to the quality of the County’s older housing stock.

One statistic or factor not identified as a primary influence was the year of occupancy. This statistic acts as a barometer in analyzing the overall dynamics of a community. One way to examine this type of data is to assume that more activity within recent years is an example of upward mobility and consumer confidence. The larger number of homes occupied within the past five to seven years “trickles down” to the other ownership ranges, in that there is movement to different homes by the existing population as well as evidence of new people moving to the area. **Table 5.5** illustrates the years of occupancy for Davison and the identified comparative entities.

TABLE 5.5
Year Moved in to Unit, 2020

| | 2019 or later | 2015 to 2018 | 2010 to 2014 | 2000 to 2009 | 1990 to 1999 | 1989 and earlier |
|---------------------|------------------|-----------------|-----------------|-----------------|-----------------|---------------------|
| Beadle | 377 | 2,090 | 1,354 | 1,777 | 986 | 1,100 |
| Brookings | 1,160 | 4,688 | 2,926 | 2,250 | 1,253 | 1,087 |
| Davison | 343 | 2,628 | 2,085 | 1,576 | 959 | 1,060 |
| Ethan | 9 | 39 | 20 | 39 | 17 | 20 |
| Mitchell | 329 | 2,318 | 1,858 | 1,125 | 660 | 796 |
| Mount Vernon | 2 | 114 | 40 | 26 | 41 | 25 |
| Hughes | 310 | 1,955 | 1,589 | 1,946 | 868 | 807 |
| Yankton | 316 | 2,928 | 1,683 | 1,951 | 1,524 | 1,156 |
| South Dakota | 16,838 | 101,007 | 71,378 | 74,911 | 41,004 | 42,740 |

Source: American Community Survey, 2020

Household and Family Dynamics

Household size and composition play an important role in the economic and social well-being of families and individuals. The number and characteristics of household members affect the types of relationships and the pool of economic resources available within households, and they may have a broader impact by increasing the demand for economic and social support services.

For example, the growth in single-parent families has increased the need for economic welfare programs, while a rising number of older adults living alone has led to greater demand for home health care workers and other personal assistance services.

The decennial census provides the most comprehensive and reliable data on changing household size and composition, especially for less numerous household types such as same-sex married couples.

Table 5.6 and Figures 5.5 and 5.6 illustrate household dynamics in 2010 and 2020. There were 8,086 total households within Davison County in 2010. The number of households increased to 8,660 in 2019. The average household size assists in identifying the number of young families as well as providing an explanation to population growth questions.

One point of local discussion is the lack of population growth in relation to the number of homes being constructed. A possibility is that with an average household size in Davison County of 2.25 in 2010, for every new house constructed there will be an increase in population of less than two and one-half persons.

The common perception seems to be of an average household size more in the range of 4-5 persons versus the actual number. The actual persons per household and per family have decreased over the past decade. This dynamic has implications for the number and type of housing units demanded in Davison County.

The percentage of married-couple-family households has decreased from 51.7% in 2010 to 49.5% in 2019. The share of non-family households has increased from 38.4% in 2010 to 44.1% in 2019.

Decreased household and family size, as shown in Figure 5.6, does not necessarily indicate less demand for housing units. In fact, when the number of households increase over a period of time but the average size of households decreases, this can mean that more housing units will be needed to fill demand.

TABLE 5.6, Households by Type - 2020

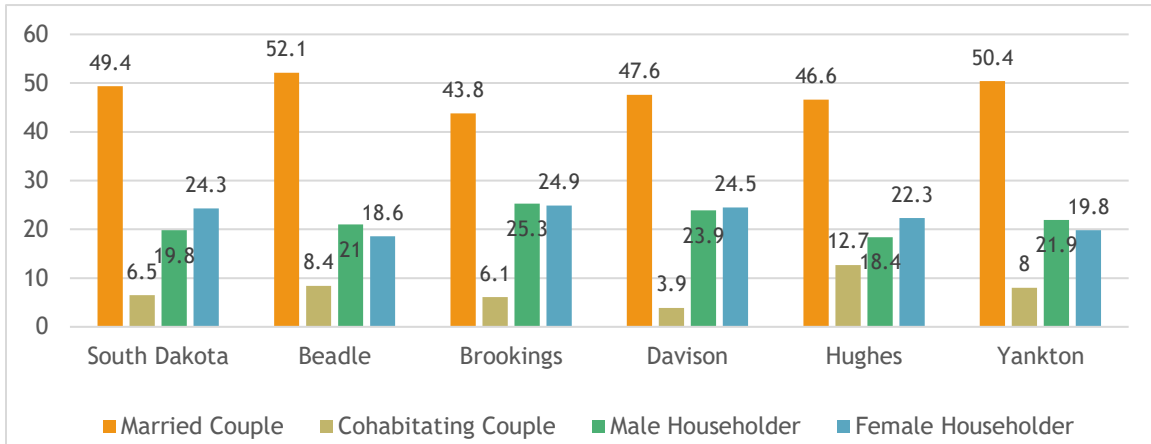
| Subject | South Dakota | | Beadle | | Brookings | | Davison | | Hughes | | Yankton | |
|---|----------------|-------|--------------|-------|---------------|-------|--------------|-------|--------------|-------|--------------|-------|
| | Est. | % | Est. | % | Est. | % | Est. | % | Est. | % | Est. | % |
| Total households | 315,468 | | 7,205 | | 11,405 | | 8,086 | | 7,111 | | 8,688 | |
| Family households | 205,879 | 65.3% | 4,316 | 59.9% | 6,094 | 53.4% | 4,983 | 61.6% | 4,527 | 63.7% | 5,538 | 63.7% |
| With/children under 18 | 92,720 | 29.4% | 1,771 | 24.6% | 2,767 | 24.3% | 2,201 | 27.2% | 2,190 | 30.8% | 2,409 | 27.7% |
| Married-couple family | 164,007 | 52.0% | 3,570 | 49.5% | 5,055 | 44.3% | 4,181 | 51.7% | 3,620 | 50.9% | 4,482 | 51.6% |
| With/children under 18 | 65,840 | 20.9% | 1,399 | 19.4% | 2,043 | 17.9% | 1,667 | 20.6% | 1,519 | 21.4% | 1,731 | 19.9% |
| Male householder, no wife present | 11,862 | 3.8% | 360 | 5.0% | 210 | 1.8% | 194 | 2.4% | 276 | 3.9% | 298 | 3.4% |
| With/children under 18 | 6,745 | 2.1% | 135 | 1.9% | 122 | 1.1% | 161 | 2.0% | 186 | 2.6% | 108 | 1.2% |
| Female householder, no husband present, family | 30,010 | 9.5% | 386 | 5.4% | 829 | 7.3% | 608 | 7.5% | 631 | 8.9% | 758 | 8.7% |
| With/children under 18 | 20,135 | 6.4% | 237 | 3.3% | 602 | 5.3% | 373 | 4.6% | 485 | 6.8% | 570 | 6.6% |
| Nonfamily households | 109,589 | 34.7% | 2,889 | 40.1% | 5,311 | 46.6% | 3,103 | 38.4% | 2,584 | 36.3% | 3,150 | 36.3% |
| Householder living alone | 91,588 | 29.0% | 2,428 | 33.7% | 3,697 | 32.4% | 2,638 | 32.6% | 2,355 | 33.1% | 2,594 | 29.9% |
| 65 years and over | 34,809 | 11.0% | 997 | 13.8% | 1,036 | 9.1% | 1,006 | 12.4% | 773 | 10.9% | 1,025 | 11.8% |

Source: American Community Survey, 2020

Figure 5.5 reveals a new household type in the American Community Survey (ACS). **Cohabiting couples** are unmarried couples composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults. Cohabiting couples represent about 3.9% of households

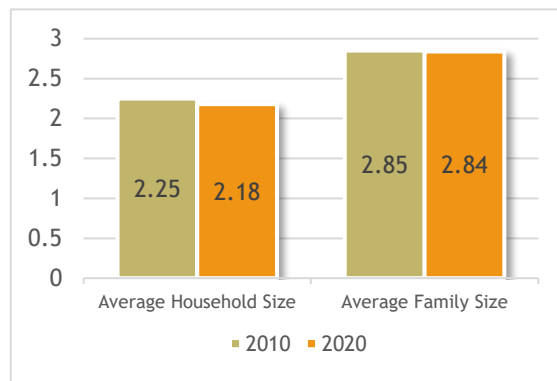
in Davison County. In places where the population is more “transient,” people may not necessarily become a family in a traditional sense. However, cohabitating couples create a new demand for housing units.

Figure 5.5, Households in 2020



Source: American Community Survey, 2020

Figure 5.6, Household and Family Size, Davison County



Source: American Community Survey, 2010, 2020

Housing Conditions

Community Partners Research, Inc. of Fairbault, MN conducted a visual ‘windshield’ survey of single family/duplex houses in four of the oldest neighborhoods in Mitchell in 2012. Houses that appeared to contain three or more residential units were excluded from the survey. Houses were categorized in one of four levels of physical condition, Sound, Minor Repair, Major Repair, and Dilapidated as defined below. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure’s interior quality.

Dilapidated was the lowest rating used. Dilapidated houses need major renovation to become decent, safe and sanitary housing. Some Dilapidated properties may be abandoned and may be candidates for demolition and clearance.

Major Rehabilitation is defined as a house needing multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses in this condition category may or may not be economically feasible to rehabilitate. Minor Repair houses are judged to be generally in good condition and require less extensive repair, such as one major improvement. Houses in this condition category will generally be good candidates for rehabilitation programs because they are in a salable price range and are economically feasible to repair.

Sound houses are judged to be in good, ‘move-in’ condition. Sound houses may contain minor code violations and still be considered sound.¹ The series of images below provide examples of various grades of housing conditions. **Table 5.7** shows the results of the neighborhood survey.



Sound/Excellent



Minor Repair



Major Repair



Dilapidated

The neighborhood boundaries were selected with input from City staff for Community Partners to study. The neighborhoods are listed below and illustrated in **Figure 5.6**:

Neighborhood #1 - 5th Avenue on the north; Ash and Birch Streets on the south; Kittridge Street and Hitchcock Park on the east; and Burr Street on the west

Neighborhood #2 - Dry Run River on the north; Havens Avenue on the south; Burr Street on the east; and Minnesota Avenue on the west

Neighborhood #3 - 7th Avenue on the north; 1st Avenue on the south; Sanborn Boulevard on the east; and Minnesota Avenue on the west

Neighborhood #4 - East 12th Avenue on the north; 7th Avenue on the south; Langdon Street and the High School on the east; and Lawler Street on the west

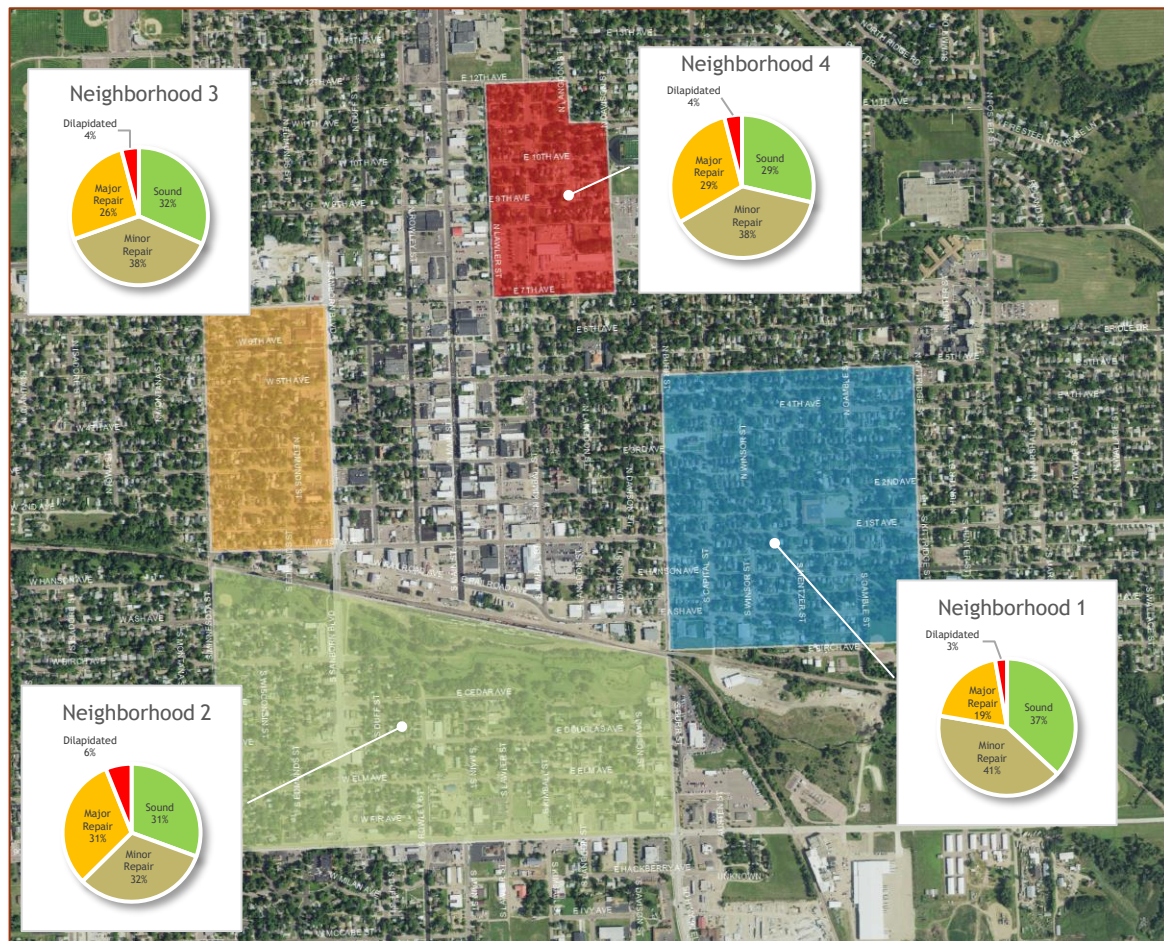
Table 5.7 Housing Conditions in Mitchell

| Neighborhood | Sound | Minor Repair | Major Repair | Dilapidated | Total |
|--------------|--------------------|--------------------|--------------------|------------------|--------------|
| #1 | 161 (36.9%) | 178 (40.8%) | 85 (19.5%) | 12 (2.8%) | 436 |
| #2 | 90 (30.6%) | 94 (32.0%) | 92 (31.3%) | 18 (6.1%) | 294 |
| #3 | 50 (30.6%) | 55 (36.9%) | 38 (25.5%) | 6 (4.0%) | 149 |
| #4 | 36 (28.6%) | 48 (38.1%) | 37 (29.3%) | 5 (4.0%) | 126 |
| Total | 337 (33.5%) | 375 (37.3%) | 252 (25.1%) | 41 (4.1%) | 1,005 |

Source: Community Partners Research, Inc., Mitchell Area Housing Study, 2012

¹ Mitchell Area Housing Study - 2012, Community Partners Research, Inc.

Figure 5.6: Breakdown of Housing Conditions in Mitchell



The availability of quality and affordable housing is a critical component within any community whether it be county, township, or city. The County leadership needs to consider the positive and negative impacts decisions may have upon housing opportunities.

Housing Projections

Tables 5.8 and 5.9 present detailed ten and broad twenty-year housing projections for Davison County and the towns and cities in the County. The program provides production targets for various cost ranges of rental and owner-occupied units. The projections based on the following assumptions:

- The vast majority of new housing in the County will be at least 65 to 90% single family and 2 to 28% multi family housing. This is consistent to the 2018 owner/renter distribution of occupied housing in the County and its towns.
- Owner-occupied housing will continue to be higher-valued units based on recent building trends and home values.
- Lower-income households will generally be accommodated in rental development.

The analysis indicates a need for about 1,263 housing units in the next twenty years

(2020-2040). Of the total unit demand, 715 will be single family units, 283 will be multi-family units, 67 will be mobile homes, and 197 would be infill or replacement of dilapidated units. The projections equate to approximately 60 total units per year over the twenty-year period. The unit projections are allocated by each town according to their share of the County's total population as shown in Table 5.10. Therefore, the majority of the units would be assigned to the Mitchell area.

It is important to note that affordable housing can be addressed partially through a filtering process. Thus, a unit that meets the needs of a high-income, empty-nester household may encourage that household to sell their current home to a moderate-income family. Filtering processes rarely satisfy an affordable need on a one-to-one basis, but they do realistically address part of the market demand.

Table 5.8, Housing Projections, Davison County

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Population | 20,007 | 20,071 | 20,136 | 20,200 | 20,265 | 20,330 | 20,395 | 20,460 | 20,526 | 20,592 |
| Group Quarters | 983 | 984 | 985 | 986 | 987 | 988 | 989 | 990 | 991 | 992 |
| Household Population | 19,024 | 19,088 | 19,151 | 19,214 | 19,278 | 19,342 | 19,406 | 19,470 | 19,535 | 19,600 |
| Persons/Household | 2.14 | 2.14 | 2.13 | 2.13 | 2.13 | 2.12 | 2.12 | 2.11 | 2.11 | 2.10 |
| Household Demand | 8,878 | 8,926 | 8,973 | 9,021 | 9,069 | 9,117 | 9,166 | 9,215 | 9,264 | 9,313 |
| Desired Vacancy Rate | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% | 5% |
| Total Unit Needs | 9,322 | 9,372 | 9,422 | 9,472 | 9,523 | 9,573 | 9,624 | 9,676 | 9,727 | 9,779 |
| Units Lost | 9.21 | 9.26 | 9.31 | 9.36 | 9.41 | 9.46 | 9.51 | 9.56 | 9.61 | 9.67 |
| Total Unit Supply | 9,264 | 9,313 | 9,363 | 9,413 | 9,463 | 9,513 | 9,564 | 9,615 | 9,666 | 9,717 |
| Annual Need | 59 | 59 | 59 | 60 | 60 | 60 | 61 | 61 | 61 | 61 |

Source: Planning & Development District III

Table 5.9, 2040 Projection Summary

| 2040 Totals | |
|-----------------------------|--------------|
| Projected Units | 1,263 |
| Infill/Replacement | 197 |
| Single Family Units | 715 |
| Multi-Family | 283 |
| Mobile Homes | 67 |
| Acres Needed | |
| Infill/Replacement | 64 |
| Single Family Units | 437 |
| Multi-Family | 36 |
| Mobile Homes | 12 |
| Total | 549 |
| 30 % Markup (roads, market) | 126 |
| Total Residential Acres | 675 |

Source: Planning & Development District III

Table 5.10, Share of County Population

| Town/Area | Percent |
|---------------------------|----------------|
| Mitchell | 78.80% |
| Ethan | 1.85% |
| Mount Vernon | 2.54% |
| Balance of Davison County | 16.81% |

Source: Planning & Development District III

Tables 5.11 and 5.12 lay out the detailed acreage that will be needed to

Before we determine the number of housing units that may be demanded in the County, the market for future housing in Mitchell must be examined. The total number of new housing units projected in the Mitchell area is 972 units. Applying the unit type and density assumptions conclude that there will be 240 net acres of land in demand for residential use in the Mitchell area. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 310 acres. The main assumption with infill/replacement units for all areas is that land is already used or available for infill development. Therefore, land consumption demand is not considered for these units. Table 5.11 provides a detailed breakdown of unit types and residential land needed over the planning period in Mitchell.

Table 5.11: Mitchell's Share of Units

| | 2021-2025 | 2026-2030 | 2031-2035 | 2036-2040 | Total |
|-----------------------------------|------------------|------------------|------------------|------------------|---------------|
| Projected Units | 233 | 240 | 246 | 253 | 972 |
| Infill/Replacement | 37 | 38 | 39 | 40 | 153 |
| Single Family Units | 117 | 120 | 124 | 127 | 489 |
| Multi-Family | 65 | 67 | 69 | 71 | 272 |
| Mobile Homes | 14 | 14 | 15 | 15 | 58 |
| Net Acres Needed | 57.45 | 58.98 | 60.55 | 62.17 | 239.16 |
| 30 % Markup (roads, market, etc.) | 17.24 | 17.69 | 18.17 | 18.65 | 71.75 |
| Total Acres Needed | 74.69 | 76.68 | 78.72 | 80.82 | 310.90 |

Source: Planning & Development District III

accommodate the housing units projected in Tables 5.8 and 5.10 for the areas of Davison County outside of town boundaries. If growth in the County and the subsequent towns follows the projected population and housing units, over 675 acres of land will be needed for residential development in Davison County. The projections were based on the following densities and assumptions:

In Towns:

- Single family units at 2.5 units/acre
- Multi family units at 8 units/acre
- Manufactured homes at 6 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

In Rural Areas:

- Single family units at 1 unit/acre
- Multi family units at 4 units/acre
- Manufactured homes at 4 units/acre
- 30% markup for all residential land to account for infrastructure and reserve market demand.

The total number of new housing units projected in the rural areas of Davison County is 237 units. Applying the unit type and density assumptions conclude that there will be 230 net acres of land in demand for residential use in rural Davison County. A 30% markup in demand for land is used to account for roads, rights of way, and reserve market demand, so the total amount of land needed to accommodate future residential is approximately 300 acres. **Table 5.12** provides a detailed breakdown of unit types and residential land needed over the planning period in rural Davison County.

Table 5.12: Units in the Balance of Davison County

| | 2021-2025 | 2026-2030 | 2031-2035 | 2036-2040 | Total |
|--------------------------------------|--------------|--------------|--------------|--------------|---------------|
| Projected Units | 50 | 51 | 52 | 54 | 237 |
| Infill/Replacement | 8 | 8 | 8 | 8 | 37 |
| Single Family Units | 40 | 41 | 42 | 43 | 190 |
| Multi-Family | 1 | 1 | 1 | 1 | 5 |
| Mobile Homes | 1 | 1 | 1 | 1 | 5 |
| Net Acres Needed | 48.30 | 49.59 | 50.92 | 52.28 | 229.51 |
| 30 % Markup (roads, market, etc.) | 14.49 | 14.88 | 15.27 | 15.68 | 68.85 |
| Total Acres Needed | 62.79 | 64.47 | 66.19 | 67.96 | 298.37 |

Source: Planning & Development District III

Planning Considerations for Housing

County Planning Challenges

The following housing challenges will be addressed by the County over the next 10 years.

- ✓ Continued development of small rural subdivisions and scattered single family homes;
- ✓ Maintaining a range of affordable housing options; and
- ✓ Encouraging the use of housing lots with access to existing infrastructure.

Policy Recommendations

In addressing the challenges, the Davison County Commission should consider the following recommendations.

- ✓ Housing should be developed in locations that minimize potential land use and environmental conflicts;
- ✓ Existing housing lots, whether they are located in rural areas (example: farmsteads) or within small communities should be a development priority;
- ✓ The provision of public services and public safety should be considered in evaluating housing proposals; and
- ✓ Affordable housing opportunities should be encouraged.