

# SPENCER, IOWA HOUSING MARKET STUDY - 2025.

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IOWA LAKES CORRIDOR  
DEVELOPMENT CORPORATION



**SPENCER AREA  
JOBS TRUST**

# ***SPENCER, IOWA HOUSING MARKET STUDY - 2025.***

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**SECTION 1:**  
**Research Approach &  
Purpose of Study.**



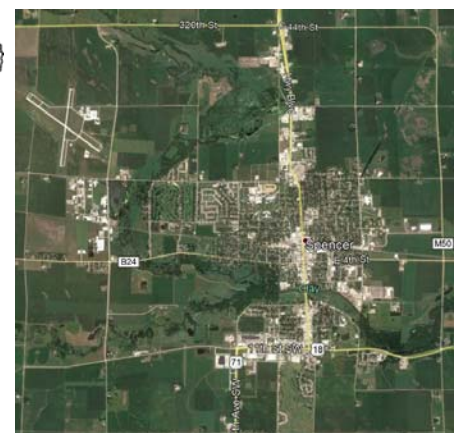
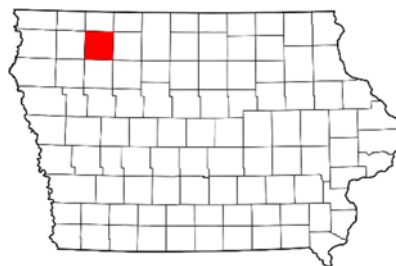
# **SECTION 1:** **RESEARCH APPROACH &** **PURPOSE OF STUDY.**

## **INTRODUCTION.**

This **Housing Market Study** provides statistical and narrative data identifying a **housing profile and demand analysis** for the **City of Spencer, Iowa**. The **Study** describes the past, present and projected demographics, economic and housing conditions in the Community, as well as a “**Housing Action Plan,**” identifying recommended future housing projects and activities. This **Housing Market Study** recognizes housing development in the Community as both a “quality of life” issue and an important “economic development” event.

The **Housing Market Study** was conducted for the **Iowa Lakes Corridor Development Corporation (ILCDC)**, in partnership with the **City of Spencer, Iowa, and the Spencer Area Jobs Trust**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm. The **Study** involved extensive participation from a locally-organized “Housing Steering Committee” consisting of local elected leadership, representatives of local major employers, real estate and economic development professionals and City administration.

The City of Spencer is located in north central Clay County, in Northwest Iowa. The City serves as both the County-Seat of Clay County and the principal city of the Spencer-Spirit Lake Micropolitan Statistical Area, which includes Clay and northern-neighboring Dickinson County. U.S Highways 18 and 71 serve the Community, with both highways traveling north to south along Highway Boulevard, Grand Avenue and South Grand Avenue. Highway 71 also travels westward in the southwestern portion of the Community, while Highway 18 exits the Community in southeastern Spencer.



## ***RESEARCH APPROACH.***

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The **Spencer, Iowa Community Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the Community were derived from the U.S. Census and the 2012-2016 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources and input from local leadership and housing stakeholders.

**To facilitate effective planning and implementation activities, housing demand projections were developed for a five year period. The implementation period for this Housing Study will be August, 2020 to August, 2025.**

## ***PURPOSE OF STUDY.***

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*“The purpose of this Housing Study is to continue a ‘housing vision’ and provide a ‘vehicle to implement’ housing development programs with appropriate public and private funding sources for Spencer, Iowa. This will ensure that proper guidance is practiced in the development of various affordable housing types for persons and families of all income sectors.”*

The primary **Objectives** of the **Housing Study** include:

- (1) **analyze the recent past and present housing situation** in Spencer, with emphasis on determining the need for workforce, elderly and both rental and owner housing options;
- (2) **provide a process for educating and energizing the leadership and organizing pertinent housing stakeholder partnerships** in Spencer to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;
- (3) **identify the overall future housing target need and demand** for Spencer;
- (4) design program-specific housing projects to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs;**



- (5) continue a **Downtown Housing & Redevelopment Initiative** for Spencer;
- (6) **introduce new and innovative housing programs** that are a “fit” for Spencer, to address both **immediate and long-term housing needs; and**
- (7) address and **eliminate any impediments and/or barriers to fair housing opportunities** for all citizens of Spencer

This **Housing Market Study** included both quantitative and qualitative research activities. The **Qualitative activities** included a comprehensive Community citizen participation program consisting of Community-Wide and Workforce Housing Needs Surveys and meetings with the Housing Steering Committee. The purpose of these qualitative activities is to maximize opportunities for citizen participation.

**Quantitative research activities** included the collection of multiple sets of statistical and field data for Spencer. The collection and analysis of this data allowed for the projection of the local population and household base, income capacity and housing demand.





**SECTION 2:**  
**Comprehensive Citizen  
Participation Program.**



## **SECTION 2:** **COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.**

### **INTRODUCTION.**

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The **Spencer, Iowa Housing Market Study** included both qualitative and quantitative research activities. Discussed in this **Section** is the **comprehensive citizen participation program** that was implemented to gather the opinions of the Area residents regarding housing issues and needs. *Planning for the Area's future is most effective when it includes opinions from as many residents as possible.*

The methods used to gather information from the residents of Spencer included meetings with an organized **Housing Steering Committee** and the implementation of a “**Spencer Housing Survey,**” and a “**Workforce Housing Needs Survey**”.

### **HOUSING STEERING COMMITTEE.**

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This **Housing Market Study** was conducted with the assistance of an organized **Housing Steering Committee**, consisting of members of **ILCDC, Spencer Area Jobs Trust**, local leadership and elected officials, business professionals and housing stakeholders. The Committee met several times during the development of the **Housing Market Study**. This Committee highlighted “key” issues in the Community, as well as provided information regarding new housing development projects and Community programs. The following housing issues were highlighted by the Steering Committee:

- The Housing Steering Committee expressed their concerns regarding housing availability in the \$180,000 to \$250,000 price range. The City of Spencer and Spencer Municipal Utilities has addressed this issue by offering a \$12,500 grant to the purchaser of a new construction house priced between \$110,000 and \$250,000 through the Spencer Quality Housing Initiative program.
- Concerns regarding the condition of a large number of housing units in need of moderate to substantial rehabilitation in the Community. Steering Committee members identified nearly 40 percent of the current housing stock being 60+ years of age.

- Keeping the aging housing stock a viable purchase option for prospective homeowners will be key to the long-term vitality of the Community.
- Residential neighborhoods adjacent the Downtown and along the Iowa Chicago and Eastern Railroad Corridor were identified as neighborhoods in the most critical need of housing rehabilitation activities.
- City officials want to maintain a healthy amount of vacant land within the City for new housing development. Favored development areas are located in the southern and northwestern portions of the Community.
- Newly-developed and under construction housing projects, especially the Windcrest I and II developments in west central Spencer, are helping to alleviate the housing shortage being experienced in the Community.
- There is a strong interest in the Community of Spencer for the development of housing with three+ bedrooms, as well as condominium, townhome and duplex/triplex-type housing units.
- Current housing choices and prices in Spencer do not favor first-time homebuyers.
- Downtown Spencer offers a variety of upper-level rental housing opportunities. Many Downtown building owners have rehabilitated the upper floors of commercial buildings along the Highway 18/71 (Grand Avenue) Corridor.
- Several senior housing opportunities exist in Spencer. The Highlands Retirement Home, St. Luke Lutheran Home and Riverview Terrace Assisted Living feature a campus-like retirement setting for seniors and elderly populations in southeastern Spencer, while Bee Hive Homes and Northshire/Longhouse Care Center are located in the north central portion of the Community.

**SPENCER HOUSING SURVEY.**

A Community-Wide “Housing Survey” was made available to households in the Community at select locations and on pertinent Community websites. A total of **160 Surveys** were completed and returned, providing valuable public information. **Survey** participants were asked to provide their opinion about barriers to obtaining affordable owner or rental housing, as well as specific housing types and programs greatly needed in the Community. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I of this Housing Market Study**.

- **Survey** participants were asked to address some of the **issues or barriers** they experience in **obtaining affordable owner or renter housing**. The barriers identified when obtaining affordable **owner housing** included housing purchase prices and the cost to own a home, a lack of sufficient homes for sale and the condition of existing housing. The identified barriers faced when obtaining affordable **rental housing** included a lack of available, decent rental housing, the cost of rent/utilities and the condition of existing rental housing.
- Top housing needs in Spencer, as identified by **Survey** participants included, but were not limited to **housing for low- and middle-income families, single family housing, housing for single parent families, existing/new employees, rehabilitation of owner- and renter-occupied housing and housing choices for first-time homebuyers**.
- A total of 54 Survey participants are planning to change their current housing situation in the next five years. Reasons presented for the desire to change housing included the participant’s present home in a state of disrepair, or the desire for larger, more affordable housing. Additional participants also expressed a need to “downsize” from their current living situation. 30 participants identified a desire to purchase a home in Spencer and 37 would most like to purchase a single family home.

**HOUSING DEVELOPMENT NEEDS:**

12. Please rate the level of need for each housing type in Spencer. Please Check (x)

	Greatly Needed	Somewhat Needed	Not Needed/ Sufficient Supply
• Housing For:			
1. Low-Income Families			
2. Middle-Income Families			
3. Upper-Income Families			
4. Single Parent Families			
5. Residential / New Employees			
• Residential Acres:			
• Single Family Housing			
• Rental Housing (General)			
• Manufactured Homes			
• Mobile Homes			
• Condominiums/Townhomes			
• Duplex Housing			
• Apartment Complexes (4 to 12 Units per Complex)			
• Rehabilitation of Owner-occupied Housing			
• Rehabilitation of Renter-occupied Housing			
• Housing Choices for First-Time Homebuyers			
• Single Family Rent-To-Own			
1. Short-Term 3 to 5 Years			
2. Long-Term 6 to 15 Years			
• Duplex/Townhouse Rent-to-Own			
1. Short-Term 3 to 5 Years			
2. Long-Term 6 to 15 Years			
• One Bedroom (Apartment or House)			
• Two Bedroom (Apartment or House)			
• Three+ Bedroom (Apartment or House)			
• Independent Living Housing for			
• Persons with a Mental/Physical Disability			
• Group Home Housing for			
• Persons with a Mental/Physical Disability			
• Housing in Downtown			
• Retirement Housing – Rental			
• Retirement Housing – Purchase (Owner occupant)			
• Retirement Housing For:			
1. Low-income Elderly Persons			
2. Middle-income Elderly Persons			
3. Upper-income Elderly Persons			
• Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)			
• Single-Room-Occupancy Housing (Boarding Homes)			
• Short-Term Emergency Shelters – 30 Days or Less			
• Long-Term Shelters – 90 Days or Less			
• Transitional/Temporary housing			
• Housing for Persons with Chronic Mental Illness			
• Including alcohol/substance abuse			
• Other (specify):			

- Participants of the **Survey** identified a purchase price range for housing priced between \$100,000 and \$175,000 as being the most affordable.
- Monthly rent between \$400 and \$600 was the monthly rent price range identified by **Survey** respondents as being most affordable in Spencer.
- **Participants identified “Northeast Spencer” and Northwest Spencer” as the most favorable land areas for new housing development.**
- Elderly (55+ years) participants of the **Survey** identified *single family homes and townhomes for purchase* as the specific housing types they would be most interested in moving to.

(NOTE: Persons who did not respond to the following questions were factored out of the presented percentages).

- Out of 90 total respondents, a total of 79, or **87.7 percent**, supported the Community using State or Federal grant funds to conduct an owner housing rehabilitation program. **73.3 percent**, or 66 of the 90 total respondents, supported Spencer using State or Federal grant funds to conduct a rental housing rehabilitation program.

12. If a new housing development were to be built in Spencer, in what part of the Community do you feel is the most appropriate location?  
 NW Spencer  NE Spencer  Far West side of Spencer  
 SW Spencer  SE Spencer  Far south side of Spencer  
 Other (please identify): \_\_\_\_\_

If you currently desire to change your housing situation in the next five years, please complete questions #14 a - e.

14.a. Are you planning to change your current housing situation in the next five years?  
 Yes \_\_\_\_\_ No \_\_\_\_\_

14.b. Why are you planning to change your current housing situation?

<input type="checkbox"/> Need local affordable housing.	<input type="checkbox"/> Need independent housing.
<input type="checkbox"/> Need larger housing.	<input type="checkbox"/> Need to "downsize".
<input type="checkbox"/> Present home in poor state of repair.	<input type="checkbox"/> Need to be closer to employment.
<input type="checkbox"/> Need semi-independently housing.	<input type="checkbox"/> Need to be closer to a dependent.
<input type="checkbox"/> Need specially adapted home.	<input type="checkbox"/> Death, divorce or other change in family structure requiring a move.
<input type="checkbox"/> Need to be closer to relatives who are in the area.	Other: _____

14.c. Where would you like to purchase or rent a house?  
 Within the City of Spencer City Limits  
 One mile or less from the City of Spencer  
 Rural/Unincorporated Clay County  
 Other Community or Outside of Clay County (identify) \_\_\_\_\_

14.d. Which one of the following housing types would you most like to purchase?  
 Single Family  Attached Townhouse or Duplex/Triplex Unit  Residential Acreage  
 Mobile Home  Patio Home/Slab Home  Tiny Home  
 Upper Level/Downtown  Apartment  Senior Living Community  
 I plan to remain where I am.

14.e. How many bedrooms would your family need?  
 One \_\_\_\_\_ Two \_\_\_\_\_ Three \_\_\_\_\_ Four + \_\_\_\_\_

**HOUSING PROGRAM FUNDING SUPPORT:**

15. Do you support your Community using State and/or Federal grant funds to conduct:  
 ... an owner housing rehabilitation program? Yes \_\_\_\_\_ No \_\_\_\_\_  
 ... a rental housing rehabilitation program? Yes \_\_\_\_\_ No \_\_\_\_\_

16. Are you in favor of your Community establishing a program to purchase and remove dilapidated houses to make affordable lots available for development? Yes \_\_\_\_\_ No \_\_\_\_\_

17. Do you support your Community securing State and/or Federal grant dollars to purchase, rehabilitate and resell vacant housing? Yes \_\_\_\_\_ No \_\_\_\_\_

18. Do you support your Community securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? Yes \_\_\_\_\_ No \_\_\_\_\_

- **87 percent, or 80 out of 92 respondents supported Spencer establishing a local program that would purchase and remove dilapidated houses, to provide lots available for a family or individual to build a house.**
- **89.8 percent, or 80 out of 89 Survey respondents supported the City of Spencer using grant dollars to purchase, rehabilitate and resell vacant housing.**
- **84.4 percent of the Survey respondents (76 out of 90 respondents) supported Spencer using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.**
- **A total of 52 out of 85 respondents (61.1 percent) agreed that the Spencer Quality Housing Initiative, a direct-to-consumer housing financial assistance program, is an adequate incentive to buy or build a home in Spencer.**

## **WORKFORCE HOUSING NEEDS SURVEY.**

The City of Spencer and the Spencer Area Jobs Trust, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Area's workforce. A total of **99 Surveys** were returned.

**Survey** participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I**.

- The primary major employers participating in the **Survey** included, but were not limited to; Spencer Hospital, Demco Manufacturing and IsoNova Technologies.
- **Survey** participants included 72 homeowners and 24 renters, with 62 participants living within the Spencer Corporate Limits. A total of **18 participants were not satisfied with their current housing situation**. Reasons included their home being too small, in need of substantial updating and being too far from their place of employment.
- Most respondents could afford a home priced between \$100,000 and \$175,000. Renters looking to upgrade to a more suitable rental housing unit could afford a monthly rent between \$400 and \$600.
- **A total of 34 participants expressed interest in purchasing or renting a home in Spencer. Single family homes were also the most desired housing type among participants.**

**Workforce Housing Needs Survey**  
 The City of Spencer and the Spencer Area Jobs Trust is preparing a Housing Market Study to determine both present and future workforce housing needs in the City of Spencer during the next five years. We would appreciate you completing and returning the following Survey to your employer by **FRIDAY, MAY 29th**.

1. Where are you currently employed? \_\_\_\_\_

2. Where do you currently reside?  
 Within the City of Spencer: City Limits  
 One mile or less from the City of Spencer  
 Rural/Unincorporated Clay County  
 Other Community or Outside of Clay County (Identify) \_\_\_\_\_

If Other, where and why? \_\_\_\_\_

If outside of Spencer, would you be interested in moving to the Community?  
 Yes \_\_\_ No \_\_\_ I already live in Spencer \_\_\_

3. Do you commute to Spencer for work? Yes \_\_\_ No \_\_\_

If yes, how far is your commute?  
 Less Than 10 Minutes \_\_\_ 10-20 Minutes \_\_\_ 21-30 Minutes \_\_\_  
 31-40 Minutes \_\_\_ 41-50 Minutes \_\_\_ 51-60 Minutes \_\_\_ 61+ Minutes \_\_\_

4. Number of Persons in your household?  
 1 \_\_\_ 2 \_\_\_ 3 \_\_\_ 4 \_\_\_ 5+ \_\_\_

5. Do you rent or are you a homeowner? Rent \_\_\_ Own \_\_\_

6. How much is your monthly rent or mortgage payment? \$ \_\_\_\_\_

7. Is your mortgage paid off, or are you living rent free? Yes \_\_\_ No \_\_\_

8. Are you satisfied with your current housing situation? Yes \_\_\_ No \_\_\_  
 If no, why or why not? \_\_\_\_\_

9. What is your current annual total household income? \$ \_\_\_\_\_

10. As a renter or homeowner, what is the #1 issue or barrier you experience with obtaining affordable, suitable housing for your household?

For Renters	For Owners
Lack of handicap accessible housing	Lack of handicap accessible housing
Lack of adequate public transportation	Lack of adequate public transportation
Lack of knowledge of fair housing rights	Lack of knowledge of fair housing rights
Cost of rent	Housing purchase price/cost to own
Restrictive zoning/building codes	Restrictive zoning/building codes
Job status	Job status
Attitudes of landlords & neighbors	Attitudes of immediate neighbors
Lack of availability of decent rental units in your price range	Mortgage lending application requirements
Use of background checks	Excessive down payment/closing costs
Excessive application fees and/or rental deposits	Cost of utilities
Cost of utilities	Lack of educational resources about homeowner responsibilities
Lack of educational resources about tenant responsibilities	Cost of homeowner's insurance
Age of existing rental housing	Lack of Sufficient Homes for Sale
Condition of existing rental housing	Cost of Real Estate Taxes
	Age of existing housing
	Condition of existing housing
	Ability to get a loan
Other _____	Other _____

OVER

Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing for their families. The most common barriers identified when obtaining affordable owner housing included housing purchase prices and the cost to own a home, the cost of utilities and real estate taxes, as well as a lack of sufficient homes for sale in the Community. The most common barriers faced when obtaining affordable rental housing included the cost of rent, a lack of decent rental units at an affordable price range and the condition of existing rental housing.



**SECTION 3:**  
**Spencer, Iowa**  
**Community Profile.**





## ***SECTION 3: SPENCER, IOWA COMMUNITY PROFILE.***

### ***INTRODUCTION.***

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This **Section** of the **Spencer, Iowa Housing Market Study** provides a population, income, economic and housing profile of the Community. Presented are both trend and projection analysis. Emphasis is placed on a five-year projection of change.

Population, income, economic and housing projections are critical in the determination of both housing demand and need throughout Spencer. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing the Community with a future housing stock capable of meeting the needs of its citizens.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in understanding changes which have and are occurring in a particular planning area. The projection of pertinent demographic variables in Spencer included a five-year period, **August, 2020, to August, 2025**. This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

The following narrative provides population, income, economic and housing trends and projections for the Community of Spencer. All statistical **Tables** are included in **Appendix II** of this **Housing Market Study**.

### ***EFFECTIVE (HOUSING) MARKET AREA.***

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The Effective (Housing) Market Area (EMA) for Spencer is divided into two segments, a Primary and a Secondary Housing Market Area. The **Primary Housing Market Area** includes all of the City of Spencer. **The Secondary Housing Market Area includes the Spencer-Spirit Lake Combined Statistical Area, consisting of Clay and Dickinson Counties.** This Secondary Housing Market Area could provide added stability to the population of Spencer. In order for the Community to attract residents from the Secondary Area, the Community of Spencer would need to provide a variety of additional housing types, owner and renter, at various price ranges, for all income levels and age groups. Potential supporting Counties and Communities to the Spencer housing market area could include neighboring Buena Vista, O'Brien and Palo Alto Counties, as well as the Communities of Storm Lake, Sheldon, Primghar and Emmetsburg.

## **POPULATION PROFILE.**

### ***Population Trends and Projections.***

The population of the previous two Decennial Censuses (2000 and 2010) recorded a slight decline in population for Spencer. The Community's population decreased from 11,317, in 2000, to 11,233, in 2010, a decrease of 84 persons, or 0.7 percent. Currently (2020), the population for the Community is an estimated 11,308, an increase of 75 persons from the 2010 Census. This can be attributed to several large-scale housing development projects (mainly rental housing) that have been, or are currently being developed/planned in Spencer.

The Spencer Effective Market Area (EMA), as well as the entirety of Clay County, also experienced population declines between the 2000 and 2010 Censuses, decreasing an estimated 0.8 percent and 3 percent, respectively.

The five-year population projection identifies population growth in Spencer. Four scenarios that take into account both total jobs created and employment secured via in-migration are presented and defined, below:

- **Low:** minimal engagement from City leadership, housing stakeholders and major employers; ultimately, letting the “free market” dictate community growth and development.
- **Medium:** continued regular activity from City leadership, housing stakeholders and major employers, including standard annexation procedures, a steady job creation trend with new Community members securing local employment. This projection closely represents the current trend of development and growth in Spencer and is utilized in the projections documented in this Housing Market Study.
- **High:** increased activity from City leadership and housing stakeholders, including standard annexation procedures, the creation of **105 new Full-Time Employment (FTE) opportunities** with new Community members securing local employment. This also includes collaboration with local, state and federal funding sources and existing major employers in implementing community, economic and housing development activities.
- **Economic Development (ED) Boost:** high activity from City leadership and housing stakeholders, including aggressive annexation procedures, the creation of **160 new FTE opportunities** with new Community members securing local employment. This also includes collaboration with funding sources and major employers, as well as the establishment of new employers with a significant number of employment opportunities for residents of the community and surrounding area.

During the next five years, the population is expected to increase an estimated 0.9 percent, or 108, from 2020 to 2025, for an estimated “medium” population of 11,416. The Community has the potential to increase, by 2025, an estimated 1.9 percent, or by 213, to reach a “high” population projection of 11,521, via increased housing and economic development efforts and job creation.

**The ED “Boost” scenario for Spencer would represent a population increase of 2.4 percent, or 268 persons for a 2025 estimated population of 11,576.**

The Spencer EMA, as well as Clay County, are projected to decline in their respective populations, albeit at a slower rate than what has been documented by the 2000 and 2010 Censuses. The population of the Spencer EMA, estimated to be 33,049, is projected to decrease by an estimated 0.6 percent, or by 197 persons, for a projected 2025 population of 32,852. For Clay County, the current estimated population of 16,156 is projected to decline an estimated 1.2 percent to 15,968 by 2025.

### *Age.*

The “55-64” age cohort experienced the largest increase in population from 2000 to 2010, increasing by 438, or from 955 to 1,393. This age group is projected to experience the largest increase in population by 2025, 200 persons, or 11.2 percent.

**All Spencer population cohorts, 55+ years of age, are projected to increase in population by 2025, including elderly and frail elderly populations. This is due to a combination of elderly populations choosing to age in place in Spencer and the Community being a popular location for retirees of other surrounding Communities. The development of new elderly-related housing facilities, including assisted living facilities and independent living retirement campuses, will only enhance the desire for seniors to retire in Spencer.**

The current median age in Spencer is an estimated 43.1 years. By 2025, the median age is projected to increase, slightly, but remain stable, at 45 years.

### *Persons Per Household.*

Persons per household decreased in Spencer, from 2000 to 2010. Currently, the number of persons per household is an estimated 2.16. By 2025, the number of persons per household will remain stable at 2.65. **The Economic Development “Boost” scenario of job creation and population increase could further stabilize the number of persons per household, at 2.15.**

### *Household Size.*

Household size in Spencer has been dominated by one- and two-person households since the 2010 Census. As per the 2014-2018 American Community Survey (ACS), an estimated 3,549 households, or 71 percent of the 5,013 total ACS-estimated households in Spencer consist of one or two persons. Between the 2010 Census and 2014-2018 ACS, the number of five-, six- and seven+-person households has increased.

## ***INCOME PROFILE.***

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Information presented in the **Income Profile** of this **Housing Market Study** assists in determining the number of households in Spencer having the financial capacity to afford housing. In addition, the analysis of household incomes assist in determining the size, type and style of housing needed in the Community. While upper income housing has no limitations, low cost and government subsidized housing are subject to federal regulations, such as size and type.

### ***Per Capita & Median Household Income.***

**Per capita income** is equal to the gross income of an area (State, County or City) divided equally by the number of residents residing in the subject area. Per capita income is presented for Clay County, Iowa, which is reflective of the per capita income situation in Spencer. In 2020, per capita income in Clay County is an estimated \$54,599, an increase of 38.6 percent from 2010. **By 2025, per capita income in Clay County is projected to increase an estimated 8.7 percent, to \$59,373.**

The **median income** for all households in Spencer, in 2020, is estimated to be \$47,014. The Community's household median income is projected to increase to \$51,348, or 9.2 percent by 2025. A majority of all households in Spencer currently have, and are projected to have incomes at or above \$50,000.

**Currently, renter households in Spencer are experiencing an estimate 2020 median income \$24,884. By 2025, this median income is expected to increase to \$26,603, or 6.9 percent.**

**For households with persons 65+ years of age, the median income in 2020 is estimated to be \$30,177. By 2025, this median income is expected to increase to \$32,636, or 8.1 percent.**



***Cost Burdened/Housing Problems.***

A number of households throughout Spencer are considered to be “**Cost Burdened**” and/or have one or more “**Housing Problems**”. A cost burdened household is one paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing. **An estimated 557 owner households and 806 renter households are determined to be cost burdened and/or experiencing housing problems. Both owner and renter cost-burdened households are projected to increase by 2025, consisting of 573 owner and 843 renter households.**

The increase in the number of cost burdened households is related to the low supply and, thus, high demand for housing in Spencer with affordable prices. The Housing Steering Committee stated that the price for housing in Spencer has greatly increased due to a number of components including cost of materials, land and infrastructure, interior amenities and a general desire to own or rent a housing unit that more than adequately meets their needs. Adding to the issue of cost burden are two key factors;

- 1) most of the new rental housing being developed, today, does not meet the affordability needs of persons and families with the greatest housing need, and**
- 2) housing that is available for purchase or rent either does not meet the demands of today’s family needs (including size, location, etc.) or is severely deteriorating or dilapidated and in extreme cases, experiencing health and safety issues such as mold, inadequate utilities, and deferred maintenance.**

It will be important that the City of Spencer, through 2025, take an aggressive approach to developing housing for persons and families of low- to moderate-income, especially to support the City’s families living in deteriorating or dilapidated housing units.

## ***ECONOMIC PROFILE.***

The following discussion provides a general **Economic Profile** of Clay County, Iowa, which strongly reflects the economic trends being experienced in the City of Spencer. Included is a review of relevant labor force data, annual employment trends and the identification of major employers.

### ***Employment Trends.***

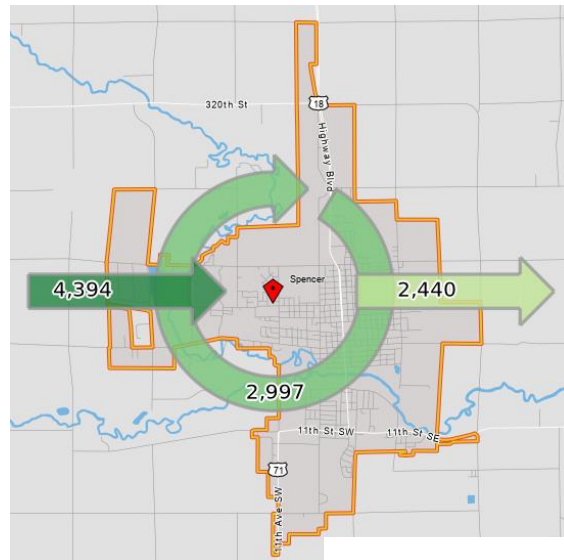
Between 2010 and 2020, the unemployment rate in Spencer ranged from a high of 7.7 percent to a low of 3.6 percent. During this period, the total number of employed persons increased by 50.

As of February, 2020, an estimated 8,580 persons are included in the Clay County workforce, a decrease from 2010, which recorded 9,220 persons in the civilian labor force. The trend of an increase labor force base is projected to continue, with an estimated 8,880 persons in the Clay County civilian labor force, by 2025. The unemployment rate is also projected to remain stable, but slightly increase to 3.6 percent by 2025

### ***Employee Travel Patterns.***

According to the U.S. Census Center for Economic Studies, an estimated 7,391 persons held employment in the City of Spencer for all jobs and types of employment. Of these employed persons, an estimated 4,394, or 59.5 percent, live outside of Spencer and commute in for work. The remaining 2,997 both live and work in Spencer.

An additional 2,440 employed persons live in Spencer, but commute to other communities for employment. A majority of employed persons living outside from Spencer come from “other locations,” potentially including local small cities, out-of-state travelers and rural farms/acreages.



Location	Count	Share
All Places (Cities, CDPs, etc.)	5,437	100.0%
Spencer city, IA	2,997	55.1%
Spirit Lake city, IA	324	6.0%
Sioux City city, IA	161	3.0%
Storm Lake city, IA	103	1.9%
Milford city, IA	98	1.8%
Estherville city, IA	50	0.9%
Emmetsburg city, IA	47	0.9%
Des Moines city, IA	45	0.8%
Cherokee city, IA	32	0.6%
Sioux Center city, IA	32	0.6%
All Other Locations	1,548	28.5%

Count	Share
5,437	100.0%
2,997	55.1%
324	6.0%
161	3.0%
103	1.9%
98	1.8%
50	0.9%
47	0.9%
45	0.8%
32	0.6%
32	0.6%
1,548	28.5%

## ***HOUSING PROFILE.***

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### ***Households.***

Currently, an estimated 5,146 total households exist in Spencer, consisting of 3,345 owner households and 1,801 renter households. By 2025, renter households will account for an estimated 35.2 percent of the households in the Community, or 1,840 households.

Spencer is projected to experience an increase in both owner and renter households, by 2025. The ED “Boost” scenario highlights additional household growth in Spencer, with an estimated 3,430 owner and 1,872 renter households residing in Spencer.

The Spencer EMA has also experienced growth in the total number of households since the 2000 Census. Currently, an estimated 15,053 households exist in the EMA, consisting of 11,214 owner and 3,839 renter households. By 2025, an estimated increase of 66 new households could potentially occur in the Spencer EMA.

Group quarters include such housing structures as dormitories, nursing care centers, correctional facilities, etc. The number of persons in group quarters in the Community, currently estimated at 191, is expected to decrease, slightly, during the next five years to an estimated 177. Spencer’s group quarters population has been declining since the 2000 Census, when a total of 293 persons resided in a group quarters facility.



### *Housing Units/Vacancy & Occupancy.*

Currently, Spencer is comprised of an estimated 5,659 housing units, consisting of approximately 3,565 owner and 2,094 rental units. Of these 5,659 units, approximately 513 are vacant, resulting in an overall, housing vacancy rate of 9 percent. An estimated 220 owner and 293 rental units are vacant in Spencer, resulting in an overall owner vacancy rate of 6.2 percent and an overall renter vacancy rate of 13.9 percent.

An estimated 18.2 percent of the existing housing stock in Spencer was built prior to 1940. A total of 12 housing structures have been demolished or lost in the Community since 2010.



The **Adjusted Housing Vacancy Rate** for a community includes only vacant units that are available for rent or purchase, meeting current housing code and having modern amenities. **The overall adjusted housing vacancy rate for Spencer is an estimated 3.8 percent, which includes an adjusted owner housing vacancy rate of 2.9 percent and adjusted rental housing vacancy rate of 5.4 percent. This concludes that the Community has both an owner housing and rental housing vacancy deficiency. This identifies a lack of available, quality housing in the City of Spencer.**

Spencer will need to continue a good rate of housing production during the next five years. This can be accomplished by building new homes and rehabilitating (economically worthy) existing housing units.



**Housing Conditions.**

A **Housing Structural Condition Survey**, identified in **Table 3.1**, was implemented for Spencer, with assistance from the Clay County Assessor’s Office, to determine the number of structures showing evidence of minor or major deterioration or being dilapidated. A total of 3,939 housing structures, in the City of Spencer, were documented as part of this Survey

The housing structural conditions survey identified **107 total housing structures in “Poor” or “Very Poor” condition**. An additional **317 housing structures** were identified in **“Below Normal”** condition. Of this total, (424 housing structures), an estimated 80.4 percent, or 341 structures, consist of “Below Average” or “Sub-Standard” construction and building materials. Additionally, when considering all 3,939 housing structures in Spencer, 597 housing structures, or 15.1 percent, consist of “Below Average” or “Sub-Standard” construction and building materials.

During the next five years, these structures should be targeted for substantial rehabilitation or demolition and replacement. Units in “Poor” and “Very Poor” condition, especially those made with “Below Average” or “Sub-Standard” construction and building materials have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.

**TABLE 3.1  
HOUSING STRUCTURAL CONDITION SURVEY  
SPENCER, IOWA**

<b>2020</b>		
<u>Condition</u>	<u>Quality</u>	<u>Total</u>
Excellent	Executive	0
Excellent	Superior	0
Excellent	High	2
Excellent	Good	32
Excellent	Average	82
Excellent	Below Average	22
<u>Excellent</u>	<u>Sub-Standard</u>	<u>1</u>
<b>Total</b>		<b>139</b>
Very Good	Executive	0
Very Good	Superior	0
Very Good	High	8
Very Good	Good	96
Very Good	Average	272
Very Good	Below Average	59
<u>Very Good</u>	<u>Sub-Standard</u>	<u>0</u>
<b>Total</b>		<b>435</b>
Above Normal	Executive	0
Above Normal	Superior	0
Above Normal	High	11
Above Normal	Good	253
Above Normal	Average	695
Above Normal	Below Average	133
<u>Above Normal</u>	<u>Sub-Standard</u>	<u>5</u>
<b>Total</b>		<b>1,097</b>
Normal	Executive	2
Normal	Superior	4
Normal	High	71
Normal	Good	604
Normal	Average	958
Normal	Below Average	188
<u>Normal</u>	<u>Sub-Standard</u>	<u>8</u>
<b>Total</b>		<b>1,835</b>

**CONTINUED:**

<b>TABLE 3.1 (CONTINUED)</b>		
<b>HOUSING STRUCTURAL CONDITION SURVEY</b>		
<b>SPENCER, IOWA</b>		
<b>2020</b>		
<u>Condition</u>	<u>Quality</u>	<u>Total</u>
Below Normal	Executive	0
Below Normal	Superior	0
Below Normal	High	2
Below Normal	Good	41
Below Normal	Average	165
Below Normal	Below Average	101
<u>Below Normal</u>	<u>Sub-Standard</u>	<u>8</u>
<b>Total</b>		<b>317</b>
Poor	Executive	0
Poor	Superior	0
Poor	High	0
Poor	Good	3
Poor	Average	33
Poor	Below Average	42
<u>Poor</u>	<u>Sub-Standard</u>	<u>3</u>
<b>Total</b>		<b>81</b>
Very Poor	Executive	0
Very Poor	Superior	0
Very Poor	High	0
Very Poor	Good	0
Very Poor	Average	4
Very Poor	Below Average	18
<u>Very Poor</u>	<u>Sub-Standard</u>	<u>4</u>
<b>Total</b>		<b>26</b>
Observed	Executive	1
Observed	Superior	0
Observed	High	0
Observed	Good	0
Observed	Average	3
Observed	Below Average	4
<u>Observed</u>	<u>Sub-Standard</u>	<u>1</u>
<b>Total</b>		<b>9</b>
<b>TOTAL STRUCTURES</b>		<b>3,939</b>
Source: Clay County Assessor, 2020.		

### ***Housing Values.***

The cost of housing in any Community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of the Community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. The City of Spencer is challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources.

Currently, the Spencer median owner housing value is an estimated \$131,300. By 2025, the estimated median housing value is projected to increase an estimated 19.1 percent to \$156,400.

The current estimated median gross rent for Spencer is \$670. The median gross rent is projected to increase an estimated 7.1 percent to \$718.

### ***Affordable Housing Stock.***

With the population and number of housing units projected to increase, by 2025, it is important that appropriate, affordable housing stock of various types be available in the Community, including housing for new and existing families, retirees, the elderly and persons with a mental and/or physical disability(ies). Residents and local housing stakeholders have expressed a need for larger, more affordable housing units to meet the demand of families, as well as an active role in housing rehabilitation for homes that are cost effective for such activity.

A total of two rental housing programs, totaling 100 one- and two-bedroom rental units exist in Spencer, with both programs experiencing occupancy rates at or above 90 percent. An additional three Low-Income Housing Tax Credit programs (70 units) and four HUD low-income, elderly and special needs housing programs (142 units) are also operating in Spencer with an average occupancy ranging from 85 to 100 percent.

**Nursing home, assisted living and independent living housing for seniors and the elderly are also available in Spencer. Saint Luke Lutheran Home, Highlands Independent Living, South Ridge Heights Independent Living, Riverview Terrace Assisted Living, Hillside Terrace Assisted Living, Northshire Nursing Home and Cobble Creek Assisted Living all recorded occupancy rates ranging from 76 percent to 100 percent.**





# **SECTION 4:**

## **Analysis of Housing Unit Demand/Needs.**



## **SECTION 4:** ***ANALYSIS OF HOUSING UNIT DEMAND/NEEDS.***

### **INTRODUCTION.**

This **Section** of the **Spencer, Iowa Housing Market Study** provides a **Housing Demand/Needs Analysis**. The needs/demand analysis includes the identification of housing “target” demand for both new housing development and housing rehabilitation activities.

### **HOUSING TARGET & POTENTIAL DEMAND.**

To effectively determine both the housing target and potential demand, four separate components were reviewed. These included (1) **housing demand based upon new households, the replacement of substandard housing units and the need for affordable housing units for persons/families cost burdened**, (2) **vacancy deficiency (demand)**, (3) **local “pent-up” housing demand**, and (4) **development capacity**. The following describes each of these components.

#### **(1) HOUSING DEMAND-NEW HOUSEHOLDS, REPLACEMENT & AFFORDABLE DEMAND.**

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular neighborhood or community.

##### **Future Households.**

The Community of Spencer is projected to increase in both population and households by 2025. Population is projected to increase an estimated 0.9 percent from 2020 to 2025, or from 11,308 to 11,416, representing a “medium” population projection. Households are projected to increase from the current (2020) estimated 5,146, to 5,227, by 2025. Housing development programs will need to be implemented to ensure safe, decent and affordable housing is provided for both current and new residents.

### Substandard Units/Overcrowded Conditions.

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2000 and 2010 Census and the field work completed by Hanna:Keelan produced data identifying substandard housing units and housing units having overcrowded conditions.

- A housing structural conditions survey, conducted with the assistance of the Clay County Assessor's Office, identified **107 total housing structures in "Poor" or "Very Poor" condition**. An additional **317 housing structures** were identified in **"Below Normal"** condition. Of this total, (424 housing structures), an estimated 80.4 percent, or 341 structures, consist of "Below Average" or "Sub-Standard" construction and building materials. Additionally, when considering all 3,939 housing structures in Spencer, 597 housing structures, or 15.1 percent, consist of "Below Average" or "Sub-Standard" construction and building materials.
- Currently, an estimated 90 units, or 1.8 percent of all housing units in Spencer have overcrowded conditions, while no units lack complete plumbing. This number of overcrowded housing units could increase by 2025 if action is not taken to provide appropriate housing to accommodate larger families.

### Cost Burdened Households.

Owner and renter households experiencing cost burden are paying more than 30 percent of their income towards housing costs, including maintenance and mortgage payments. **Currently, an estimated 26.5 percent, or 1,363 of the total 5,146 households in Spencer, are considered cost burdened.** This equals an estimated 557 owner and 806 renter households. By 2025, the number of renter and owner (housing) cost burdened households is projected to decline. Action should continue to be taken to create more affordable housing units in the Community.

**(2) HOUSING VACANCY DEFICIENCY (DEMAND).**

**Housing vacancy deficiency** is defined as the number of vacant units lacking in a Community, whereby the total percentage of vacant, available, code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 6 percent is the minimum rate recommended for Spencer, to have sufficient housing available for both new and existing residents.

An **adjusted housing vacancy rate** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities.

**Currently, the City of Spencer has an overall estimated housing vacancy rate of 9 percent. The overall “adjusted housing vacancy rate,” which considers year-round housing units for sale or for rent, meeting City code, is an estimated 3.8 percent. This includes a 2.9 percent owner housing vacancy rate and a 5.4 percent renter housing vacancy rate. A vacancy deficiency exists in both the Community’s owner and rental housing stock.**

**(3) “PENT-UP” HOUSING DEMAND.**

The **“Pent-Up” housing demand** is defined as those current residents of Spencer needing and/or wanting to secure a different and/or affordable housing type during the next five years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.

**(4) DEVELOPMENT CAPACITY.**

The availability of land for residential development (both within and adjacent but outside a community-s corporate limits) and a variety of lenders, developers/ contractors, real estate professionals and other pertinent housing stakeholders is critical for any community to expand its existing housing stock. Land that is free of topographical constraints, sensitive soils and are not prone to frequent flooding are considered the most ideal locations for new housing development. Additionally, the availability of local resources that can provide new housing development and existing housing rehabilitation services plays a key role in creating and maintaining a healthy housing stock for prospective and existing residents.

**Housing target demand for the City of Spencer includes a 49 percent “development capacity.” Housing potential demand includes a 100 percent “development capacity.”**

**HOUSING UNIT DEMAND.**

Table 4.1 identifies the **estimated housing target and potential demand for Spencer by 2025**, plus housing demand associated with an ED Boost of an additional 160 jobs, during this time period. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing throughout the Community.

The total estimated five-year housing target demand is **351 units, including an estimated 184 owner and 167 rental units**. The total estimated development cost is **\$94.3 million**. **Housing projects should include both, new construction and purchase/rehab/resale or re-rent activities**. **An estimated 208 acres will be required to be designated for new residential construction**.

Housing demand “potential” for Spencer is **712 units** and, as per the ED “Boost,” **431 units**.

A demand for rehabilitated and/or new housing units exists in Downtown Spencer. A total of 70 additional units, consisting of 10 owner and 16 rental housing units, should be targeted for Downtown Spencer, by 2025.

**TABLE 4.1  
ESTIMATED HOUSING UNIT TARGET & POTENTIAL DEMAND  
SPENCER, IOWA  
2025**

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
Medium Pop. Proj. (Target):	184	167	351**^#	\$94.3
(Potential Demand):	(408)	(304)	(712)	(\$191.3)
ED Boost:	228	203	431	\$115.5

\*Based upon the general estimate of **new population/households**, providing affordable housing for **20% of cost burdened households**, replacement of **20% of occupied housing stock** in “Deteriorated” to “Dilapidated” condition and for experiencing plumbing, overcrowded conditions (as per HUD Definition), absorb **housing vacancy deficiency** by creating a **7% vacancy rate** consisting of structurally sound, year-round housing units, build for **2.5% (existing households) “pent-up” demand**, based upon local capacity and availability of land and financial resources, with an estimated **development capacity percentage of 49%**. **Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 20% to 25% of the Total Housing Target Demand)**.

\*\*Includes Downtown Housing, 10 Owner, 16 Rental Units.

^Includes an estimated 107 Owner and 85 Rental Workforce Housing Units.

#Estimated designated Residential Land Use requirement-new construction = 208 Acres.

Source: Hanna:Keelan Associates, P.C., 2020.



## **HOUSING DEMAND BY INCOME SECTOR.**

Table 4.2 presents the estimated household Area Median Income (AMI), per household size for Clay County, Iowa. AMI is determined by finding the “100 percent” median income of households in a given geographic area, ranging in household size from one- to eight persons. That “median” amount of income is considered to be “100 percent” for a geographic area for each household size category. For example, in the Table below, a four-person family in Clay County, with an annual family income of \$68,000 is considered to be making “100 percent of the local AMI”. This information allows for the determination of “affordability” and associated housing price points (products) for various household sizes.

TABLE 4.2

### AREA HOUSEHOLD INCOME (AMI) BY PERSONS PER HOUSEHOLD (PHH) CLAY COUNTY, IOWA

2020	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
<b>30% AMI</b>	\$14,600	\$16,650	\$18,750	\$20,800	\$22,500	\$24,150	\$25,800	\$27,500
<b>50% AMI</b>	\$24,300	\$27,800	\$31,250	\$34,700	\$37,500	\$40,300	\$43,050	\$45,850
<b>60% AMI</b>	\$29,160	\$33,360	\$37,500	\$41,640	\$45,000	\$48,360	\$51,660	\$55,020
<b>80% AMI</b>	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300
<b>100%AMI</b>	\$48,600	\$55,600	\$62,500	\$69,400	\$75,000	\$80,600	\$86,100	\$91,700
<b>125%AMI</b>	\$60,750	\$69,500	\$78,125	\$86,750	\$93,750	\$100,750	\$107,625	\$114,625

Source: U.S. Department of Housing & Urban Development  
Hanna:Keelan Associates, P.C., 2020.

Table 4.3, Page 4.6, identifies the estimated year-round housing target demand, for Spencer, for 2025, by income sector. Approximately 351 new units, consisting of 184 owner and 167 rental units, should be targeted by 2025. Owner and rental units in Spencer should be provided to families and individuals for all AMI categories.

Of the 184 total owner unit housing demand, an estimated 149 units should consist of new construction, while the remaining 35 should be utilized as part of a purchase/rehab/resale program. For rental units, an estimated 117 of the total 167 units should be new construction, with the remaining 50 units as part of a purchase/rehab/re-rent program.

**TABLE 4.3**  
**ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR**  
**(MEDIUM POPULATION PROJECTION)**  
**SPENCER, IOWA**  
**2025**

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u> <u>AMI</u>	<u>31-60%</u> <u>AMI</u>	<u>61-80%</u> <u>AMI</u>	<u>81-125%</u> <u>AMI</u>	<u>126%+</u> <u>AMI</u>	
<b>Owner*:</b>	<b>7</b>	<b>14</b>	<b>28</b>	<b>51</b>	<b>84</b>	<b>184</b>
<b>Rental**:</b>	<b>10</b>	<b>40</b>	<b>42</b>	<b>50</b>	<b>25</b>	<b>167</b>

\*Estimated 149 units of new construction; estimated 35 units for Purchase/Rehab/Resale.  
 \*\*Estimated 117 units of new construction; estimated 50 units for Purchase/Rehab/Re-Rent. Source:  
 Hanna:Keelan Associates, P.C., 2020.

***HOUSING EXPECTATIONS FOR SPECIFIC POPULATION GROUPS & PRICE POINTS (PRODUCTS).***

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Target populations include elderly, family and special needs, per Area Median Income (AMI). The housing types in Spencer include both owner and rental units of varied bedroom types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the appropriate population sector. A majority of homes in the Area should be geared toward family populations, including those in the local workforce.

**Table 4.4 identifies housing unit target demand for the Spencer, for specific population groups, by 2025. In Spencer, 351 units will be needed by 2025, consisting of 184 owner and 167 rental units. This includes an estimated 127 total units for elderly (55+) populations, 207 total units for families and 17 total units for special populations, or those with a cognitive and/or physical disability(ies). An estimated 192 of the total units, consisting of 107 owner and 85 rental units, should be built for the workforce population in the Community.**



**TABLE 4.4**  
**HOUSING UNIT TARGET DEMAND – HOUSEHOLD GROUPS**  
**SPENCER, IOWA**  
**2025**

<b>OWNER UNITS</b>	<b>HOUSEHOLD AREA MEDIAN INCOME (AMI)</b>					<b>TOTALS</b>	<b>Workforce Sector</b>
	<b>0%-30%</b>	<b>31%-60%</b>	<b>61%-80%</b>	<b>81%-125%</b>	<b>126%+</b>		
<b>Elderly (55+)</b>	0	3	5	20	36	<b>64</b>	<b>17</b>
<b>Family</b>	5	9	22	30	48	<b>114</b>	<b>88</b>
<b>Special Populations<sup>1</sup></b>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>0</u>	<b>6</b>	<u>2</u>
<b>Subtotals</b>	<b>7</b>	<b>14</b>	<b>28</b>	<b>51</b>	<b>84</b>	<b>184</b>	<b>107</b>
<b>RENTAL</b>							
<b>UNITS*</b>							
<b>Elderly (55+)</b>	0	16	14	16	17	<b>63</b>	<b>10</b>
<b>Family</b>	6	21	26	32	8	<b>93</b>	<b>72</b>
<b>Special Populations<sup>1</sup></b>	<u>4</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>0</u>	<b>11</b>	<u>3</u>
<b>Subtotals</b>	<b>10</b>	<b>40</b>	<b>42</b>	<b>50</b>	<b>25</b>	<b>167</b>	<b>85</b>
<b>TOTALS</b>	<b>17</b>	<b>54</b>	<b>70</b>	<b>101</b>	<b>109</b>	<b>351</b>	<b>192</b>

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2020.

**Table 4.5** identifies **proposed housing types by price point (product)** with the given Area Median Income (AMI) for Spencer, by 2025. The owner housing type most needed will be units with three or more bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price of \$316,595. Two-bedroom rental units, with an average affordable monthly rent between \$880 and \$1,355, present the greatest need in the Area. A demand exists for all AMI categories and unit sizes.

**Three-bedroom units at an average purchase price between \$131,565 and \$197,380, and two-bedroom units at an estimated average monthly rent between \$635 and \$955 are the most needed housing types for the workforce population in Spencer.**

**TABLE 4.5**  
**HOUSING UNIT TARGET DEMAND – UNIT TYPE /**  
**PRICE POINT (PRODUCT) RANGE BY AMI**  
**SPENCER, IOWA**  
**2025**

	<u>PRICE – PURCHASE COST (Area Median Income)</u>					<b>TOTALS</b>	<b>Work Force</b> <b>\$131,565-</b> <b>\$197,380*</b>
	(0%-30%) <b>\$0-</b> <b>\$92,000*</b>	(31%-60%) <b>\$97,290-</b> <b>\$149,570*</b>	(61%-80%) <b>\$152,050-</b> <b>\$199,415*</b>	(81%-125%) <b>\$203,530-</b> <b>\$314,085*</b>	(126%+) <b>\$316,595*+</b>		
<b>OWNER UNITS*</b>							
2 Bedroom	2	4	10	18	20	54	19
3+ Bedroom	5	10	18	33	64	130	88
<b>TOTALS</b>	<b>7</b>	<b>14</b>	<b>28</b>	<b>51</b>	<b>84</b>	<b>184</b>	<b>107</b>

	<u>PRICE – PURCHASE COST (Area Median Income)</u>					<b>TOTALS</b>	<b>Work Force</b> <b>\$635-</b> <b>\$955**</b>
	(0%-30%) <b>\$0-</b> <b>\$325**</b>	(31%-60%) <b>\$330-</b> <b>\$650**</b>	(61%-80%) <b>\$660-</b> <b>\$865**</b>	(81%-125%) <b>\$880-</b> <b>\$1,355**</b>	(126%+) <b>\$1,370**+</b>		
<b>RENTAL UNITS**</b>							
2 Bedroom	4	22	24	30	14	94	28
3+ Bedroom	6	18	18	20	11	73	57
<b>TOTALS</b>	<b>10</b>	<b>40</b>	<b>42</b>	<b>50</b>	<b>25</b>	<b>167</b>	<b>85</b>

Note: Housing Target Demand includes both New Construction & Purchase/Rehab/Resale or Re-Rent Activities.

\*Average Affordable Purchase Price **Range**, 3.0 PPHH (30% Income/80% Debt Coverage).

\*\*Average Affordable Monthly Rent **Range**, 2.5 PPHH (25% Income).

Source: Hanna:Keelan Associates, P.C., 2020.

**HOUSING REHABILITATION & DEMOLITION DEMAND.**

Table 4.6 identifies the target rehabilitation and demolition demand for Spencer, by 2025. The data presented is based on information collected from the Clay County Assessor’s Office and the consultant’s on-site field work. A total of 385 units should be targeted for moderate or substantial rehabilitation in Spencer, at an estimated cost of \$13.1 Million. Moderate rehabilitation typically includes homes needing “cosmetic” and minor “structural” improvements such as new siding, windows, paint, roof surface, doors, etc., while substantial rehabilitation includes homes needing the previously listed improvements, but also includes repairs to structural and infrastructure elements of the house, such as foundation, baring walls and roof lines/structural repairs and plumbing/electrical upgrades.

An additional 36 housing units should be considered not cost effective for rehabilitation and should be demolished, by 2025. The estimated cost of demolition will range, depending on the ownership and/or acquisition of the housing unit. Demolition of dilapidated and worn out housing units creates an opportunity for new housing types to be developed and take advantage of existing public infrastructure.

Land being occupied by “bad and unsafe” housing located in Spencer should be secured in a local “Land Bank,” program and reserved for future housing development. This could be created through acquisition by a local housing provider or development entity, or simply monitored by local economic and community development organizations. The Community will need to take a proactive role in housing development and rehabilitation activities.

<b>TABLE 4.6</b>	
<b>ESTIMATED HOUSING UNIT</b>	
<b>REHABILITATION/DEMOLITION TARGET DEMAND</b>	
<b>SPENCER, IOWA</b>	
<b>2025</b>	
<b># Rehabilitated /</b>	
<b><u>Est. Cost*</u></b>	<b><u>Demolition</u></b>
<b>385 / \$13.1 M</b>	<b>36</b>
*Based upon Clay County Assessor Data, Field Inspections and Age of Housing Data.	
Source: Hanna:Keelan Associates, P.C., 2020.	



# **SECTION 5:**

**Land Use Needs & Target  
Area/Site Analysis.**



# **SECTION 5:** ***LAND USE NEEDS & TARGET AREA/SITE ANALYSIS.***

## **INTRODUCTION.**

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**Section 5** of the **Spencer, Iowa Housing Market Study** discusses **Residential Land Use Needs**, in relation to residential development, as well as the necessary criteria for selecting and analyzing a residential development site.

It is imperative for any community to designate the appropriate amount of land to support new housing development projects, both within and adjacent, but outside a community's corporate limits. Residential development projects generally encompass three types: (1) infill development in older, existing residential neighborhoods, (2) acquisition and development of large tracts of vacant land inside a community's corporate limits for "large scale" development, and (3) acquisition and development of land as part of a designated future residential "growth area"

Infill housing development projects have the advantage of utilizing existing infrastructure and utilities, but may be challenged by the lot dimensions and setback requirements of local development code. Concepts including "narrow housing" and "stacked housing" may be the most appropriate housing type for infill development projects.

**"Large scale" housing** development projects involve the acquisition of tracts of undeveloped land and can be utilized for multiple residential related projects, including single family residential subdivisions, apartment complexes and senior housing "continuum of care" campuses. The appropriate zoning classification and future land use designation must be in place for these projects to occur. Additionally, these types of projects could have a more significant impact on a community's tax base and have a greater ability to encourage the development of both traditional and unique housing concepts and prototypes, potentially satisfying multiple community housing needs at once.

**Residential "Growth Areas"** identifies land outside, but adjacent a community's corporate limits, and being specifically designated for residential development. Land areas in this location may be the most affordable to purchase, but may not have appropriate utilities and infrastructure in place. Residential developments in growth areas typically include large lot subdivisions and acreages. **"Build-through" subdivisions are encouraged**, so as to be in conformance with local development code in the event of annexation.



## **HOUSING LAND USE PROJECTIONS.**

**Table 5.1, Page 5.3**, identifies the estimated **land use projections and housing types per age sector** in the Community of Spencer, Iowa, by 2025. An estimated **91.4 acres of land** will be required to complete the needed housing developments throughout the Community. This includes both land for new construction and housing purchase-rehab-resale/re-rent projects, including single family, duplex/triplex, town home, patio home and apartment units.

An estimated 127 units should be targeted for the 55+ age group. This would require an estimated 32.1 acres. Housing development programs for seniors should include single family housing for owners (41 units) and duplex/triplex housing for renters (37 units).

An estimated 224 units will need to be developed for non-elderly families (18 to 54 years), including special populations, requiring an estimated 59.3 acres. This also includes housing for persons with a disability and needing housing with specialized amenities. Housing unit types in greatest demand include Single family housing for owners (96 units), which could include a Credit- or Lease-To-Own housing development program.

For renters, the greatest demand is for duplex/triplex housing (39 units), as well as apartment buildings (33 units) consisting of four or more units per building. Rental housing units should be directed towards providing housing for persons involved in the local workforce, at 45+ percent AMI, needing decent, affordable rental housing.

**A total of 266 units, including 149 owner and 117 rental units, should be new construction projects, requiring a total of 69.2 acres. The City of Spencer will also need to designate 208 acres of residential land for future residential growth areas, for planned new construction activities, three times the required amount for new housing construction, to allow for land choice, as per availability, for selected project specific housing developments. These land areas could be located both within and/or outside but adjacent the Spencer Corporate Limits.**

<b>TABLE 5.1 HOUSING TARGET DEMAND – HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR SPENCER, IOWA 2025</b>			
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)^</u>
<b>18 to 54 Years**</b>	Single Family Unit	84 / 12*	35.0
	Patio Home Unit (detached)	12 / 0	4.5
	Town Home Unit	24 / 20	9.8
	Duplex/Triplex Unit	0 / 39	8.0
	Apartment - 4+ Units***	0 / 33	2.0
<b>Totals</b>		<b>120 / 104</b>	<b>59.3 Acres</b>
<b>55+ Years</b>	Single Family Unit	35 / 6	14.5
	Patio Home Unit (detached)	12 / 0	3.8
	Town Home Unit	17 / 12	6.5
	Duplex/Triplex Unit	0 / 37	6.8
	Apartment - 4+ Units***	0 / 8	0.5
<b>Totals</b>		<b>64 / 63</b>	<b>32.1 Acres</b>
<b>TOTAL UNITS / ACRES</b>		<b>184 / 167</b>	<b>91.4 Acres</b>
<b>TOTAL UNITS / ACRES OF NEW CONSTRUCTION</b>		<b>149 / 117</b>	<b>69.2 Acres / 208 Acres^^</b>
*Includes Credit-To-Own Units. **Includes housing for persons with a disability. ***Includes housing in Downtown. ^Includes Public Right-of-Way. ^^Residential Land Use Plan Designation for New Construction, 3.0x total acres.			
Source: Hanna:Keelan Associates, P.C., 2020.			

## **HOUSING REHABILITATION/REDEVELOPMENT.**

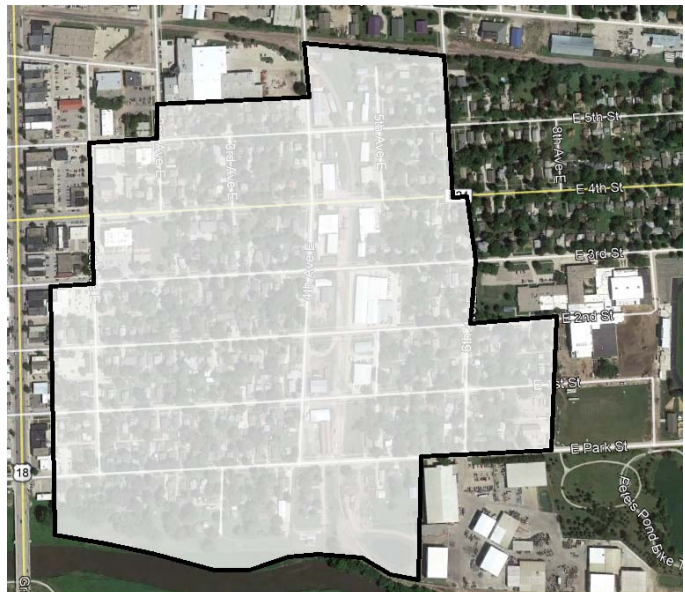
The need for new housing development, along with the rehabilitation or preservation of existing housing is important for the City of Spencer. The block-by-block field analysis completed as an activity of this **Housing Market Study** included an assessment of the condition of the existing housing stock.

Overall, the housing stock throughout Spencer is in good condition, but areas where houses have deteriorated to the extent of needing substantial rehabilitation, or in some cases, demolition, do exist. These areas are mainly concentrated within the older neighborhoods of the Community, where the condition of housing ranges from units needing minor to major rehabilitation. Housing that is not cost effective to be rehabilitated should be targeted for demolition and replacement to take advantage of the existing infrastructure for new affordable housing development.

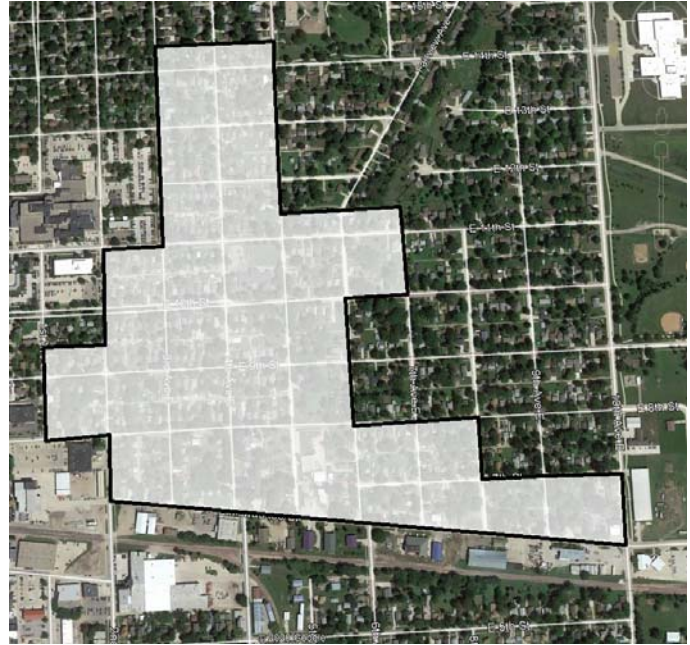
Infill lots are scattered among the Community and have the advantage of utilizing existing water, sewer and electrical utilities, but may also be too small for today's development standards. The development of a Community and/or County-Wide "Land Trust/Land Bank" program can assist in purchasing these infill lots, as well as adjacent lots.

Three areas in the City of Spencer were identified, where housing rehabilitation or, if necessary, demolition and replacement, should be focused:

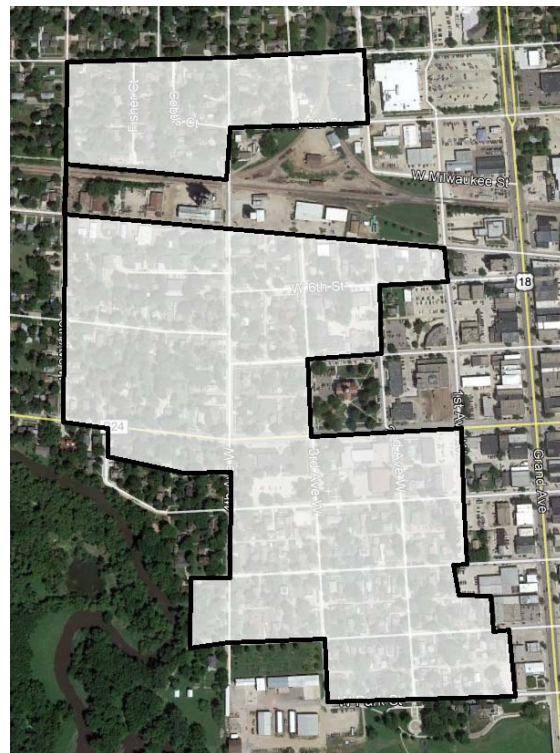
**Area #1:** Located in east central Spencer, between the southeast portion of the Downtown and Spencer High School. The most critical housing rehabilitation needs are generally located south of West 4<sup>th</sup> Street and north of the Big Sioux River. A number of industrial operations are located in **Area #1**, generally east of Fourth Avenue East, which may hinder the desirability for new housing construction.



**Area #2:** Located north of **Area #1**, north of the Canadian Pacific Railroad Corridor and northeast of Downtown Spencer. Housing in close proximity to the Railroad Corridor, generally south of East 8<sup>th</sup> Street, exhibited the most critical of housing rehabilitation and/or replacement needs. Housing rehabilitation needs are more moderate and cosmetic-based (windows, paint, siding, etc.) in the northern portions of this rehabilitation area.



**Area #3:** This rehabilitation area is located west of Downtown Spencer. Several industrial and agriculturally-based operations are associated within and adjacent this area, in close proximity to the Canadian Pacific Railroad and Big Sioux River Corridors. Similar to **Area #2**, the most critical housing rehabilitation and/or replacement needs are located in the southern portion of this area. Additionally, housing adjacent the Railroad Corridor are also in need of significant rehabilitation.



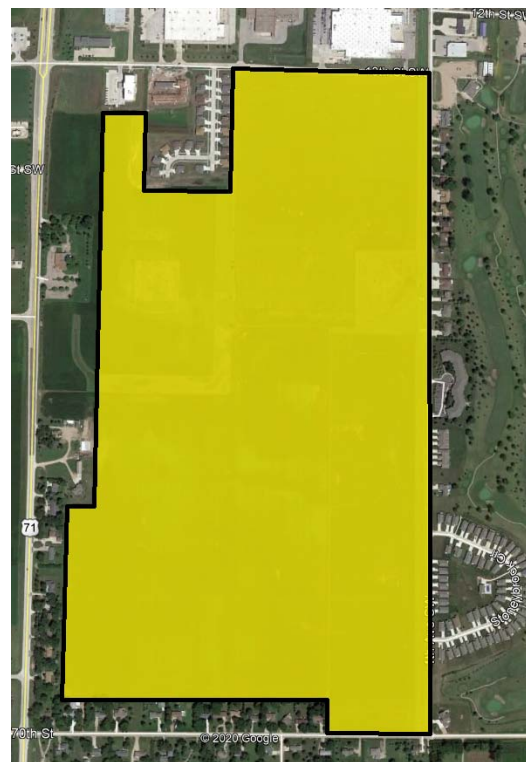
**NEW HOUSING DEVELOPMENT.**

Field analysis also included the identification of vacant land suitable for new housing development. These areas are generally free of natural and man-made constraints to growth such as floodplains, steep topography and areas in close proximity to current developing areas and Community amenities.

Spencer has an abundance of large, undeveloped agricultural land opportunities, both within and adjacent but outside the current Corporate Limits for the development of new housing types. These tracts do not have any development constraints, but will need to have modern utilities provided.

Four areas within and adjacent the Community of Spencer were identified as being the most suitable areas for housing development efforts:

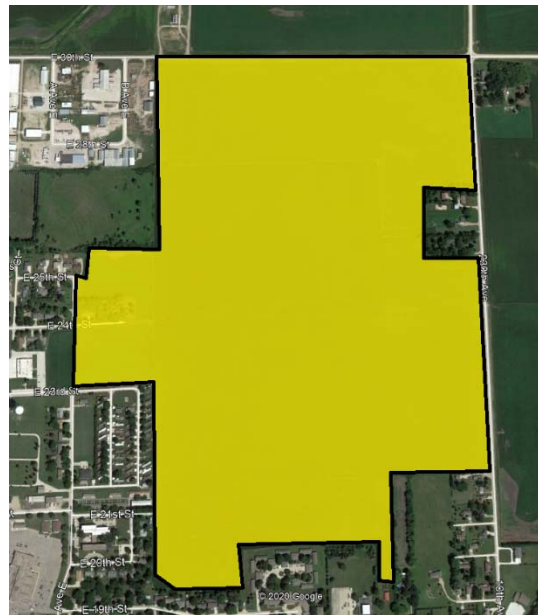
**Area #1:** Located in southwestern Spencer, in close proximity to the Highway 71 Corridor. Scattered housing development along Highway 71, as well as along 370<sup>th</sup> Street and Fourth Avenue Southwest has taken place near this identified area, signifying an already-elevated desire to develop housing in this portion of the Community. This tract of land is largely flat with very gently rolling hills, making it an ideal location for new housing activity.



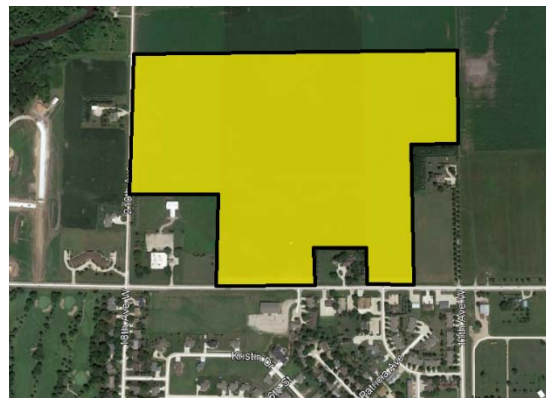
**Area #2:** Located in southeastern Spencer, adjacent **Area #1**, in close proximity to the Highway 18 Corridor. Similar to Area #1, scattered housing development has taken place near this area, generally northeast along 10<sup>th</sup> Avenue Southeast and west of Second Avenue Southeast. The potential for independent elderly housing developments are strong in this area due to its proximity to several elderly-based housing programs.



**Area #3:** Located in northeastern Spencer, generally south of East 30<sup>th</sup> Street and west of 230<sup>th</sup> Avenue. Birchwood Estates Mobile Home Park, as well as Cobble Creek Assisted Living are located adjacent this development area. Single family residential development has occurred south and east of this targeted development area. A number of commercially-based businesses and highway commercial operations are in close proximity to this area.



**Area #4:** Located in northwestern Spencer, generally north of West 18<sup>th</sup> Street and west of 18<sup>th</sup> Avenue West. This area would be suitable for large, single family housing or upper-income rental housing to be consistent with adjacent developed and developing residential subdivisions.



## ***SITE ANALYSIS PROCESS.***

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The location of a proposed housing project to pertinent facilities and services crucially influences the benefits a person can derive from society. These facilities/services are comprised of many things, including schools, shopping, recreation and medical, to name a few.

Physical capabilities, age and household structure establish the priority for particular amenities. The services/amenities of households for the elderly and persons with a physical or mental disability(ies) differ from those needed by young and middle-aged families. Facilities are prioritized into categories: Primary and Secondary Services.

In an attempt to rate a subject property in terms of proximity of Primary and Secondary amenities, a point scale was derived based upon distance. The criteria presented on the following page provides a basis from which to analyze a proposed housing site. If, for example, the medical facility was located one mile from a proposed housing site, one (1) point would be awarded to elderly/disabled housing and three (3) points would be allocated for family housing. For each housing type, a minimum total of 14 to 16.5 points are required for recommended development.

## Residential Site Analysis Criteria

### Housing for the Elderly and Disabled

<u>Primary</u>	<u>Points</u>	<u>Points</u>	<u>Points</u>
	3	2	1
A. Grocery	Wkg.	½ M	1 M
B. Drug	Wkg.	½ M	1 M
C. Medical	Wkg.	½ M	1 M
D. Shopping	½ M	¾ M	1 M
E. Religious	½ M	¾ M	1 M
<u>Secondary</u>			
F. Educational	1 M	2 M	3 M
G. Recreational	1 M	2 M	3 M

### Family Housing

<u>Primary</u>			
A. Educational	Wkg.	½ M	1 M
B. Recreational	Wkg.	½ M	1 M
C. Shopping	½ M	¾ M	1 M
D. Religious	½ M	¾ M	1 M
E. Grocery	1 M	2 M	3 M
F. Drug	1 M	2 M	3 M
<u>Secondary</u>			
G. Medical	2 M	3 M	4 M

Notes: Wkg = Within Walking Distance  
M = Miles



The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent historic districts, buildings or archeological sites, which may mean expensive building modifications to conform to historic preservation requirements and a lengthy review process. This is especially prevalent in Downtown Spencer.
- Sites near airports, railroads or high volume traffic arteries which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

**“Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment.”**



# **SECTION 6:**

**Housing Goals, Action Steps &  
Development Initiatives.**



# **SECTION 6:** ***HOUSING GOALS, ACTION STEPS & DEVELOPMENT INITIATIVES.***

## **INTRODUCTION.**

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**Community Housing Goals, Action Steps and Development Initiatives** are the benchmark of the **Spencer, Iowa Housing Market Study**. **Goals** represent board statements for defining and addressing the general housing issues, opportunities and needs of Spencer, with **Action Steps** defining the necessary housing activities for development and the **Development Initiatives** needed for the creation of specific housing development/preservation programs, to be described in the **Five-Year Housing Action Plan**.

The following **Housing Goals, Action Steps and Housing Development Initiatives** are the product of both **quantitative and qualitative research activities** performed on the local Spencer level. Quantitative research activities included the discovery, analysis and projection of pertinent population, economic and housing data, all in an effort to understand the recent past, present and future housing needs and target demand for the individuals and families of the City of Spencer. **Housing Goals, Action Steps and Housing Development Initiatives address the important component of housing project implementation.**

Quantitative research activities included the collection of invaluable housing information from the Spencer citizenry, via a series of meetings with a Housing Steering Committee and the results of a Citizen Housing Survey and Workforce Housing Needs Survey implemented throughout the Community. **Three** primary, important **housing categories** contain priority **Community Housing Goals, Action Steps and Housing Development Initiatives**:

1. **Community Housing Partnerships & Housing Education.**
2. **Community Housing Development, Rehabilitation & Preservation.**
  - **General Housing Development.**
  - **Workforce Housing.**
  - **Senior/Elderly Housing.**
  - **Downtown Housing**
  - **Special Needs Housing.**
  - **Housing Redevelopment, Rehabilitation & Preservation.**
  - **Housing & Alternative Energy.**
3. **Impediments to Fair Housing Choice.**
4. **Housing Study Implementation & Review.**

## ***HOUSING GOALS, ACTION STEPS & DEVELOPMENT INITIATIVES.***

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### ***1: Community Housing Partnerships & Housing Education.***

**Goal 1:1 – Collaborate with local entities, such as housing developers, real estate professionals, economic development corporations and major employers to form Community Housing Partnerships (CHPS) in Spencer, to actively assist in meeting the housing needs and demands of all income and family sector types in the City. Creating CHPS will maximize the opportunity to safely house all individuals and families in appropriate, affordable owner and rental housing types, taking a lead role in encouraging and securing financing for housing development and preservation programs in the City of Spencer. Consider CHPS for both profit and not-for-profit housing development operations.**

- **Action Step 1:** Define potential **CHPS** with a “**mission statement**” that meets the selected housing cause or purpose, as it relates to the identified housing of needs and demands of the Community of Spencer.
- **Action Step 2:** Recruit local persons and organizations that meet or match the defined “**mission statement**” of each **CHPS**.
- **Action Step 3:** Based upon selected **CHPS** and associated “**mission statements**”, each **CHPS** will select and prioritize housing programs of both new construction and housing preservation for the **Spencer Five-Year Housing Action Plan**.
- **Development Initiative 1.** **CHPS** will first and foremost be comprised of existing Spencer area organizations, including, but not limited to the Spencer Area Jobs Trust, Northwest Iowa Regional Housing Authority/Trust Fund, Community Housing Initiatives, Inc., Iowa Lakes Corridor Development Corporation, Spencer Chamber of Commerce, Upper Des Moines Opportunity, Inc., Iowa Lakes Community College, Iowa Great Lakes Board of Realtors, Iowa Finance Authority, United Way of Spencer, Northwest Iowa Corridor Habitat for Humanity and representatives from pertinent City Government Agencies and Departments, hospital/health facilities and the Spencer Public Schools. Memberships to selected **CHPS** should also consist of representation from the Spencer private sector, including, but not limited to major employers, homebuilders/remodelers, realtors and local banks, credit unions, insurance companies and Foundations.

- **Development Initiative 2.** CHPS will assist in implementing housing programs of greatest need in the Community of Spencer, as identified in the **Five-Year Action Plan**. This would include meeting the housing needs and demands of the following priority household sectors/types:
  - *Housing for households of the highest incomes.*
  - *Owner and rental housing for households of all income ranges.*
  - *Owner and rental housing development for the local workforce employees.*
  - *Owner and rental housing and housing rehabilitation activities for elderly households, 55+ years of age, including independent, multi-level assisted living and long-term care/nursing home housing.*
  - *Both temporary and permanent and emergency housing for “special needs” populations, including, but limited to persons and families with mobility and/cognitive disabilities, homeless and near-homeless, victims of domestic abuse, single parent households, multi-generational households, new American households and Veterans.*
  - *Housing redevelopment, rehabilitation and preservation.*
- **Development Initiative 3:** CHPS will need to support existing locally-based housing funding initiatives, such as the **Spencer Quality Housing Initiative**. A separate Housing Trust (or Investment) Fund (**HTF**) could assist in providing “gap” financing for proposed affordable housing development and rehabilitation programs in Spencer. For-profit, non-profit and philanthropic organizations, as well as commitments from major employers and local Foundations should be primary financial contributors. **HTF** monies could potentially be used for the following activities:
  - Investment funding for individual owner and rental housing rehabilitation programs.
  - Development of a community purchase-rehab-resale and re-rent program. Vacated housing on the real estate market in need of rehabilitation could be purchased by a **CHPS(s)**, or a local economic development entity, for the purpose of being rehabilitated into a viable, livable housing unit for persons and families generally of moderate income. The house is, then, put back on the market for sale by a local realtor or other housing-related agency.
  - Gap financing and/or developer incentives for the construction of new, affordable housing units.

- Down payment and closing cost assistance via low- or no-interest loans for persons and families purchasing a home in Spencer. Housing purchase price maximums and household income thresholds can be determined by **CHPS**.
- First or second mortgage assistance for prospective or current homeowners, including reduced rate or deferred payment loans.
- **Development Initiative 5:** Create a local **Land Trust/Land Bank Program**, via an existing 501(c)3 organization with an Advisory Board, as a sub-group of the **CHPS**. The Land Trust/Land Bank will need to acquire developed or developable properties, via foreclosure or donation, to be repurposed and/or reutilized for new development projects, including housing.

**Goal 1:2 – Elevate the “housing intelligence” of the Community of Spencer, by providing the appropriate learning systems for educating CHPS and their members on the processes of housing financing and development, including appropriate methods for prioritizing both new construction and housing rehabilitation programs in the City.**

- **Action Step 1:** **CHPS** should have “housing” educational component of their “**mission statement**”, to successfully, both advocate for and assist in implementing needed housing programs in Spencer, as identified in the **Five-Year Housing Action Plan**.
- **Action Step 2:** **CHPS** will need to fully understand the working connection between the **Spencer Housing Market Study** and other, current, local Development Initiatives that will, in some capacity, have an impact on the future development, rehabilitation and preservation of both the current and future housing stock in Spencer.
- **Development Initiative 1:** Create and maintain a local “**Housing Development Education Program**” for **CHPS**, complete with certification of pertinent housing development topics, including, but limited to housing need recognition, housing advocacy, housing financial planning and housing development. **Partnerships with the Northwest Iowa Planning and Development Commission, Community Housing Initiatives, Inc. would be beneficial.**
- **Development Initiative 2:** Train **CHPS** to monitor and understand Local, State and Federal housing legislative proposals and policies that could impact housing programs in Spencer, as identified in the **Five-Year Housing Action Plan**.

## **2: Community Housing Development, Rehabilitation & Preservation.**

**Goal 2.1: - General Housing Development.** Address the overall housing development needs of both owner- and renter households, of all age and income sectors, of varied price points/products. The **overall housing target forecast** for the City of Spencer’s general population/households, by 2025, is an estimated **351 housing units**, consisting of **184 owner units** and **167 rental units**. This housing target forecast will require the City to designate, via growth areas identified in the Spencer Comprehensive Plan, up to **208 acres** of residential land area for development.

- **Action Step 1:** With the assistance of a newly-developed Spencer Land Trust/Land Bank, purchase and secure developable lots necessary for housing development opportunities.
- **Action Step 2:** Develop an “**incentives plan(s)**” for local developers and contractors to utilize in the development of both owner and rental housing of all “**price points**” in Spencer. This could include impact and development fee waivers, reduced lot costs, materials purchase assistance, etc.
- **Action Step 3:** New housing development projects in the City of Spencer should utilize **place-based development components**, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.
- **Action Step 4:** Prepare local CHPS for the potential to construct new housing units above and beyond the housing unit target demand. **A housing demand potential exists in Spencer for up to 712 housing units, including 408 owner and 304 rental housing units.**
- **Development Initiative 1:**  
Continue to utilize the Spencer Quality Housing Initiative Program for the new construction of single family homes in Spencer.
- **Development Initiative 2:** A coordinated Land Trust/Land Bank will need to acquire and secure developable lots in close proximity to major employment centers, for the development of housing that, in addition, could be marketed to prospective employees of that particular employer.



- **Development Initiative 3:** Target up to **107 housing units**, including 84 owner and 25 rental units, for persons of moderate to upper income **at or above 126 percent AMI**. Housing in this AMI range will have an average purchase price at or above \$316,395 and an average affordable monthly rent at or above \$1,370. These housing units are generally affordable to people who have the financial means to purchase a lot or tract of land and build a house or rent without additional financial assistance. It is still equally important to the future of housing in Spencer as a means of providing housing “choice” within the Community



- **Development Initiative 4:** A total of **171 housing units**, including 79 owner and 92 rental units, for persons of moderate income, or between **61 and 125 percent AMI** should be targeted for construction in Spencer. These housing units should have an average purchase price between \$152,050 and \$314,085 and an average monthly rent between \$660 and \$1,355. This income bracket represents much of the “**missing middle**” housing development product, considered to be in the highest demand among young professionals and workforce populations, but also in the smallest supply due to a lack of supportive funding availability and land and development costs, etc.

The **CHPS** are encouraged to work with the City of Spencer in developing new and/or enhancing existing codes and ordinances to advance the development of housing in this price range, as well as creating a grassroots-level housing development/rehabilitation program, including purchase-rehab-resale and re-rent activities for existing housing.

- **Development Initiative 5:** Target the development of up to **71 housing units**, including 21 owner and 50 rental units, for persons of extremely low, very low and low income, or between **0 and 60 percent of Area Median Income (AMI)**. Average purchase prices should be no higher than \$149,570, while average monthly rents should be no higher than \$650. Typically, rental housing units for these income groups are developed with the assistance of Local, State and Federal subsidies, such as Low-Income Housing Tax Credits (LIHTC), HUD Section 8 and State-wide housing trust funds and includes purchase-rehab-resale or re-rent program. An additional activity could include rehabilitating existing low- to moderate income housing for increased marketability and safety of local tenants.





- **Development Initiative 6:** Consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units, accessory dwellings and developing homes specifically designed for lots typically not sized to local and/or national building and development codes. **Consider revisions to local Zoning Regulations to meet this requirement.**



- **Development Initiative 7:** Maintain a partnership with Iowa Lakes Community College to continue providing **housing for local college students**. Lakeside Port and Lakeside Starboard are two, four-plex housing units with the capacity to house five students per unit.
- **Development Initiative 8:** The City of Spencer, by designating up to 885 acres for new housing products, by 2024, will need to monitor the City's available, buildable land areas, to match the development or build out potential for the housing target forecast of 351 housing units. **Section 6** of this **Housing Market Study** highlights areas for potential housing development, in both undeveloped tracts of land and current developing subdivisions.

**Goal 2:2 – Workforce Housing.** Implement a **Workforce Housing Initiative** to encourage major employers and/or a **CHPS** comprised of two or more major employers in the Spencer area to become directly involved with assisting their employees in securing appropriate and affordable housing, with the eventual goal of becoming a homeowner in Spencer. **Of the 351 housing unit target demand for Spencer, an estimated 192 housing units should be developed to support the local workforce.**

- **Action Step 1:** Encourage housing developers to pursue securing any and all available tools of financing assistance in the development of new housing projects in the Community, including Tax Increment Financing.
- **Action Step 2:** Implement a housing development plan with local major employers to ensure the provision of safe, decent and affordable owner and rental housing options for the local workforce.



- **Development Initiative 1:** Encourage buy-in from major employers in Spencer to financially contribute to workforce housing development projects.
- **Development Initiative 2:** Major employers in Spencer should become active in providing financial assistance for existing and new employees that are actively seeking housing in Spencer. Assistance could include, but not be limited to, down payment assistance, developing and providing “**transitional**” housing for new employees and locating and negotiating the rent and/or purchase price of a housing unit and providing funding assistance.
- **Development Initiative 3:** Financing the creation of a Limited Liability Partnership (LLP), comprised of two or more major employers (possible mix of both public and private) to become directly involved with the development of a designated “workforce” housing project/subdivision.

**Goal 2:3 – Senior/Elderly Housing.** Continue to maintain a **Senior/Elderly Housing & Continuum of Care Initiative** in the City of Spencer directed at persons and families 55+ years of age. By 2025, the Community of Spencer will need to target up to **127 additional owner and rental housing products** for the local elderly population. This should include an estimated 64 owner and 63 rental housing units.

- **Action Step 1:** Create a **CHPS** to address all facets of elderly housing in Spencer, including additional affordable housing, both owner and rental, for elderly persons. A **CHPS** comprised of the Northwest Iowa Regional Housing Authority, Spencer Chamber of Commerce, Community Housing Initiatives, Inc., Spencer Hospital, Elderbridge Agency on Aging and local contractors and housing developers will be critical in advancing specialized housing for Spencer’s senior population.

- **Action Step 2:** A CHPS consisting of local elderly housing/service providers, as well as skilled nursing, assisted living and senior independent living housing providers should be created with the mission of increasing need for in-home services, memory care, hospice, maintenance and repair of homes occupied by elderly households in the Community.
- **Action Step 3:** Establish a CHPS with local entities that could or currently provide needed supportive services including, but not limited to transportation to local businesses, shopping centers, hospitals and medical clinics, and entertainment venues from existing and new senior/elderly housing facilities.
- **Development Initiative 1:** Secure developable land, via a coordinated Land Trust/Land Bank program, especially lots in close proximity to existing senior/elderly housing facilities.
- **Development Initiative 2:** Plan and develop an “intergenerational” elderly housing product to allow for shared living of elderly persons with younger generations of family members or friends.
- **Development Initiative 3:** Educate the public about the benefits of senior living. Develop a messaging platform and communications plan to highlight benefits and resident experiences. Promote programs and services designed to enhance emotional, physical and cognitive well-being, along with the benefits of recreation and leisure opportunities.
- **Development Initiative 4:** Educate the senior population about legal, financial, insurance, advocacy and policy procedures in obtaining senior/elderly housing.
- **Development Initiative 5:** For senior populations desiring to remain independent in their current home, work with local senior service providers to encourage an “Aging in Place” procedure, including the provision of medical and supportive service needs.



**Goal 2:4 – Downtown Housing.** Plan and implement a **Housing Initiative** for Downtown Spencer. Up to **26 new housing units** should be targeted for development, via both rehabilitation/re-use and new construction, to the housing supply in the Spencer Downtown, by 2025, comprised of **16 rental units** and **10 owner units**.

- **Action Step 1:** Identify necessary activities for revitalizing the Downtown, including the creation of new owner and rental housing activities as being critical for creating a sustainable central business district.
- **Action Step 2:** Develop and maintain **CHPS** with Downtown advisory/development groups, including the Spencer Area Chamber of Commerce, Spencer Main Street, Iowa Lakes Corridor Development Corporation and additional, Downtown-associated committees and organizations.
- **Action Step 3:** Engage local developers and contractors to develop new and rehabilitate existing properties in Downtown.



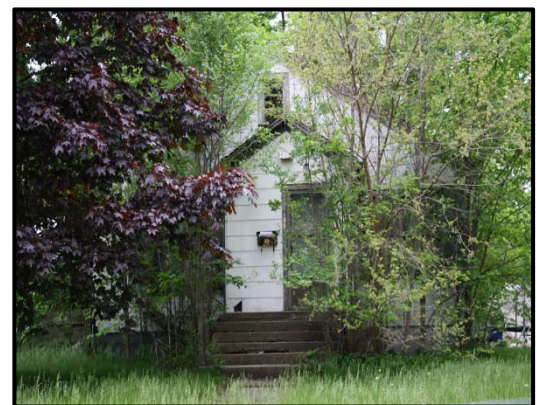
- **Development Initiative 1:** Continue to identify existing commercial buildings, with upper floors, for new residential development in Downtown.
- **Development Initiative 2:** Encourage business owners to rehabilitate, if necessary, and “rent out” upper floors of existing commercial buildings to increase housing availability in Downtown Spencer.
- **Development Initiative 3:** Encourage the use of grant dollars for commercial and residential building rehabilitation within and in close proximity to Downtown Spencer where revitalization and reinvestment are most needed.
- **Development Initiative 4:** Consider utilizing Tax Increment Financing (TIF) to assist in financing the revitalization of buildings in Downtown Spencer.

**Goal 2:5 – Special Needs Housing.** Implement a **Special Needs Supportive Housing Initiative**, including but not limited to housing for homeless and near-homeless persons and families, persons with chronic cognitive and/or physical disabilities, chronic illnesses and developmental disabilities and low-income Veterans. An estimated **six owner** and **11 rental housing units** should be planned and developed for **persons of special needs** in Spencer, by 2025. Include emergency shelters, transitional housing and group homes that encourage resident safety and/or handicap accessibility as part of this Goal.

- **Action Step 1: A CHPS**, comprised of local groups such as Northwest Iowa Regional Housing Authority, Great Lakes Corridor United Way, Elderbridge Agency on Aging and Upper Des Moines Opportunity, Inc., needs to plan and develop solutions to providing housing for Spencer’s most vulnerable population groups.
- **Action Step 2:** Encourage the development of rental housing utilizing the U.S. Department of Housing and Urban Development’s (HUD) Veteran Affairs Supportive Housing (VASH) voucher program. VASH provides housing assistance for homeless and near-homeless Veterans, in conjunction with HUD’s Housing Choice Voucher program, in addition to case management and clerical services via the U.S. Department of Veteran’s Affairs. A partnership with the Clay County Veterans Affairs, Iowa Department of Veteran’s Affairs and local Veteran counseling and guidance centers and regional benefits administration offices would be beneficial for providing services, including housing, to local Veterans.
- **Development Initiative 1:** Devise a Community plan to safely house homeless and near-homeless persons and families and victims of domestic violence/abuse.
- **Development Initiative 2:** Create and implement a community-wide **supportive housing services plan** for the City of Spencer to encourage and support the provision of housing for persons with special needs, including mobility and cognitive disabilities. Owner and rental housing developed for special needs populations should meet all ADA requirements and be accessible for all persons experiencing a disability.

**Goal 2.6: - Housing Redevelopment, Rehabilitation & Preservation.** Implement and promote housing rehabilitation and preservation programs for Spencer, including the demolition and replacement of dilapidated housing units. An estimated **385 housing units**, both owner and rental, in Spencer, are in need of **moderate- to substantial rehabilitation**. An estimated additional **36 housing units** are in a condition that would **warrant removal and replacement**.

- **Action Step 1:** The organized CHPS should develop and implement a **Housing Redevelopment, Rehabilitation & Preservation Initiative** to promote the systemic development of new housing units on existing vacant lots and the rehabilitation of existing housing stock, of both moderate and substantial rehab to preserve and protect existing housing units that are of high age or historical significance and are affordable. Reinvestment in distressed neighborhoods will boost the Community’s property value base and provide additional housing choices for prospective buyers. Target areas for housing rehabilitation, demolition and replacement in Spencer are highlighted in **Section 6**.
- **Development Initiative 1:** Identify housing units that are in need of moderate rehabilitation in Spencer. This includes homes needing “cosmetic” and minor “structural” improvements such as new siding, windows, paint, roof surface, doors, etc.
- **Development Initiative 2:** Identify housing units that are in need of substantial rehabilitation in Spencer. This includes homes needing the improvements identified in Development Initiative 1, but also includes repairs to structural and infrastructure elements of the house, such as foundation, baring walls and roof lines/ structural repairs and plumbing/electrical upgrades.
- **Development Initiative 3:** Identify housing units that should be demolished and replaced in Spencer, with an emphasis on units that are currently occupied. Housing that is not cost effective for rehabilitation should be demolished and, eventually, replaced with sound, safe and affordable housing to take advantage of existing infrastructure.
- **Development Initiative 4:** A systematic code inspection of all housing structures, 60+ years of age, combined with a rental housing licensing program would prove beneficial to the overall condition/status of the housing stock in Spencer.



**Goal 2.7: - Housing & Alternative Energy.** Encourage housing developers to take advantage of “**tools of alternative energy implementation,**” such as unit specific wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.

- **Action Step 1:** Promote the use of energy conservation methods. Reduce consumption of energy in residential sectors.
- **Action Step 2:** Require compliance with a “Conditional” or “Special Use Permit” for any and all alternative energy projects. Small-scale and personal alternative energy projects could be permitted outright, as per consent of the Spencer City Council.
- **Action Step 3:** Promote the development of vocational **education opportunities** at local Public and Private Schools in the City of Spencer to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **Action Step 4:** Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Community’s extra-territorial jurisdiction.
- **Action Step 5:** Promote the **rehabilitation of residential buildings utilizing weatherization methods and energy efficient or “green building” materials** in Spencer in conformance to the “LEED” certified building techniques.
- **Development Initiative 1:** Utilize Spencer zoning ordinances and development and building codes to control the placement and operation of alternative energy systems. Local zoning ordinances should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.
- **Development Initiative 2:** Implement a “**pilot**” **alternative energy program** at a developing residential subdivision. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.
- **Development Initiative 3:** Expand awareness of available incentives that could assist in replacing old lighting fixtures, or heating and cooling systems with new energy efficient systems that reduce consumption and energy costs.

### **3: Impediments to Fair Housing Choice.**

**Goal 3.1: - Identification of Impediments to Fair Housing.** Identify and establish a plan to eliminate **all barriers and impediments to fair housing choice**. Both public and private sectors of the Community should play a role in this process, including local Government, schools, churches and the private sector.

- **Action Step 1:** Organize local **CHPS** to address the primary impediments to fair housing choice in Spencer. The most common barriers identified when obtaining affordable owner housing included housing purchase prices and the cost to own a home, the cost of utilities and real estate taxes, as well as a lack of sufficient homes for sale in the Community. The most common barriers faced when obtaining affordable rental housing included the cost of rent, a lack of decent rental units at an affordable price range and the condition of existing rental housing.
- **Development Initiative 1:** Create and support the efforts of a **Community-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. The local Housing Authority/Agency must be part of this Advisory Group. **Activities of the Advisory Group could include the following:**
  - Creating an **“Action Plan”** to identify strategies to further affordable housing opportunities.
  - Hosting a **“Housing Fair”** for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
  - Promote **“Equal Housing Opportunities”** on flyers, brochures and local newspapers.
- **Development Initiative 2:** Continue to utilize, or adopt (by ordinance) and implement **Fair Housing Policy** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.

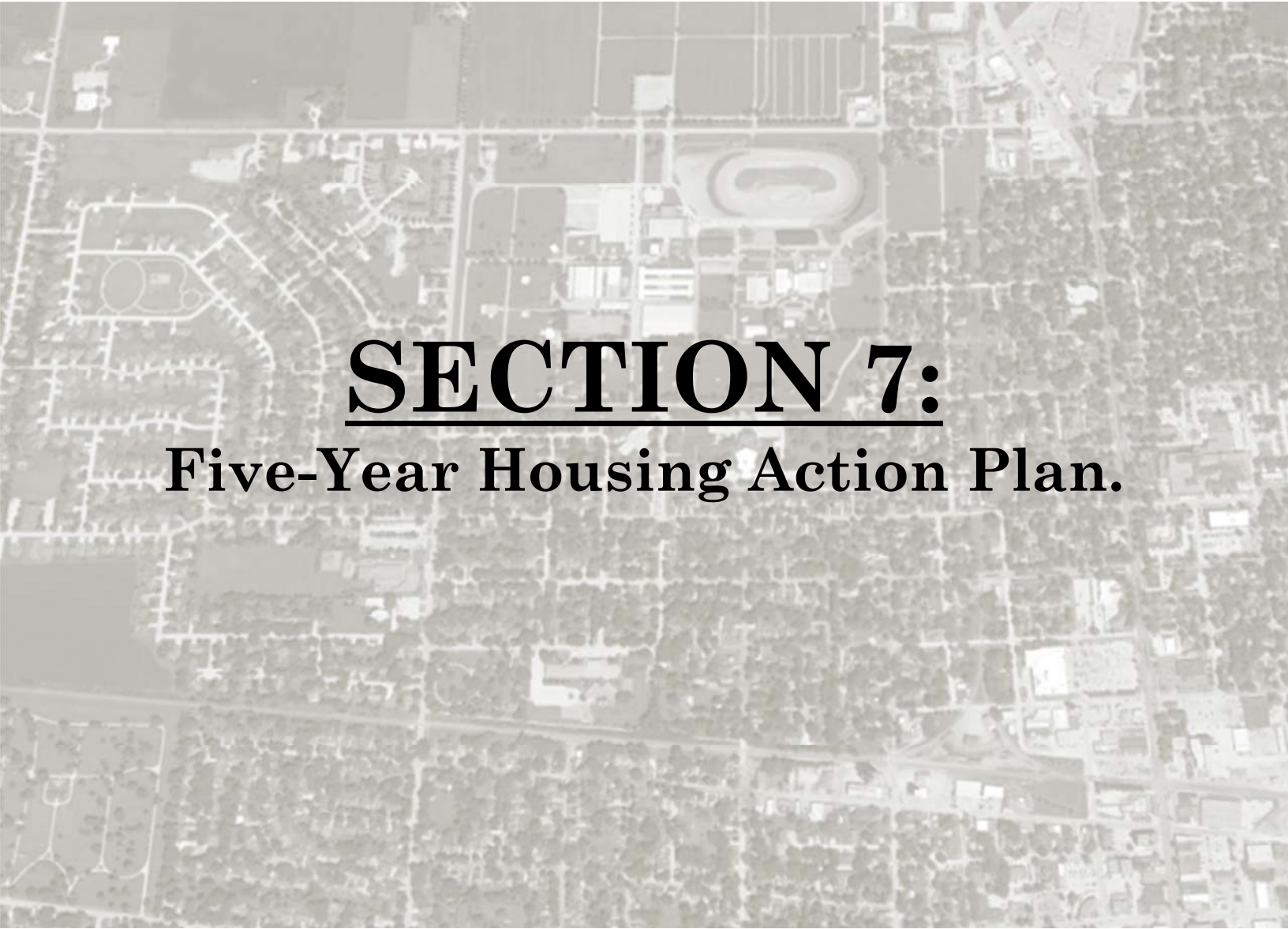


- **Development Initiative 3:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of five percent of these new units should be fully accessible for persons with physical disabilities, while two percent should be accessible for persons with sensory disabilities.
- **Development Initiative 4: Support bilingual and impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Development Initiative 5:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.

#### **4: Housing Study Implementation & Review.**

**Goal 4.1: Maintain and regularly review this Community Housing Study, in an effort to continue efficient, sustainable housing development.**

- **Action Step 1:** Established **CHPS**, along with the City of Spencer, should collaborate for an **annual review process of the Housing Market Study**. Local elected officials, governmental volunteers, community and economic development groups and local housing stakeholders and funders should be involved in this review.
- **Development Initiative 1:** The **Housing Market Study** review should coincide with an annual review of the Community's Comprehensive Plan and any ongoing community planning and economic development initiatives/master plans that are imperative to future development and qualities of life offered in the City of Spencer.
- **Development Initiative 2:** Ensure the **Housing Market Study** should be made available, via several media outlets, to allow for public and private sector review and input.



# **SECTION 7:**

**Five-Year Housing Action Plan.**





## **SECTION 7:** ***FIVE YEAR HOUSING ACTION PLAN.***

### **INTRODUCTION.**

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The greatest challenge for the Community of Spencer, Iowa, during the next five years, will be to develop both owner and rental housing units for families, the elderly and special population households, with special attention given to workforce households. In total, the Community should **“target” up to 351 housing units; 184 owner units and 167 rental units, by 2025.**

The total estimated housing unit **“potential”** for the City of Spencer, during the next five years, is **712 housing units; 408 owner and 304 rental units.**

The successful implementation of the **“Spencer, Iowa Five-Year Housing Action Plan”** will begin with the preparation of reasonable, feasible housing projects. The Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “bad” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement.

**Important to the successful implementation of the Spencer, Iowa Five-Year Housing Action Plan will be the creation of Community Housing Partnerships (CHPS), as detailed in Section 7 of this Housing Study. CHPS should be created to “fit” each proposed housing program. CHPS should include an appropriate mix of both public and private partners to balance, as well as expedite the implementation of housing development.**



## **PLACE-BASED DEVELOPMENT COMPONENTS.**

Each **Housing Program** identified in the **Spencer, Iowa Five-Year Housing Action Plan** should incorporate “**Place-Based**” development components, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements. The four general concepts of place-based development include the following:

### **ACCESS AND LINKAGES:**

- Does the housing program have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What is the program’s proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the housing program?
- Is the housing program visible from other neighborhoods or parts of the city?
- Is public parking available for visitors to the housing program?

### **COMFORT AND IMAGE:**

- Is the proposed housing program located in a safe neighborhood?
- Are there historic attributes to consider for the proposed housing program?
- Is the neighborhood of the proposed housing program clean and safe for all residents?
- Are there any environmental impacts that could hinder the development of a housing program?

### **USES AND ACTIVITIES:**

- How will the proposed housing program be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby to the housing program that will keep local residents active, including parks and recreation opportunities?
- Does the housing program include a central gathering space for program residents, as well as community residents?

### **SOCIABILITY:**

- Will the housing program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed housing program?
- Are diverse populations encouraged to reside at the housing program?
- Does the housing program present a welcoming environment for both current and prospective residents?

**HOUSING DEVELOPMENT PROGRAMS.**

The following **Housing Action Plan** presents a listing of **Housing Programs** recommended for **Spencer** during the **next five years**. Programs include activities associated with the organizational or operational requirements of the Community to ensure housing development exists as both an ongoing community and economic development process, producing housing units for both elderly and non-elderly households, local workforce and persons with special needs. Also addressed are preservation or rehabilitation efforts for Spencer’s existing housing stock. The **Plan** defines a purpose, estimated housing program costs and, where relevant, estimated cost subsidy for each **Housing Program**.

**This Housing Action Plan should be monitored on a continuous basis and reviewed annually for necessary changes and/or modifications.**





**ORGANIZATIONAL/OPERATIONAL PROGRAMS.**

	<u>Program.</u>	<u>Purpose of Program.</u>	<u>Est. Total Cost.</u>
1.	Create <b>Community Housing Partnerships (CHPS)</b> , under the direction of the <b>Iowa Lakes Corridor Development Corporation (ILCDC)</b> ,” to conduct housing project “specific” activities.	Under the direction and guidance of <b>ILCDC</b> , create <b>CHPS</b> from selected pertinent local, both public and private housing stakeholders and providers to establish programs of housing awareness and education, as well as housing project “specific” developments, in Spencer.	Estimated Annual Cost: \$20,000.
2.	Develop a <b>Spencer Workforce Housing Initiative/ Employers Assistance Program.</b>	To encourage major employers in Spencer to be actively involved in <b>CHPS</b> to assist the Community in developing workforce and other housing programs identified in this <b>Five-Year Housing Action Plan</b> , including the City’s first-time homebuyer, down payment assistance and immediate need housing.	\$430,000 five-year contribution from major employers would be requested.

**ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).**

	<u>Program.</u>	<u>Purpose of Program.</u>	<u>Est. Total Cost.</u>
3.	Maintain/Expand the <b>Spencer Continuum of Care Program.</b>	Establish a program-specific <b>CHPS</b> to provide housing assistance to address all facets of <b>housing needs for elderly and special populations</b> including housing for persons with a disability needing special accommodations, Veterans, frail elderly, homeless and near-homeless, etc.	\$160,000 annual contribution from public and private funding sources.
4.	Create a <b>Spencer Community Land Bank Program, via locally-based organizations.</b>	Establish a program-specific <b>CHPS</b> to create a local Land Bank to ensure the availability of land for future housing developments as well as securing land via a dilapidated housing acquisition program. The organizations of Local housing developers and funders with the ability to purchase lots in Spencer will be key to a successful Land Bank organization.	\$450,000 five-year contribution from public and private funding sources.
5.	Plan and implement an <b>annual Spencer Housing Summit.</b>	<b>ILCDC</b> , with the assistance of local funding and <b>established CHPS</b> , conduct an annual presentation of housing accomplishments and opportunities in the Community of Spencer.	Estimated Annual Cost: \$4,000.

## HOUSING PRESERVATION.



	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
6.	<b>Housing Code Inspection and Rental Licensing Program</b> , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a possible <b>nuisance abatement program and nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.</b>	\$175,000 (five-year).	30% or \$76,500.	
7.	Target the <b>purchase and Demolition of 30 substandard, dilapidated housing units</b> in Spencer, by 2025 to coincide with a local Land Bank of property (lots) for redevelopment purposes. <b>Can be combined with a nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.</b>	\$1,950,000.	70% or \$1,365,000.	
8.	<b>Single Family Owner Housing Rehabilitation Program, target up to 76 Units</b> , moderate rehabilitation at \$30,000 to \$42,000 per unit in Spencer, by 2025, to meet the needs of low- to moderate-income households.	\$2,736,000.	70% or \$1,915,000.	
9.	<b>Single Family Purchase-Rehab-Resale/Re-Rent Program, target up to 40 Units</b> , 3+ bedroom houses, standard amenities in Spencer, by 2025, to meet the affordable homeowner/renter needs of low- to moderate-income households (31% to 80% AMI).	\$7,200,000.	60% or \$4,320,000.	

## HOUSING FOR ELDERLY & SENIOR POPULATIONS.




	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
10.	<b>Elderly Rental Housing Program, target up to 30 Units</b> , scattered site and/or “retirement campus”, mixed income, 1- and 2-bedroom duplex and triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (0% to 80% AMI).	\$6,400,000.	65% or \$4,200,000.	
11.	<b>Elderly Rental Housing Program, target up to 35 Units</b> , scattered site and/or “retirement campus”, mixed income, 2- and 3-bedroom duplex and triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (81%+ AMI).	\$7,600,000.	30% or \$2,280,000.	
12.	<b>Elderly Homeownership Initiative, target up to 80 Units</b> , scattered site and/or new subdivision, mixed income, 2- & 3-bedroom single family, patio home, duplex and town home units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).	\$27,000,000.	25% or \$6,750,000.	
13.	<b>Housing Rehabilitation/Modification Program, target up to 26 Units</b> , standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Including <i>Elderly and Special Population Households</i> , with a Person(s) with a Disability.	\$1,110,000.	90% or \$999,000.	



## HOUSING FOR FAMILIES.

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
14.	<b>Single Family Rental, Lease-To-Own Program, target up to 12 Units</b> , scattered site, mixed income, 3+-bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (31% to 10 0% AMI).	\$2,940,000.	70% or \$2,100,000.	
15.	<b>Program, target up to 50 Units</b> , scattered site or multifamily apartment complex development, to meet the affordable rental housing needs of very low- to moderate-income workforce households (0% to 80% AMI).	\$28,750,000.	70% or \$20,125,000.	
16.	<b>General Rental Housing Program, target up to 60 Units</b> , scattered site, mixed income, consisting of 2- & 3-bedroom units with standard amenities, to meet the affordable rental housing needs of moderate-income workforce households (81%+ AMI).	\$9,300,000.	40% or \$3,720,000.	
17.	<b>Family Homeownership Initiative, target up to 114 Units</b> , scattered site and/or planned subdivision, mixed income, single family, patio home and town home, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). <b>Both New Construction and Purchase-Rehab-Resale or Re-rent Program.</b>	\$35,500,000.	40% or \$14,200,000.	

## HOUSING FOR FAMILIES (Continued).

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
18.	<b>Owner/Rental Housing Initiative for Special Needs Populations, target up to 17 Units (six owner, 11 rental),</b> scattered site, 1-, 2- & 3-bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 125% AMI).	\$2,640,000.	70% or \$1,850,000.	
19.	<b>Downtown Owner Units, target up to 10 Units,</b> mixed income, scattered site, 1- & 2-bedroom units. Units could include rehabilitation of upper-level commercial structures.	\$2,750,000.	40% or \$1,100,000.	
20.	<b>Downtown Rental Units, target up to 16 Units,</b> mixed income, scattered site, 1- & 2-bedroom apartments. Units could include rehabilitation of upper-level commercial structures.	\$3,000,000	50% or \$1,500,000.	



**SECTION 8:**

**Housing Development Concepts  
& Funding Partners.**



# ***SECTION 8:*** ***HOUSING DEVELOPMENT*** ***CONCEPTS & FUNDING PARTNERS.***

## ***INTRODUCTION.***

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**Section 8** of this **Housing Market Study** provides a discussion of **housing development concepts** and **funding sources/partners** for the **City of Spencer**. This includes a discussion of various affordable housing development options, successfully being implemented in Iowa, today. The Community of Spencer can consider these and other successful affordable housing models in the development of needed housing types, during the next five years.

This **Section** also provides a discussion of funding sources and partners available to assist in both the financing and development of housing in Spencer. Emphasis is directed at both public and private funding sources utilizing Local, State and Federal funding partners.

## ***HOUSING DEVELOPMENT IMPLEMENTATION & CONCEPTS.***

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The successful implementation of housing target demand in Spencer will depend on a firm understanding of the local housing industry and available housing funding resources. Solutions to housing opportunities in the Community can be achieved with a pro-active approach via collective partnerships among housing developers, funders, non-profit organizations, local elected officials and Spencer citizenry.

The development of affordable housing throughout Spencer will require the strategic application of a variety of both public and private funding sources. Typical private funding is secured from banks, foundations, major employers and individuals with a passion for financing housing and sustaining the livability of their Community.

**“Affordable housing”** applies to persons and households of all income sectors of the Community. Affordable independent living housing requires no more than 35 percent of the occupant's annual income for the cost of rent and utilities, or mortgage and associated mortgage interest payment, insurance and utilities for owner housing.

**“Traditional “low-income housing”** is for persons and families at 0 percent to 80 percent of the Area Median Income, commonly referred to as "Very-Low to Moderate Income". Housing for households within this income range, typically requires one or more public programs of financial intervention or support for buying down either or both the cost of development and/or operation, allowing the housing to be affordable (see above). The use of public programs of financial support will, typically, require income and rent or purchase limits.”

**“Market-Rate Housing”**, as it is typically referred to, is housing, both owner and rental, that typically meets or exceeds the current "street cost", utilizing no programs of public intervention or support, but, yet, is affordable (see above) to the tenant.”

**“Section 8 Rental Housing (Project-Based)”** is a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have the rental assistance. Most units rental cost will be 30 percent of your household adjusted gross income. There may be a variety of housing types available through this program including single-family homes, townhomes, or apartments.

**“Section 8 Rental Housing (Tenant-Based).”** Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing.

**Single family and townhomes** could be developed as **Credit-**, or **Lease-To-Own** affordable housing options. This housing option is typically funded with HOME Funds and/or local Housing Trust Funds and/or Affordable Housing Program funds, provided by the Federal Home Loan Bank. Also included in funding affordable single family homes is conventional financing and Tax Increment Financing.

Although reasonably modest by design, all in an effort to maximize the use of tax dollars, **single family home lease-to-own units** provide all necessary living space for medium to large families. This includes three-bedrooms on the first floor, with the opportunity of an additional bedroom(s) in an egress basement, one bath, on the upper level, with the potential for another in the lower level, a great or family room, with additional space in the basement for family activities, a kitchen and dining area and, at least, a single stall garage. The square footage of these affordable single family homes typically ranges from 1,200 to 1,600 square feet. These homes are usually constructed on lots of 8,000 to 10,000 square feet, allowing for ample yard space.

**Duplex/triplex rental housing** is a popular affordable housing program in Iowa for both, older adults, 55+ years of age, as well as singles, couples, and two-, three- and four-person family households. Financing similar to that available for the lease-to-own single family homes is also available for affordable duplex/triplex rental housing. This type of affordable housing can be made available for households ranging from 0 to 80 percent AMI, depending upon the selected funding subsidy. Net monthly rents for duplex/triplex rental housing have traditionally ranged from \$575 to \$865, depending upon the local housing economics of the subject community.

Affordable duplex and triplex rental housing provides an excellent low-density housing option for Iowa communities, while maintaining a cost containment approach to building living space and maximizing the use of tax dollars. Duplex and triplex rental housing units range from 1,100 to 1,400 square feet, contain either two- or three-bedrooms, include a kitchen and dining area, a family room, at least one bath and a garage. Basements can be included in the development process, to provide additional living space, if necessary. **Affordable housing programs with supportive services for the subject tenant are the most successful programs.**

The availability and use of tenant- or project-based “**Section 8 Rental Assistance,**” with either single family or duplex/triplex affordable housing options, proves to be an “*economic enhancement*” to any housing program, allowing more households to be income eligible and, thus, allowing more local households access to affordable housing options.

**Immediate housing alternatives** are needed in the City of Spencer as a solution to the Community’s growing population, especially workforce employees. Participants of the Housing Listening Sessions and Survey respondents identified a large number of employees are seeking affordable housing in Spencer, but due to a lack of available and appropriate housing, are moving into homes and apartments that do not meet their needs and/or are not affordable.

The following immediate housing alternatives would create additional housing choices in Spencer for persons and families of all income sectors. **It is recommended that the Community support this type of housing development through the identification of suitable lots, the approval of infill ordinances and design guideline review.**

### **Infill Housing.**

Infill housing serves the purpose of creating housing units on vacant lots, generally located in or near the center of the Community, that would otherwise be considered too small for today’s development standards. An advantage to this housing type is to make use of existing water, sewer and electrical utilities, already in place. Infill housing is widely considered to be a “**smart growth**” technique for Communities, with an average sale price, generally, lower than that of new residential subdivision development.

### “Accessory” Housing.

Also known as “**In-Law Suites**” or “**Granny Flats,**” accessory housing can create additional housing opportunities in urban and suburban neighborhoods from surplus space, such as a second story of an existing housing unit or a detached structure. Accessory housing structures are growing in popularity in Communities dealing with issues pertaining to the displacement of low- to moderate-income residents. Advantages to this housing unit type include, but are not limited to, property owners living on-site, construction not consuming additional land, an alternative to traditional apartment life and a reduced cost of construction when compared to conventional apartment development.

**A minimum lot width of 50 feet/6,000 square feet, in conformance with varying front and side yard setbacks (depending on building height), is required in the City of Spencer’s “A – Residential District.” Additionally, a minimum lot width of 50 feet/5,000 square feet, also in conformance with varying front and side yard setbacks and height requirements, is required in the City of Spencer’s “B – Multiple Residential District.”**



**Example of Infill Housing.**

### Conversion Housing.

Families meeting required guidelines established by the U.S. Department of Housing and Urban Development can apply for “**conversion vouchers**” that support families in public housing units being displaced due to demolition, transfer of ownership or unacceptable living conditions. Families are allowed to find a housing unit that is suitable for their needs and income, whereby 30 percent of the family’s income and Housing Authority payment standard, or the gross rent, whichever is lower, is covered through a Housing Assistance Payments contract with the owner. It is important for the Community of Spencer to provide a variety of safe, decent housing alternatives in the event a public housing complex falls victim to the previously mentioned scenarios of substandard housing.

### Single Room Occupancy (SRO) Housing.

This housing type is typically developed as expanded dormitory-style housing and consisting of six, eight or more units per building. **SRO housing** is a suitable housing type for young professionals entering the workforce and serves as a type of transitional housing for young families. Major employers should see this housing type as an advantage to reduce the commute times of their employees and become active in its production through partnerships with local development corporations and developers.

## ***LOCAL, REGIONAL, STATE & NATIONAL FUNDING PARTNERS.***

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To produce new and upgrade existing renter and owner occupied housing in a Iowa County, a public/private partnership must occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in a County and the Communities. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

### ***Locally-Based Housing Funding Programs.***

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (City or County).

### ***Local Tax Base/Urban Renewal Programs***

Identified by the urban renewal law (Code of Iowa, Chapter 403), **Urban Renewal Areas** can be established by Iowa municipalities to assist in the redevelopment of blighted or slum areas in a community over a 20 year period. In order to specifically designate an urban renewal area, the community must first establish a resolution detailing the reasons why it is appropriate to declare an urban renewal area. The resolution must also find that the proposed area is considered a slum, blighted, or an economic development area and that redevelopment and rehabilitation of the designated area are necessary for community betterment. After designation, an “Urban Renewal Plan” must be prepared and adopted by the municipality to present accomplishments and activities to be implemented in the designated area. After public hearings and consultation with public taxing entities, the municipality has the authority to approve the urban renewal plan.

**Tax Increment Financing (TIF)** can be implemented in a designated urban renewal area. Municipalities can utilize TIF for public improvements by using the revenue generated by the incremental difference between the taxes generated on an existing piece of property and the taxes generated after redevelopment has occurred. TIF can be used for various public improvement projects such as streets, sewers, sidewalks and infrastructure related to residential, commercial or industrial development in the Community.

Iowa communities have also utilized a **Tax Abatement** program, in which recently built structures, as well as enhancements or additions and rehabilitation to existing residential structures can qualify for an abatement if the improvements add to the taxable value of the property. Communities will usually set the minimum increase of tax increase at around 15 to 20 percent.



**Spencer, Iowa: Quality Housing Initiative Program** – This is a direct-to-consumer financial assistance package offered by the City of Spencer, in partnership with Spencer Municipal Utilities, which offers a \$12,500 grant to the purchaser of a new construction house priced between \$110,000 and \$250,000.

**Spencer Area Jobs Trust (SAJT)** – Local business professionals and executives, in partnership with the Iowa Lakes Corridor Development Corporation, assist businesses in the Spencer area with various aspects of economic growth and expansion. A housing program, supported by local major employers, could have significant financial support from SAJT.

**Northwest Iowa Regional Housing Trust Fund** – Managed by the Northwest Iowa Planning and Development Commission and certified by the Iowa Finance Authority, this Trust Fund program is an independent, nonprofit organization addressing the housing needs of a nine county area in northwest Iowa, including Clay County. Various housing funding programs are available for persons and families with incomes at or below 80 percent of Area Median Income. The intent of the Regional Housing Trust Fund is to provide, create and preserve affordable housing for low to moderate income.

#### **Other Local Options.**

**Local Housing Authority/Agency** –Public Housing Authorities or Agencies can sponsor affordable housing programs. The Housing Authority is empowered by existing legislation to become involved in all aspects of affordable housing in the Community. The Housing Authority has access to a variety of sources of funding, as well as the ability to secure tax exempt bond financing for local based housing projects.

**The City of Spencer and Clay County are served by the Northwest Iowa Regional Housing Authority.**

**Local Major Employers and/or Community Foundation Assistance** – This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements. These Foundations and/or major Employers could provide the following:

- a) Direct grants;
- b) Low interest loans;
- c) Letter of Credit, for all or a percentage of loans;
- d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
- e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
- f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to finance housing development.

**Local Lender Participation** – Local and regional lending institutions serving a particular Community or County should create a partnership to provide technical assistance to housing developers and share bridge- and permanent financing of local housing programs.

The previously described local funding options could be used separately or “pooled” together and utilized in equal proportions for the implementation of County-wide housing programs.

### **STATE PROGRAMS.**

State programs available to assist in funding a community housing initiative include resources available from the **Iowa Economic Development Authority (IEDA) and the Iowa Finance Authority (IFA)**. The following describes the primary housing funding programs provided by these State agencies.

#### ***Iowa Economic Development Authority (IEDA).***

The IEDA is presently the administrator of **HOME** funds. HOME funds are available to authorized, local or regional based Community Housing Development Organizations (CHDOs) for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME are also available to private developers, via a local non-profit) as gap financing on affordable housing projects.

IEDA also administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to local Community and County municipalities for financing housing, planning and public works projects. The state reserves 25 percent of its annual CDBG allocation toward various housing activities. All counties, as well as communities with a population at or below 50,000 are eligible to receive funding through the housing allocation.

#### ***Iowa Housing Fund.***

The **Iowa Housing Fund** is sponsored by the Iowa Department of Economic Development Community and Rural Development division. A portion of the State’s CDBG funds are combined with the State’s HOME funds to provide a unique approach to the funding of various housing activities. The main purpose of the Iowa Housing Fund is to expand the supply of safe, decent and affordable housing to Iowa families and create or strengthen partnerships on all levels of government. Cities, counties, nonprofit organizations, CHDOs and for-profit partnerships, individuals and corporations are eligible to receive this funding.

***“Enterprise Zones”.***

The **Tax Cuts and Jobs Act of 2017** allowed for all state Governors to designate Census Tracts as “Opportunity Zones” to promote investment and economic development activities in areas deemed “low income and/or economically disadvantaged.” Developers choosing to construct facilities and buildings on sites in an opportunity zone can take advantage of various tax incentives and deferrals as a means of creating economic opportunities in these areas.

As per the IEDA website, a Census Tract qualifies as an opportunity zone if it meets the following criteria:

- a) The tract poverty rate was at least 20%, or:
- b) The tract’s/area’s median family income did not exceed 80%.

**Iowa Finance Authority (IFA).**

IFA is a primary provider of funding for affordable housing development in Iowa. Some of the most popular IFA programs include, but are not limited to:

- **Workforce Housing Loan Program** - provides financial, repayable loan assistance to cities and counties that demonstrate a need for workforce rental housing. A demonstrated need includes the documentation of employment growth within the local unit of government’s jurisdictional boundaries.
- **Low-Income Housing Tax Credit (LIHTC) Program** – Provides an up to 9 percent tax credit to developers for the development of low cost, affordable multifamily, single family or elderly housing projects. A popular LIHTC program is the **CROWN (Credit-to-Own)**. The CROWN program creates a lease-to-own program for renters/potential homeowners.
- **Single Family Housing Mortgage Program** – The **Mortgage** program provides a less than current market interest rate for First-time Homebuyers. Local lender participation is encouraged in both programs.
- **FirstHome & FirstHome Plus Programs** – FirstHome provides qualified first time homebuyers affordable mortgage financing at a fixed rate. FirstHome Plus provides a \$2,500 cash assistance to first time homebuyers for down payment or closing costs and minor home repairs.

- **Military Service Member Homeownership Assistance (MHOA)** – Provides up to \$5,000 towards a down payment or closing costs on a home for persons who have served in a United States Military branch. Those eligible for the program have either actively served 90 days (other than training) after September 11, 2001, are considered an injured service person who has actively served since September 11, 2001, or is a surviving spouse of an eligible service person. The FirstHome or FirstHome Plus Program may also be utilized.
- **REOHome Program** – Offers down payment or closing cost assistance of up to \$10,000 for Iowans who are seeking to purchase a home that is Real Estate Owned, or a foreclosed or forfeited property.
- **OurHome Rehabilitation Program** – Low-interest loans are provided to housing organizations to create or fund a single-family rehabilitation program.
- **NewHome Construction Program** – Provides loans for local entities looking to construct single family homes in any Iowa community.

IFA also manages a State Housing Trust Fund provides housing programs relating to affordable rental production programs, homelessness, agriculture and farmer-related loan programs, community development, title guaranty, housing compliance and water quality.

Currently, IFA is managing a housing “Eviction and Foreclosure Prevention Program” as a response to the COVID-19 Pandemic. Short-term financial relief is being offered to low-income households, both owner and renter, that are facing eviction or foreclosure.

### Community Action Agencies.

The **Community Action Agency** serving a particular Community or County can provide housing and weatherization programs in its service area. A Community Action Agency also provides community social services, emergency services, family development and nutrition programs. Iowa Communities and Counties should work with their Community Action Agency to provide safe, accessible, affordable housing to its residents.

**Clay County and the City of Spencer are served by Upper Des Moines Opportunity, Inc. An outreach center is located in Spencer.**

### Councils of Government (COGs)

**Iowa's Councils of Governments (COGs)** provide planning, programming, and technical assistance to all Iowa cities, counties and local businesses, industries and other establishments. COGs serve local governments and their regional citizenry with governing boards are made up of local elected officials, business and education leaders, economic development professionals, and individual citizens. Provided planning and technical assistance includes comprehensive development planning, grant writing assistance, transportation, housing, land use planning, workforce development and economic development.

**Clay County and the City of Spencer are served by the Northwest Iowa Planning and Development Commission.**

### Weatherization

**Low-Income Weatherization Assistance Program** – This Federally funded program assists people with low-incomes by making energy improvements to their homes.

The weatherization program concentrates on those energy improvements which have the greatest impact on making recipient's homes more energy efficient, thereby lowering their energy consumption. Eligible weatherization measures include caulking, weather stripping, ceiling, wall and floor insulation and furnace repair.

### REGIONAL FUNDING.

#### Federal Home Lona Bank.

**Affordable Housing Program** – The **FHLB** program makes low-interest loans to finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the FHLB member institutions in Iowa and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

#### Midwest Housing Equity Group (MHEG).

**MHEG** was created in 1993 to secure equity capital to invest into affordable rental housing throughout Nebraska, Kansas, Iowa and Oklahoma. MHEG is a privately-owned non-profit corporation with a nine-member board of Directors and receives no federal or state dollars. MHEG's income is derived from its ability to obtain equity capital and investing into affordable housing properties.

MHEG also provides equity financing for the federal low income housing tax credit program, as defined in Section 42 of the Internal Revenue Code. In addition to tax credit syndication, MHEG staff provides technical assistance to developers, owners and management companies on the development and management of tax credit properties.

### **FEDEERAL FUNDING**

A primary provider of Federal funding to Iowa Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD)**. Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

### **U.S. Department of Housing and Urban Development (HUD).**

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- **HUD Section 811 Program** – Provides funding to state housing organizations for development of housing for persons with a disability(ies). The Program provides a rental subsidy.
- **Mortgage Insurance** – The HUD 221(d)(4) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit and non-profit developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

### **U.S.D.A Rural Development (RD).**

- a) **Section 515 Program** – Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available**
- b) **Section 502 (Direct Loan) Program** – Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program** – Provides for the rehabilitation of homes.

- c) **Community Facilities Program** – Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for “**special populations.**”
- d) **Preservation Program** – Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Iowa Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**
- e) **Business & Industry Program** – The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

### Other Federal Funding.

Other funding products that may serve to be useful in the development of affordable housing include the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the (Historic) Rehabilitation Tax Credit, available via the Historic Preservation Act.



**APPENDIX I:**  
**Spencer Survey Results.**



## Constant Contact Survey Results

**Survey Name:** Spencer Housing Survey

**Response Status:** Partial & Completed

**Filter:** None

8/10/2020 3:13 PM CDT

**TextBlock:**

The City of Spencer and the Spencer Area Jobs Trust are preparing a Housing Market Study to determine both present and future housing needs in Spencer during the next five years. An important activity of the Housing Study is to ask about the housing needs of the Community. Please complete the following Survey by FRIDAY, JULY 31ST. Please share this survey. More responses help your community.

**TextBlock:**

GENERAL QUESTIONS:


Where do you reside?

Answer	0%	100%	Number of Response(s)	Response Ratio
Within the City of Spencer City Limits			138	86.2 %
One mile or less from the City of Spencer			1	<1 %
Rural/Unincorporated Clay County			7	4.3 %
Other Community or Outside of Clay County (please identify)			4	2.5 %
No Response(s)			10	6.2 %
<b>Totals</b>			<b>160</b>	<b>100%</b>






















If you do not live in Spencer, are you interested in moving to the Community?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			12	7.5 %
No			14	8.7 %
No Response(s)			134	83.7 %
<b>Totals</b>			<b>160</b>	<b>100%</b>





Did you and/or your family move to Spencer from another County or State? If Yes, please indicate year of relocation and reason for relocation.

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			77	48.1 %
No			30	18.7 %
I already live in Spencer			37	23.1 %
No Response(s)			16	10.0 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

In which of the following sectors are you employed?

Answer	0%	100%	Number of Response(s)	Response Ratio
Government			14	8.7 %
Non-Profit Organization			13	8.1 %
Retail & Wholesale Trade			11	6.8 %
Real Estate			3	1.8 %
Information			0	0.0 %
Education			11	6.8 %
Leisure & Hospitality			1	<1 %
Transportation			3	1.8 %
Accommodation & Food			3	1.8 %
Finance			12	7.5 %
Manufacturing			6	3.7 %
Agricultural/Forestry Natural Resources			5	3.1 %
Administrative			2	1.2 %
Health Care/ Social Work			21	13.1 %
Utilities/ Construction			7	4.3 %
Professional/ Technical			9	5.6 %
Mining			0	0.0 %
Arts/Entertainment			0	0.0 %
Retired			15	9.3 %
Other			13	8.1 %
No Response(s)			11	6.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Gender

Answer	0%	100%	Number of Response(s)	Response Ratio
Male			47	29.3 %
Female			93	58.1 %
I prefer not to answer			8	5.0 %
No Response(s)			12	7.5 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

## Age

Answer	0%	100%	Number of Response(s)	Response Ratio
18-24			4	2.5 %
25-34			31	19.3 %
35-44			45	28.1 %
45-54			26	16.2 %
55-64			21	13.1 %
65-74			18	11.2 %
75-84			3	1.8 %
85+			0	0.0 %
No Response(s)			12	7.5 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

## Which type of housing do you currently live in?

Answer	0%	100%	Number of Response(s)	Response Ratio
Single Family House (own)			120	75.0 %
Single Family House (rent)			10	6.2 %
Duplex/Triplex (own)			0	0.0 %
Duplex/Triplex (rent)			3	1.8 %
Townhome (own)			0	0.0 %
Townhome (rent)			1	<1 %
Tiny Home			0	0.0 %
Upper Level/Downtown			0	0.0 %
Manufactured/Mobile Home (own)			0	0.0 %
Manufactured/Mobile Home (rent)			0	0.0 %
Rental Apartment			7	4.3 %
Condominium			1	<1 %
Acreage			3	1.8 %
Other			4	2.5 %
No Response(s)			11	6.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Number of persons in your household?

Answer	0%	100%	Number of Response(s)	Response Ratio
1			21	13.1 %
2			50	31.2 %
3			24	15.0 %
4			32	20.0 %
5+			22	13.7 %
No Response(s)			11	6.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Please indicate your household income for 2019.

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$50,000			34	21.2 %
\$50,000-\$74,999			32	20.0 %
\$75,000-\$99,999			29	18.1 %
\$100,000-\$149,999			29	18.1 %
\$150,000-\$199,999			11	6.8 %
\$200,000-\$249,999			1	<1 %
\$250,000-\$299,999			1	<1 %
\$300,000+			5	3.1 %
No Response(s)			18	11.2 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Are you satisfied with your current housing situation? If no, please explain.

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			117	73.1 %
No			32	20.0 %
No Response(s)			11	6.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

FOR RENTERS:

What are the top issues or barriers with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
Lack of handicap accessible housing			2	6.0 %
Lack of adequate public transportation			2	6.0 %
Lack of knowledge of fair housing rights			5	15.1 %
Cost of rent			19	57.5 %
Restrictive zoning/building codes			3	9.0 %
Job status			3	9.0 %
Attitudes of landlords and neighbors			12	36.3 %
Lack of availability of decent rental units in your price range			20	60.6 %
Use of background checks			1	3.0 %
Excessive application fees and/or rental deposits			7	21.2 %
Cost of utilities			17	51.5 %
Lack of educational resources about tenant responsibilities			2	6.0 %
Age of existing rental housing			10	30.3 %
Condition of existing rental housing			15	45.4 %
Other			5	15.1 %
<b>Totals</b>			<b>33</b>	<b>100%</b>

How much are you paying for your monthly rent?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$400			8	5.0 %
\$400 to \$600			10	6.2 %
\$601 to \$800			6	3.7 %
\$801 to \$950			1	<1 %
\$951 to \$1,100			3	1.8 %
\$1,101+			4	2.5 %
I am living rent free.			11	6.8 %
No Response(s)			117	73.1 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

What is the most your family could afford for monthly rent?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$400			6	3.7 %
\$400 to \$600			15	9.3 %
\$601 to \$800			6	3.7 %
\$801 to \$950			3	1.8 %
\$951 to \$1,100			5	3.1 %
\$1,101+			3	1.8 %
No Response(s)			122	76.2 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

FOR OWNERS:

what are the top issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
Lack of handicap accessible housing			3	3.3 %
Lack of adequate public transportation			3	3.3 %
Lack of knowledge of fair housing rights			3	3.3 %
Housing purchase prices/cost to own			39	43.8 %
Restrictive zoning/building codes			14	15.7 %
Job status			4	4.4 %
Attitudes of immediate neighbors			8	8.9 %
Mortgage lending application requirements			3	3.3 %
Excessive down payment/closing costs			16	17.9 %
Cost of utilities			21	23.5 %
Lack of educational resources about homeowner responsibilities			1	1.1 %
Cost of homeowners insurance			8	8.9 %
Lack of sufficient homes for sale			26	29.2 %
Age of existing housing			20	22.4 %
Condition of existing housing			25	28.0 %
Inability to get a loan			1	1.1 %
Other			26	29.2 %
<b>Totals</b>			<b>89</b>	<b>100%</b>

How much are you paying for your mortgage?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$400			4	2.5 %
\$400 to \$600			12	7.5 %
\$601 to \$800			17	10.6 %
\$801 to \$950			13	8.1 %
\$951 to \$1,100			12	7.5 %
\$1,101-\$1,250			6	3.7 %
\$1,251-\$1,500			7	4.3 %
\$1,501-\$1,750			1	<1 %
\$1,751-\$2,000			1	<1 %
\$2,001+			4	2.5 %
My mortgage is paid off.			26	16.2 %
No Response(s)			57	35.6 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

What is the most your family could afford for a home?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$100K			18	11.2 %
\$100K-\$175K			37	23.1 %
\$176K-\$250K			23	14.3 %
\$251K-\$300K			5	3.1 %
\$301K+			21	13.1 %
No Response(s)			56	35.0 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

HOUSING DEVELOPMENT NEEDS:

Please rate the level of need for each housing type in Spencer.

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed/Sufficient Supply










Answer	1	2	3	Number of Response(s)	Rating Score*
Housing for Low-Income Families				94	1.7
Housing for Middle-Income Families				95	1.4
Housing for Upper-Income Families				86	2.6
Housing for Single Parent Families				87	1.6
Housing for Existing/New Employees				88	1.8
Residential Acreages				88	1.9
Single Family Housing				87	1.6
General Rental Housing				89	1.9
Manufactured Homes				86	2.3

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.



**CONTINUED: Please rate the level of need for each housing type for Spencer.**











1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed/Sufficient Supply

Answer	1	2	3	Number of Response(s)	Rating Score*
Mobile Homes				88	2.5
Condominiums/ Townhomes				90	2.0
Duplex Housing				88	2.0
Apartment Complexes (4 to 12 Units per Complex)				88	2.3
Rehabilitation of Owner-Occupied Housing				88	1.7
Rehabilitation of Renter-Occupied Housing				89	1.6
Housing choices for first-time homebuyers				92	1.4
Single Family Rent-To-Own: Short Term (3-5 Years)				90	1.7
Single Family Rent-To-Own: Long Term (6-15 Years)				90	1.8

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

**CONTINUED: Please rate the level of need for each housing type for Spencer.**

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed/Sufficient Supply

Answer	1	2	3	Number of Response(s)	Rating Score*
Duplex/Townhouse Rent-To-Own: Short Term (3-5 Years)				88	2.0
Duplex/Townhouse Rent-To-Own: Long Term (6-15 Years)				87	2.0
One-Bedroom Apartment or House				86	2.3
Two-Bedroom Apartment or House				87	1.9
Three+-Bedroom Apartment or House				89	1.5
Independent Living Housing for Persons with a Mental/Physical Disability				86	1.7
Group Home Housing for Persons with a Mental/Physical Disability				85	1.8
Housing in Downtown				87	2.3
Retirement Housing (Rental)				89	1.9
Retirement Housing (Owner/Purchase)				88	1.9

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

**CONTINUED: Please rate the level of need for each housing type for Spencer.**

1 = Greatly Needed, 2 = Somewhat Needed, 3 = Not Needed/Sufficient Supply

Answer	1	2	3	Number of Response(s)	Rating Score*
Retirement Housing for Lower-Income Elderly Persons				87	1.6
Retirement Housing for Middle-Income Elderly Persons				87	1.7
Retirement Housing for Upper-Income Elderly Persons				83	2.2
Licensed Assisted Living w/ Specialized Services (health care, food prep, recreation, etc.)				86	1.8
Single Room Occupancy Housing (Boarding Homes)				83	2.3
Short-Term Emergency Shelters (30 Days or Less)				86	1.7
Long-Term Shelters (90 Days or Less)				85	1.8
Transitional/ Temporary Housing				86	1.8
Housing for Persons with Chronic Illness, including Alcohol/Substance Abuse				87	1.8
Other (Please Comment)				14	2.3

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

**If a new housing development were to be built in Spencer, in what part of the Community do you feel is the most appropriate location for future housing growth?**

Answer	0%	100%	Number of Response(s)	Response Ratio
NW Spencer			19	11.8 %
NE Spencer			24	15.0 %
Far west side of Spencer			11	6.8 %
SW Spencer			14	8.7 %
SE Spencer			5	3.1 %
Far south side of Spencer			14	8.7 %
Other			9	5.6 %
No Response(s)			64	40.0 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

If you currently desire to change your housing situation in the next five years, please complete Questions #22 - #26.

Area you planning to change your current housing situation in the next five years?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			54	33.7 %
No			31	19.3 %
No Response(s)			75	46.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Why are you planning to change your current housing situation?

Answer	0%	100%	Number of Response(s)	Response Ratio
Need local affordable housing.			11	19.6 %
Need larger housing.			16	28.5 %
Present home in poor state of repair.			12	21.4 %
Need senior/elderly housing.			2	3.5 %
Need specially adapted home.			2	3.5 %
Need to be closer to relatives who are in the area.			1	1.7 %
Need independent housing.			4	7.1 %
Need to "downsize".			14	25.0 %
Need to be closer to employment.			3	5.3 %
Death, divorce or other change in family structure requiring a move.			5	8.9 %
Other			13	23.2 %
<b>Totals</b>			<b>56</b>	<b>100%</b>

Where would you like to purchase or rent a home?

Answer	0%	100%	Number of Response(s)	Response Ratio
Within the City of Spencer City Limits			30	18.7 %
One mile or less from the City of Spencer			10	6.2 %
Rural/Unincorporated Clay County			12	7.5 %
Other Community or outside of Clay County (please identify)			14	8.7 %
No Response(s)			94	58.7 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Which one of the following housing types would you most like to purchase?

Answer	0%	100%	Number of Response(s)	Response Ratio
Single Family Home			37	23.1 %
Attached Townhouse or Duplex/Triplex Unit			5	3.1 %
Residential Acreage			15	9.3 %
Mobile Home			1	<1 %
Patio Home (Slab Home)			0	0.0 %
Tiny Home			0	0.0 %
Upper Level/Downtown			1	<1 %
Apartment			2	1.2 %
Senior Living Community			0	0.0 %
I plan to remain where I am			9	5.6 %
No Response(s)			90	56.2 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

How many bedrooms will your family need?

Answer	0%	100%	Number of Response(s)	Response Ratio
One			0	0.0 %
Two			17	10.6 %
Three			32	20.0 %
Four or More			21	13.1 %
No Response(s)			90	56.2 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

HOUSING PROGRAM FUNDING SUPPORT:

Do you support using State and/or Federal grant funds to conduct an owner housing rehabilitation program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			79	49.3 %
No			11	6.8 %
No Response(s)			70	43.7 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Do you support using State and/or Federal grant funds to conduct a renter housing rehabilitation program?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			66	41.2 %
No			24	15.0 %
No Response(s)			70	43.7 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Are you in favor of your Community establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			80	50.0 %
No			12	7.5 %
No Response(s)			68	42.5 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Are you in favor of your Community securing State and/or Federal grant dollars to purchase, rehabilitate and resell vacant housing?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			80	50.0 %
No			9	5.6 %
No Response(s)			71	44.3 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

Are you in favor of your Community securing State and/or Federal grant dollars to provide down payment assistance to first-time home buyers?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			76	47.5 %
No			14	8.7 %
No Response(s)			70	43.7 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

The City of Spencer and Spencer Municipal Utilities offers a \$12,500 grant to the purchaser of a new construction house priced between \$110,000 and \$250,000 through the Spencer Quality Housing Initiative Program. Is this (direct to the consumer) financial assistance package an adequate incentive to encourage you to buy or build a house in Spencer? If No, what type of incentive would encourage you to buy or build in Spencer (comment below)?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			52	32.5 %
No			33	20.6 %
No Response(s)			75	46.8 %
<b>Totals</b>			<b>160</b>	<b>100%</b>

**TextBlock:**

If you are 55+ years of age, please continue here with Questions #33 - #35. If not, please skip to Question #36.

Please rate the quality of the following Support Services for Seniors in Spencer.

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Case Management/Legal Aid					50	2.3
Cultural/Language Assistance					49	1.8
Continuing Education Opportunities					49	2.4
Employment Opportunities/ Training					49	2.3
Adult Care Services					49	2.2
Alcohol/Drug Abuse Services					48	2.2
Food/Meals-On-Wheels					49	2.7
Home Health & Memory Care					49	2.4
Counseling Services					49	2.4
Disability Aid					47	2.3

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

**CONTINUED: Please rate the quality of the following Support Services for Seniors in Spencer.**

1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent

Answer	1	2	3	4	Number of Response(s)	Rating Score*
Home Repair/Rehabilitation Services					48	1.9
Transportation/Auto Repair					48	2.3
Finance Assistance/Management					49	2.1
Health Services (Mental, Physical, etc.)					49	2.6
Law Enforcement					48	2.9
Senior Social & Recreational Activities					50	2.4
Housing (Permanent, Transitional, etc)					49	2.2
Emergency Transportation					49	2.4
Volunteer Opportunities					47	2.8
Specialized Housing Services (Veterans, Homeless, etc.)					48	1.8

\*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

**If you plan to change housing within the next five years, which of the following types would you be most interested in moving to? Check three (3).**

Answer	0%	100%	Number of Response(s)	Response Ratio
Single Family Home			28	68.2 %
Duplex - Rent			3	7.3 %
Duplex - Purchase			7	17.0 %
Townhome - Rent			5	12.1 %
Townhome - Purchase			12	29.2 %
Nursing Home/Long-Term Care			0	0.0 %
Assisted Living Housing			1	2.4 %
One-Bedroom Apartment - Rent			1	2.4 %
Two-Bedroom Apartment - Rent			5	12.1 %
Tiny Home			5	12.1 %
Upper Level/Downtown Housing			1	2.4 %
Other			7	17.0 %
<b>Totals</b>			<b>41</b>	<b>100%</b>

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Please

provide any additional comments regarding the future of housing in Spencer.

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18 Response(s)



## Constant Contact Survey Results

**Survey Name:** Spencer Workforce Housing Needs Survey

**Response Status:** Partial & Completed

**Filter:** None

8/10/2020 3:14 PM CDT

### TextBlock:

The City of Spencer and the Spencer Area Jobs Trust is preparing a Housing Market Study to determine both present and future workforce housing needs in the City of Spencer during the next five years. We would appreciate you completing the following Survey by FRIDAY, MAY 29TH. Your responses will remain anonymous and are only utilized for feedback purposes.

### Place of Employment.

96 Response(s)

### Where do you currently reside? If "Other," where and why?

Answer	0%	100%	Number of Response(s)	Response Ratio
Within the City of Spencer City Limits			62	62.6 %
One mile or less from the City of Spencer			1	1.0 %
Rural/Unincorporated Clay COunty			11	11.1 %
Other community outside of Clay County (please identify)			23	23.2 %
No Response(s)			2	2.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

### If you do not reside in Spencer, are you interested in moving to the Community?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			6	6.0 %
No			28	28.2 %
I already live in Spencer			58	58.5 %
No Response(s)			7	7.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

Do you commute to Spencer for work?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			41	41.4 %
No			52	52.5 %
No Response(s)			6	6.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

If Yes to Question #4, how far is your commute?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than 10 Minutes			24	24.2 %
10-20 Minutes			11	11.1 %
21-30 Minuets			12	12.1 %
31-40 Minutes			3	3.0 %
41-50 Minutes			2	2.0 %
51-60 Minutes			0	0.0 %
61+ Minutes			1	1.0 %
No Response(s)			46	46.4 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

Number of persons in your household?

Answer	0%	100%	Number of Response(s)	Response Ratio
1			16	16.1 %
2			22	22.2 %
3			20	20.2 %
4			21	21.2 %
5 or More			18	18.1 %
No Response(s)			2	2.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

Do you rent, or are you a homeowner?

Answer	0%	100%	Number of Response(s)	Response Ratio
Rent			24	24.2 %
Own			72	72.7 %
No Response(s)			3	3.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

How much is your monthly rent or mortgage payment?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$500			18	18.1 %
\$500-\$649			14	14.1 %
\$650-\$799			14	14.1 %
\$800-\$949			9	9.0 %
\$950-\$1,099			6	6.0 %
\$1,100-\$1,249			8	8.0 %
\$1,250+			16	16.1 %
My home is paid off/I am living rent free.			11	11.1 %
No Response(s)			3	3.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

Are you satisfied with your current housing situation? If no, why not?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			79	79.7 %
No			18	18.1 %
No Response(s)			2	2.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

Please indicate your total household income range.

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$35,000			11	11.1 %
\$35,000-\$49,999			11	11.1 %
\$50,000-\$74,999			13	13.1 %
\$75,000-\$99,999			23	23.2 %
\$100,000-\$124,999			18	18.1 %
\$125,000-\$149,999			5	5.0 %
\$150,000-\$174,999			6	6.0 %
\$175,000-\$199,999			1	1.0 %
\$200,000+			3	3.0 %
No Response(s)			8	8.0 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

If you are a renter, what are the issues or barriers you experience with obtaining affordable, suitable housing for your household? If you are a homeowner, please skip to Question #12.

Answer	0%	100%	Number of Response(s)	Response Ratio
Lack of handicap accessible housing			0	0.0 %
Lack of adequate public transportation			0	0.0 %
Lack of knowledge of fair housing rights			0	0.0 %
Cost of rent			17	73.9 %
Restrictive zoning/building codes			0	0.0 %
Job status			3	13.0 %
Attitudes of landlords & neighbors			3	13.0 %
Lack of availability of decent rental units in your price range			12	52.1 %
Use of background checks			0	0.0 %
Excessive application fees and/or rental deposits			0	0.0 %
Cost of utilities			8	34.7 %
Lack of educational resources about tenant responsibilities			1	4.3 %
Age of existing rental housing			6	26.0 %
Condition of existing rental housing			10	43.4 %
Other			5	21.7 %
<b>Totals</b>			<b>23</b>	<b>100%</b>





If you are a homeowner, what are the issues or barriers you experience with obtaining affordable, suitable housing for your household?

Answer	0%	100%	Number of Response(s)	Response Ratio
Lack of handicap accessible housing			1	1.6 %
Lack of adequate public transportation			2	3.2 %
Lack of knowledge of fair housing rights			3	4.9 %
Housing purchase prices/cost to own			35	57.3 %
Restrictive zoning/building codes			8	13.1 %
Job status			4	6.5 %
Attitudes of immediate neighbors			8	13.1 %
Mortgage lending application requirements			2	3.2 %
Excessive down payment/closing costs			17	27.8 %
Cost of utilities			21	34.4 %
Lack of educational resources about homeowner responsibilities			6	9.8 %
Cost of homeowners insurance			7	11.4 %
Lack of sufficient homes for sale			18	29.5 %
Cost of Real Estate Taxes			28	45.9 %
Age of existing housing			14	22.9 %
Condition of existing housing			17	27.8 %
Inability to get a loan			5	8.1 %
Other			6	9.8 %
<b>Totals</b>			<b>61</b>	<b>100%</b>







**TextBlock:**

If you currently desire to change your housing situation in the next five years, please complete the following questions. If not, please scroll to the end to finish.

Where would you like to purchase or rent a home? Check all that apply.

Answer	0%	100%	Number of Response(s)	Response Ratio
Within the City of Spencer City Limits			34	51.5 %
One mile or less from the City of Spencer			19	28.7 %
Rural/Unincorporated Clay County			22	33.3 %
Other community or outside of Clay County (please identify)			12	18.1 %
<b>Totals</b>			<b>66</b>	<b>100%</b>

Which one of the following housing types would you most like to purchase or rent?

Answer	0%	100%	Number of Response(s)	Response Ratio
Single Family Home			27	27.2 %
Attached Townhouse or Duplex/Triplex Unit			3	3.0 %
Residential Acreage			19	19.1 %
Mobile Home			0	0.0 %
Patio Home (slab home)			0	0.0 %
Tiny Home			0	0.0 %
Upper Level/Downtown			1	1.0 %
Apartment			0	0.0 %
I plan to remain where I am			24	24.2 %
No Response(s)			25	25.2 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

How many bedrooms will your family need?

Answer	0%	100%	Number of Response(s)	Response Ratio
One			1	1.0 %
Two			16	16.1 %
Three			23	23.2 %
Four or More			29	29.2 %
No Response(s)			30	30.3 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

What is the most your family could afford for a home?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$100K			17	17.1 %
\$100K to \$175K			23	23.2 %
\$176K to \$250K			19	19.1 %
\$251K-\$300K			6	6.0 %
\$300K+			5	5.0 %
No Response(s)			29	29.2 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

What is the most your family could afford for monthly rent, which doesn't include monthly utilities?

Answer	0%	100%	Number of Response(s)	Response Ratio
Less than \$400			4	4.0 %
\$400 to \$600			22	22.2 %
\$601 to \$800			8	8.0 %
\$801 to \$950			9	9.0 %
\$951 to \$1,100			9	9.0 %
\$1,101+			10	10.1 %
No Response(s)			37	37.3 %
<b>Totals</b>			<b>99</b>	<b>100%</b>

The City of Spencer and Spencer Municipal Utilities offers a \$12,500 grant to the purchase of a new construction house priced between \$110,000 and \$250,000 through the Spencer Quality Housing Initiative Program. Is this (direct to consumer) financial assistance package an adequate incentive to encourage you to buy or build a house in Spencer? If No, what type of incentive would encourage you to buy or build in Spencer?

Answer	0%	100%	Number of Response(s)	Response Ratio
Yes			33	33.3 %
No			37	37.3 %
No Response(s)			29	29.2 %
<b>Totals</b>			<b>99</b>	<b>100%</b>



**APPENDIX II:**  
**Spencer Table Profile.**



**TABLE 1  
POPULATION TRENDS AND PROJECTIONS  
SPENCER, IOWA  
2000-2025**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
<b>Spencer:</b>	2000	11,317	--	--	--	--
	2010	11,233	-84	-0.7%	-8.4	-0.07%
	<b>2020</b>	<b>11,308</b>	<b>+75</b>	<b>+0.7%</b>	<b>+7.5</b>	<b>+0.07%</b>
<b>Low</b>	<b>2025</b>	<b>11,344</b>	<b>+36</b>	<b>+0.3%</b>	<b>+7.2</b>	<b>+0.06%</b>
<b>Medium</b>	<b>2025</b>	<b>11,416</b>	<b>+108</b>	<b>+0.9%</b>	<b>+21.6</b>	<b>+0.18%</b>
<b>High</b>	<b>2025</b>	<b>11,521</b>	<b>+213</b>	<b>+1.9%</b>	<b>+42.6</b>	<b>+0.38%</b>
<b>ED Boost*</b>	<b>2025</b>	<b>11,576</b>	<b>+268</b>	<b>+2.4%</b>	<b>+53.6</b>	<b>+0.48%</b>
<b>Effective</b>	2000	33,796	--	--	--	--
<b>Market</b>	2010	33,334	-462	-1.3%	-46.2	-0.13%
<b>Area**:</b>	<b>2020</b>	<b>33,049</b>	<b>-285</b>	<b>-0.8%</b>	<b>-28.5</b>	<b>-0.08%</b>
<b>(Medium)</b>	<b>2025</b>	<b>32,852</b>	<b>-197</b>	<b>-0.6%</b>	<b>-39.4</b>	<b>-0.12%</b>
<b>Clay County:</b>	2000	17,372	--	--	--	--
	2010	16,667	-705	-4.0%	-70.5	-0.40%
	<b>2020</b>	<b>16,156</b>	<b>-511</b>	<b>-3.0%</b>	<b>-51.1</b>	<b>-0.60%</b>
<b>(Medium)</b>	<b>2025</b>	<b>15,968</b>	<b>-188</b>	<b>-1.2%</b>	<b>-37.6</b>	<b>-0.24%</b>

NOTE 1: 2018 U.S. Census Annual Population Estimate = 11,031.

NOTE 2: 2014-2018 American Community Survey-Estimated Population = 11,092.

\*Population estimated due to an **Economic Development (ED) Boost** via increased job creation and housing development. "High 2025 = 105 Additional FTE Positions in the next 5 years. "ED Boost" 2025 = 160 Additional FTE positions in the next five years.

\*\*Spencer-Spirit Lake Combined Statistical Area, consisting of Clay and Dickinson Counties.

Source: 2000, 2010 Census; 2011-2018 Census Population Estimates.  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 2**  
**POPULATION ESTIMATES**  
**STATE OF IOWA / CITY OF SPENCER / CLAY COUNTY, IOWA**  
**2010-2019**

	<u>Iowa</u>	<u>% Change Since 2010</u>	<u>Spencer</u>	<u>% Change Since 2010</u>	<u>Clay County</u>	<u>% Change Since 2010</u>
<b>2010 Census</b>	<b>3,050,746</b>	--	<b>11,233</b>	--	<b>16,667</b>	--
July 2011 Est.	3,066,366	+0.5%	11,194	-0.3%	16,597	-0.4%
July 2012 Est.	3,076,190	+0.3%	11,159	-0.3%	16,539	-0.3%
July 2013 Est.	3,092,997	+0.5%	11,124	-0.3%	16,438	-0.6%
July 2014 Est.	3,109,350	+0.5%	11,174	+0.4%	16,484	+0.3%
July 2015 Est.	3,120,960	+0.4%	11,192	+0.2%	16,498	+0.1%
July 2016 Est.	3,131,371	+0.3%	11,089	-0.9%	16,295	-1.2%
July 2017 Est.	3,141,550	+0.3%	11,033	-0.5%	16,141	-0.9%
July 2018 Est.	3,148,618	+0.2%	11,031	+0.0%	16,106	-0.2%
July 2019 Est.	3,155,070	+0.2%	N/A*	N/A*	16,016	-0.6%

\*Data available July, 2020.

Source: 2010 Census, 2011-2019 Census Population Estimates.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 3**  
**POPULATION AGE DISTRIBUTION**  
**TRENDS AND PROJECTIONS**  
**SPENCER, IOWA**  
**2000-2025**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2020</u>	<u>2025</u>	<u>2020-2025 Change</u>
19 and Under	2,970	2,842	-128	2,781	2,711	-70
20-34	2,030	1,972	-58	1,920	1,881	-39
35-54	3,172	2,814	-358	2,614	2,584	-30
55-64	955	1,393	+438	1,781	1,981	+200
65-74	956	912	-44	897	906	+9
75-84	843	791	-52	789	804	+15
85+	391	509	+118	526	549	+23
<b>Totals</b>	<b>11,317</b>	<b>11,233</b>	<b>-84</b>	<b>11,308</b>	<b>11,416</b>	<b>+108</b>
<b>Median Age</b>	<b>39.2</b>	<b>41.5</b>	<b>+2.3</b>	<b>43.1</b>	<b>45.0</b>	<b>+1.9</b>

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 4  
SPECIFIC HOUSEHOLD CHARACTERISTICS  
SPENCER/EMA, IOWA  
2000-2025**

	<u>Year</u>	<u>Population</u>	<u>Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
<b>Spencer:</b>	2000	11,317	293	11,024	4,842	2.28
	2010	11,233	234	10,999	5,018	2.19
	<b>2020</b>	<b>11,308</b>	<b>191</b>	<b>11,117</b>	<b>5,146</b>	<b>2.16</b>
	<b>2025</b>	<b>11,416</b>	<b>177</b>	<b>11,239</b>	<b>5,227</b>	<b>2.15</b>
	<b>2025*</b>	<b>11,576</b>	<b>177</b>	<b>11,399</b>	<b>5,302</b>	<b>2.15</b>
<b>Effective Market Area**:</b>	2000	33,796	578	33,218	14,362	2.31
	2010	33,334	445	32,889	14,836	2.21
	<b>2020</b>	<b>33,049</b>	<b>382</b>	<b>32,667</b>	<b>15,053</b>	<b>2.17</b>
	<b>2025</b>	<b>32,852</b>	<b>346</b>	<b>32,506</b>	<b>15,119</b>	<b>2.15</b>

\*ED Boost.

\*\*Spencer-Spirit Lake Combined Statistical Area, consisting of Clay and Dickinson Counties.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 5  
TENURE BY HOUSEHOLD  
SPENCER/EMA, IOWA  
2000-2025**

	<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>Spencer:</b>	2000	4,842	3,144	64.9%	1,698	35.1%
	2010	5,018	3,299	65.7%	1,719	34.3%
	<b>2020</b>	<b>5,146</b>	<b>3,345</b>	<b>65.0%</b>	<b>1,801</b>	<b>35.0%</b>
	<b>2025</b>	<b>5,227</b>	<b>3,387</b>	<b>64.8%</b>	<b>1,840</b>	<b>35.2%</b>
	<b>2025*</b>	<b>5,302</b>	<b>3,430</b>	<b>64.7%</b>	<b>1,872</b>	<b>35.3%</b>
<b>Effective Market Area**:</b>	2000	14,362	10,556	73.5%	3,806	26.5%
	2010	14,836	11,027	74.3%	3,809	25.7%
	<b>2020</b>	<b>15,053</b>	<b>11,214</b>	<b>74.5%</b>	<b>3,839</b>	<b>25.5%</b>
	<b>2025</b>	<b>15,119</b>	<b>11,248</b>	<b>74.4%</b>	<b>3,871</b>	<b>25.6%</b>

\*ED Boost.

\*\*Spencer-Spirit Lake Combined Statistical Area, consisting of Clay and Dickinson Counties.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 6  
HOUSEHOLDS BY HOUSEHOLD SIZE  
SPENCER, IOWA  
2010 & 2018 ESTIMATE**

	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7+ Persons</u>
<b>2010</b>	1,741	1,841	620	498	230	59	29
<b>2018</b>	1,751	1,798	538	446	363	83	34

Source: 2010 Census & 2014-2018 American Community Survey.

**TABLE 7  
HOUSEHOLD INCOME  
TRENDS AND PROJECTIONS  
SPENCER, IOWA  
2000-2025**

<u>Income Group</u>	<u>2000*</u>	<u>2018 Est.*</u>	<u>2020</u>	<u>2025</u>	<u>% Change 2020-2025</u>
<b><u>All Households</u></b>					
Less than \$10,000	460	382	366	332	-9.3%
\$10,000-\$19,999	869	777	751	717	-4.5%
\$20,000-\$34,999	1,188	878	820	789	-3.8%
\$35,000-\$49,999	961	630	592	526	-11.1%
<u>\$50,000 or More</u>	<u>1,405</u>	<u>2,346</u>	<u>2,617</u>	<u>2,863</u>	<u>+9.4%</u>
<b>Totals</b>	<b>4,883</b>	<b>5,013</b>	<b>5,146</b>	<b>5,227</b>	<b>+1.6%</b>
<b>Median Income</b>	<b>\$32,970</b>	<b>\$45,838</b>	<b>\$47,014</b>	<b>\$51,348</b>	<b>+9.2%</b>
<b><u>Renter Households</u></b>					
Less than \$10,000	325	330	322	311	-3.4%
\$10,000-\$19,999	480	461	453	444	-2.0%
\$20,000-\$34,999	564	421	376	359	-4.5%
\$35,000-\$49,999	169	180	183	189	+3.3%
<u>\$50,000 or More</u>	<u>158</u>	<u>389</u>	<u>467</u>	<u>537</u>	<u>+15.0%</u>
<b>Totals</b>	<b>1,696</b>	<b>1,781</b>	<b>1,801</b>	<b>1,840</b>	<b>+2.1%</b>
<b>Median Income</b>	<b>\$21,143</b>	<b>\$23,544</b>	<b>\$24,884</b>	<b>\$26,603</b>	<b>+6.9%</b>
<b><u>Households 65+ Yrs.</u></b>					
Less than \$10,000	226	89	63	31	-50.8%
\$10,000-\$19,999	403	436	430	420	-2.3%
\$20,000-\$34,999	358	425	445	473	+6.3%
\$35,000-\$49,999	222	165	139	106	-23.7%
<u>\$50,000 or More</u>	<u>180</u>	<u>440</u>	<u>513</u>	<u>654</u>	<u>+27.5%</u>
<b>Totals</b>	<b>1,389</b>	<b>1,555</b>	<b>1,590</b>	<b>1,684</b>	<b>+5.9%</b>
<b>Median Income</b>	<b>\$22,744</b>	<b>\$28,911</b>	<b>\$30,177</b>	<b>\$32,636</b>	<b>+8.1%</b>

\* Specified Data Used. 2018 Estimate subject to Margin of Error.

Source: 2000 Census.

2014-2018 American Community Survey.

Hanna:Keelan Associates, P.C., 2020.

<b>TABLE 8</b>	
<b>PERSONS RECEIVING SOCIAL SECURITY INCOME</b>	
<b>CLAY COUNTY, IOWA</b>	
<b>2018</b>	
<u>Social Security Income-2018</u>	<u>Number of Beneficiaries</u>
<u>Retirement Workers</u>	
Retired Workers	3,075
Wives & Husbands	135
Children	25
<u>Survivor Benefits</u>	
Widows & Widowers	300
Children	75
<u>Disability Benefits</u>	
Disabled Persons	455
Wives & Husbands	0
Children	65
<b>Total</b>	<b>4,130</b>
<u>Aged 65 &amp; Older</u>	
Men	1,480
Women	1,835
<b>Total</b>	<b>3,315</b>
<u>Supplemental Security Income-2018</u>	
Aged	18
Blind & Disabled	207
<b>Total</b>	<b>225</b>

Source: Department of Health and Human Services,  
Social Security Administration, 2018.

**TABLE 9**  
**PER CAPITA INCOME**  
**TRENDS AND PROJECTIONS**  
**CLAY COUNTY / STATE OF IOWA**  
**2010-2025**

<u>Year</u>	<u>Clay County</u>		<u>State of Iowa</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2010	\$39,374	--	\$38,105	--
2011	\$44,053	+11.9%	\$40,948	+7.5%
2012	\$46,498	+5.6%	\$42,905	+4.8%
2013	\$45,953	-1.2%	\$43,474	+1.3%
2014	\$47,171	+2.7%	\$44,801	+3.1%
2015	\$50,138	+6.3%	\$46,232	+3.2%
2016	\$45,928	-8.4%	\$46,437	+0.4%
2017	\$47,733	+3.9%	\$47,490	+2.3%
2018	\$51,876	+8.7%	\$50,243	+5.8%
2020	<b>\$54,599</b>	<b>+5.2%</b>	<b>\$53,331</b>	<b>+6.1%</b>
2010-2020	<b>\$39,374-\$54,599</b>	<b>+38.6%</b>	<b>\$38,105-\$53,331</b>	<b>+39.9%</b>
2020-2025	<b>\$54,599-\$59,373</b>	<b>+8.7%</b>	<b>\$53,331-\$58,109</b>	<b>+8.9%</b>

Source: U.S. Bureau of Economic Analysis, 2020  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 10**  
**RACE AND HISPANIC ORIGIN**  
**SPENCER, IOWA**  
**2000, 2010 & 2018 ESTIMATE**

<u>Race</u>	<u>2000</u>		<u>2010</u>		<u>2018 Est.*</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	11,042	97.6%	10,779	96.0%	10,556	95.2%
Black/African Am.	16	0.2%	60	0.5%	40	0.4%
Am. Indian/Alaska Nat.	15	0.1%	32	0.3%	0	0.0%
Asian	126	1.1%	78	0.7%	82	0.7%
Hawaiian/Pacific Island.	5	0.0%	1	0.0%	0	0.0%
<u>Other/Two or More Races</u>	<u>113</u>	<u>1.0%</u>	<u>283</u>	<u>2.5%</u>	<u>414</u>	<u>3.7%</u>
<b>Totals</b>	<b>11,317</b>	<b>100.0%</b>	<b>11,233</b>	<b>100.0%</b>	<b>11,092</b>	<b>100.0%</b>
<b>Hispanic Origin</b>	<b>162</b>	<b>1.4%</b>	<b>390</b>	<b>3.5%</b>	<b>323</b>	<b>2.9%</b>

\*Subject to Margin of Error.

Source: 2000, 2010 Census.

2014-2018 American Community Survey Estimate.

**TABLE 11**  
**ESTIMATED OWNER HOUSEHOLDS BY INCOME**  
**COST BURDENED WITH HOUSING PROBLEMS**  
**SPENCER, IOWA**  
**2000-2025**

<b>Income Range</b>	<b>2000*</b> <b># / #CB-HP</b>	<b>2016*</b> <b># / #CB-HP</b>	<b>2020</b> <b># / #CB-HP</b>	<b>2025</b> <b># / #CB-HP</b>
0%-30% AMI	118 / 89	200 / 185	232 / 199	246 / 211
31%-50% AMI	338 / 123	500 / 265	546 / 298	579 / 326
51%-80% AMI	564 / 144	560 / 35	550 / 25	529 / 14
<u>81%+ AMI</u>	<u>2,154 / 73</u>	<u>2,055 / 45</u>	<u>2,017 / 35</u>	<u>2,033 / 22</u>
<b>Totals</b>	<b>3,174 / 429</b>	<b>3,315 / 530</b>	<b>3,345 / 557</b>	<b>3,387 / 573</b>

\* Specified Data Used. 2015 Estimate subject to margin of error.

# = Total Households      #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2012-2016 CHAS Tables.  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 12**  
**ESTIMATED RENTER HOUSEHOLDS BY INCOME**  
**COST BURDENED WITH HOUSING PROBLEMS**  
**SPENCER, IOWA**  
**2000-2025**

<b>Income Range</b>	<b>2000*</b> <b># / #CB-HP</b>	<b>2016*</b> <b># / #CB-HP</b>	<b>2020</b> <b># / #CB-HP</b>	<b>2025</b> <b># / #CB-HP</b>
0%-30% AMI	350 / 200	460 / 305	482 / 311	506 / 336
31%-50% AMI	397 / 222	465 / 360	493 / 382	513 / 409
51%-80% AMI	457 / 58	170 / 65	153 / 58	111 / 50
<u>81%+ AMI</u>	<u>519 / 10</u>	<u>530 / 60</u>	<u>673 / 55</u>	<u>710 / 48</u>
<b>Totals</b>	<b>1,723 / 490</b>	<b>1,625 / 790</b>	<b>1,801 / 806</b>	<b>1,840 / 843</b>

\* Specified Data Used. 2015 Estimate subject to margin of error.

# = Total Households      #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2012-2016 CHAS Tables.  
Hanna:Keelan Associates, P.C., 2020.



**TABLE 13**  
**EMPLOYMENT DATA TRENDS AND PROJECTIONS**  
**CLAY COUNTY, IOWA**  
**2010-2025**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployed</u>
Jan., 2010	8,510	--	7.7%
Jan., 2011	8,740	+230	6.6%
Jan., 2012	8,520	-220	5.9%
Jan., 2013	8,160	-360	6.1%
Jan., 2014	8,380	+220	5.2%
Jan., 2015	8,380	+0	4.8%
Jan., 2016	8,320	-60	5.1%
Jan., 2017	8,130	-190	4.6%
Jan., 2018	8,070	-60	4.6%
Jan., 2019	8,290	+220	3.6%
Jan., 2020	8,350	+60	3.9%
<b>Jan., 2025</b>	<b>8,560</b>	<b>+210</b>	<b>3.6%</b>
<b>2010-2025</b>	<b>8,510-8,560</b>	<b>+50</b>	<b>7.7%-3.6%</b>

Source: Iowa Workforce Development, Labor Area Unemployment Statistics, 2020.  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 14**  
**CIVILIAN LABOR FORCE & EMPLOYMENT**  
**TRENDS AND PROJECTIONS**  
**SPENCER, IOWA**  
**2000-2025**

	<u>2000*</u>	<u>2010*</u>	<u>Feb, 2020</u>	<u>2025</u>
Civilian Labor Force	9,680	9,220	8,580	8,880
Unemployment	300	760	280	320
Rate of Unemployment	3.1%	7.7%	3.3%	3.6%
Employment	9,380	8,510	8,300	8,560
	<b><u>Change in Employment</u></b>			
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>
2000-2010	-870	-9.3%	-87.0	-0.93%
2010-2020	-210	-2.4%	-21.0	-0.24%
<b>2020-2025</b>	<b>+260</b>	<b>+3.1%</b>	<b>+52.0</b>	<b>+0.62%</b>

\*Employment data as of January of each year.

Source: Iowa Workforce Development, Labor Area Unemployment Statistics, 2020.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 15  
HOUSING STOCK PROFILE / UNITS IN STRUCTURE  
SPENCER, IOWA  
2000 & 2018 ESTIMATE**

<u>Year</u>	<u>Number of Units</u>				<u>Total</u>
	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other*</u>	
<b>2000</b>	3,669	927	449	132	<b>5,177</b>
<b>2018**</b>	4,091	819	568	49	<b>5,527</b>

\*Includes mobile home or trailer.

\*\*Specified Data Used, subject to margin of error.

Source: 2000 Census.

2014-2018 American Community Survey.

**TABLE 16  
HOUSING STOCK PROFILE  
DEFINING SUBSTANDARD HOUSING – HUD  
SPENCER, IOWA  
2000 & 2018 ESTIMATE**

	<u>Total</u>	<u>Complete Plumbing</u>		<u>Lack of Complete Plumbing</u>		<u>Units with 1.01+ Persons per Room</u>	
		<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
<b>2000</b>	4,870	4,849	99.5%	21	0.5%	100	2.0%
<b>2018 Est.*</b>	5,013	5,013	100.0%	0	0.0%	90	1.8%

\*Subject to margin of error.

Source: 2000 Census, 2014-2018 American Community Survey.

**TABLE 17**  
**ESTIMATED YEAR HOUSING UNITS BUILT\***  
**CITY OF SPENCER, IOWA**  
**2020**

<u>Year</u>	<u>Housing Units</u>
2014 to Present	189 <sup>^</sup>
2010 to 2013	220
2000 to 2009	347
1990 to 1999	496
1980 to 1989	476
1970 to 1979	1,013
1960 to 1969	720
1950 to 1959	829
1940 to 1949	352
<u>1939 or Before</u>	<u>1,029</u>
<b>Subtotal</b>	<b>5,671<sup>^</sup></b>
<u>Units Lost (2010 to Present)</u>	<u>(12)</u>
<b>Total Est. Units – 2020</b>	<b>5,659<sup>^</sup></b>
% 1939 or Before	18.2%
% 1959 or Before	39.0%

\*Specified Data Used; subject to margin of error.

<sup>^</sup>Does not Include 98 total units currently under construction.

Source: City of Spencer Building Department, 2020;

2014-2018 American Community Survey.

Hanna:Keelan Associates, P.C., 2020.

**TABLE 18**  
**HOUSING STOCK OCCUPANCY / VACANCY STATUS**  
**SPENCER, IOWA**  
**2000/2010/2020**

	<u>2000</u>	<u>2010</u>	<u>2020</u>
<b>a) Housing Stock</b>	<b>5,151</b> (O=3,282; R=1,869)	<b>5,431</b> (O=3,452; R=1,979)	<b>5,659</b> (O=3,565; R=2,094)
<b>b) Vacant Housing Stock</b>	<b>309</b>	<b>413</b>	<b>513</b>
<b>c) Occupied Housing Stock</b>	<b>4,842</b>	<b>5,018</b>	<b>5,146</b>
Owner Occupied	3,144	3,299	3,345
Renter Occupied	1,698	1,719	1,801
<b>d) Housing Vacancy Rate</b>	<b>6.0% (309)</b>	<b>7.6% (413)</b>	<b>9.0% (513)</b>
Owner Vacancy	4.2% (138)	4.4% (153)	6.2% (220)
Renter Vacancy	9.1% (171)	13.1% (260)	13.9% (293)
<b>e) Adjusted Vacancy Rate*</b>	<b>2.1% (108)</b>	<b>3.1% (168)</b>	<b>3.8% (219)</b>
Owner Adjusted Vacancy*	1.3% (43)	2.0% (71)	2.9% (105)
Renter Adjusted Vacancy*	3.5% (65)	4.9% (97)	5.4% (114)

\* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; City of Spencer, 2020.  
 Hanna:Keelan Associates, P.C., 2020.

**TABLE 20  
OWNER OCCUPIED HOUSING VALUE  
SPENCER, IOWA  
2000-2025**

	<b>Less than \$50,000</b>	<b>\$50,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 or More</b>	<b>Totals</b>
<b>2000*</b>	480	1,552	461	189	165	<b>2,847</b>
<b>2018 Est*</b>	160	928	902	694	548	<b>3,232</b>
<b><u>Median Value</u></b>						
<b>2000</b>	<b>\$80,900</b>					
<b>2018 Est*</b>	<b>\$125,100</b>					
<b>2020</b>	<b>\$131,300</b>					
<b>2025</b>	<b>\$156,400</b>					

\* Specified Data Used.  
Source: 2000 Census.  
2014-2018 American Community Survey Estimate.  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 21  
GROSS RENT  
SPENCER, IOWA  
2000-2025**

	<b>Less than \$300</b>	<b>\$300 to \$499</b>	<b>\$500 to \$699</b>	<b>\$700 to \$899</b>	<b>\$900 or More</b>	<b>Totals</b>
<b>2000*</b>	592	802	251	36	15	<b>1,696</b>
<b>2018 Est*</b>	291	249	585	287	369	<b>1,781</b>
<b><u>Median Rent</u></b>						
<b>2000</b>	<b>\$369</b>					
<b>2018 Est*</b>	<b>\$655</b>					
<b>2020</b>	<b>\$670</b>					
<b>2025</b>	<b>\$718</b>					

\* Specified Data Used.  
Source: 2000 Census.  
2014-2018 American Community Survey Estimate.  
Hanna:Keelan Associates, P.C., 2020.

**TABLE 22**  
**ESTIMATED HOUSING UNIT TARGET & POTENTIAL DEMAND**  
**SPENCER, IOWA**  
**2025**

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
<b>Medium Pop. Proj. (Target):</b>	184	167	351**^#	\$94.3
<b>(Potential Demand):</b>	(408)	(304)	(712)	(\$191.3)
<b>ED Boost:</b>	228	203	431	\$115.5

\*Based upon the general estimate of **new population/households**, providing affordable housing for **20% of cost burdened households**, replacement of **20% of occupied housing stock** in “Deteriorated” to “Dilapidated” condition and for experiencing plumbing, overcrowded conditions (as per HUD Definition), absorb **housing vacancy deficiency** by creating a **7% vacancy rate** consisting of structurally sound, year-round housing units, build for **2.5% (existing households) “pent-up” demand**, based upon local capacity and availability of land and financial resources, with an estimated **development capacity percentage of 49%**. **Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 20% to 25% of the Total Housing Target Demand).**

\*\*Includes Downtown Housing Potential, 10 Owner, 16 Rental Units.

^Includes an estimated 107 Owner and 85 Rental Workforce Housing Units.

#Estimated designated Residential Land Use requirement-new construction = 208 Acres.

Source: Hanna:Keelan Associates, P.C., 2020.

**TABLE 23**  
**HOUSEHOLD AREA MEDIAN INCOME (AMI)**  
**CLAY COUNTY, IOWA**  
**2020**

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
<b>30% AMI</b>	\$14,600	\$16,650	\$18,750	\$20,800	\$22,500	\$24,150	\$25,800	\$27,500
<b>50% AMI</b>	\$24,300	\$27,800	\$31,250	\$34,700	\$37,500	\$40,300	\$43,050	\$45,850
<b>60% AMI</b>	\$29,160	\$33,360	\$37,500	\$41,640	\$45,000	\$48,360	\$51,660	\$55,020
<b>80% AMI</b>	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300
<b>100%AMI</b>	\$48,600	\$55,600	\$62,500	\$69,400	\$75,000	\$80,600	\$86,100	\$91,700
<b>125%AMI</b>	\$60,750	\$69,500	\$78,125	\$86,750	\$93,750	\$100,750	\$107,625	\$114,625

Source: U.S. Department of Housing and Urban Development 2020.

**TABLE 24**  
**ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR**  
**(MEDIUM POPULATION PROJECTION)**  
**SPENCER, IOWA**  
**2025**

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
<b>Owner:</b>	<u>7</u>	<u>14</u>	<u>28</u>	<u>51</u>	<u>84</u>	<u>184</u>
<b>Rental:</b>	<u>10</u>	<u>40</u>	<u>42</u>	<u>50</u>	<u>25</u>	<u>167</u>

Source: Hanna:Keelan Associates, P.C., 2020.

**TABLE 25  
HOUSING UNIT TARGET DEMAND POTENTIAL – HOUSEHOLD GROUPS  
SPENCER, IOWA  
2025**

<b>OWNER UNITS</b>	<b>HOUSEHOLD AREA MEDIAN INCOME (AMI)</b>					<b>TOTALS</b>	<b>Workforce Sector</b>
	<b>0%-30%</b>	<b>31%-60%</b>	<b>61%-80%</b>	<b>81%-125%</b>	<b>126%+</b>		
<b>Elderly (55+)</b>	0	3	5	20	36	<b>64</b>	<b>17</b>
<b>Family</b>	5	9	22	30	48	<b>114</b>	<b>88</b>
<b>Special</b>							
<b><u>Populations<sup>1</sup></u></b>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>0</u>	<b>6</b>	<u>2</u>
<b>Subtotals</b>	<b>7</b>	<b>14</b>	<b>28</b>	<b>51</b>	<b>84</b>	<b>184</b>	<b>107</b>
<b>RENTAL</b>							
<b><u>UNITS*</u></b>							
<b>Elderly (55+)</b>	0	16	14	16	17	<b>63</b>	<b>10</b>
<b>Family</b>	6	21	26	32	8	<b>93</b>	<b>72</b>
<b>Special</b>							
<b><u>Populations<sup>1</sup></u></b>	<u>4</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>0</u>	<b>11</b>	<u>3</u>
<b>Subtotals</b>	<b>10</b>	<b>40</b>	<b>42</b>	<b>50</b>	<b>25</b>	<b>167</b>	<b>85</b>
<b>TOTALS</b>	<b>17</b>	<b>54</b>	<b>70</b>	<b>101</b>	<b>109</b>	<b>351</b>	<b>192</b>

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

\* Includes lease- or credit-to-own units.

<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2020.



**TABLE 26**  
**HOUSING UNIT TARGET DEMAND – UNIT TYPE /**  
**PRICE POINT (PRODUCT) RANGE BY AMI**  
**SPENCER, IOWA**  
**2025**

	<u>PRICE – PURCHASE COST (Area Median Income)</u>					<b>TOTALS</b>	<b>Work Force</b>
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
<b>OWNER</b>	<b>\$0-</b>	<b>\$97,290-</b>	<b>\$152,050-</b>	<b>\$203,530-</b>			<b>\$131,565-</b>
<b>UNITS*</b>	<b><u>\$92,000*</u></b>	<b><u>\$149,570*</u></b>	<b><u>\$199,415*</u></b>	<b><u>\$314,085*</u></b>	<b><u>\$316,595*+</u></b>	<b><u>TOTALS</u></b>	<b><u>\$197,380*</u></b>
2 Bedroom	2	4	10	18	20	54	19
3+ Bedroom	<u>5</u>	<u>10</u>	<u>18</u>	<u>33</u>	<u>64</u>	<u>130</u>	<u>88</u>
<b>TOTALS</b>	<b>7</b>	<b>14</b>	<b>28</b>	<b>51</b>	<b>84</b>	<b>184</b>	<b>107</b>

	<u>PRICE – PURCHASE COST (Area Median Income)</u>					<b>TOTALS</b>	<b>Work Force</b>
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
<b>RENTAL</b>	<b>\$0-</b>	<b>\$330-</b>	<b>\$660-</b>	<b>\$880-</b>			<b>\$635-</b>
<b>UNITS**</b>	<b><u>\$325**</u></b>	<b><u>\$650**</u></b>	<b><u>\$865**</u></b>	<b><u>\$1,355**</u></b>	<b><u>\$1,370**+</u></b>	<b><u>TOTALS</u></b>	<b><u>\$955**</u></b>
2 Bedroom	4	22	24	30	14	94	28
3+ Bedroom	<u>6</u>	<u>18</u>	<u>18</u>	<u>20</u>	<u>11</u>	<u>73</u>	<u>57</u>
<b>TOTALS</b>	<b>10</b>	<b>40</b>	<b>42</b>	<b>50</b>	<b>25</b>	<b>167</b>	<b>85</b>

Note: Housing Target Demand includes both New Construction & Purchase/Rehab/Resale or Re-Rent Activities.

\*Average Affordable Purchase Price **Range**, 3.0 PPHH (30% Income/80% Debt Coverage).

\*\*Average Affordable Monthly Rent **Range**, 2.5 PPHH (25% Income).

Source: Hanna:Keelan Associates, P.C., 2020.

**TABLE 27**  
**HOUSING TARGET DEMAND –**  
**HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR**  
**SPENCER, IOWA**  
**2025**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)^</u>
<b>18 to 54 Years**</b>	Single Family Unit	84 / 12*	35.0
	Patio Home Unit (detached)	12 / 0	4.5
	Town Home Unit	24 / 20	9.8
	Duplex/Triplex Unit	0 / 39	8.0
	Apartment - 4+ Units***	0 / 33	2.0
<b>Totals</b>		<b>120 / 104</b>	<b>59.3 Acres</b>
<b>55+ Years</b>	Single Family Unit	35 / 6	14.5
	Patio Home Unit (detached)	12 / 0	3.8
	Town Home Unit	17 / 12	6.5
	Duplex/Triplex Unit	0 / 37	6.8
	Apartment - 4+ Units***	0 / 8	0.5
<b>Totals</b>		<b>64 / 63</b>	<b>32.1 Acres</b>
<b>TOTAL UNITS / ACRES</b>		<b>184 / 167</b>	<b>91.4 Acres</b>
<b>TOTAL UNITS / ACRES OF NEW CONSTRUCTION</b>		<b>149 / 117</b>	<b>69.2 Acres / 208 Acres^^</b>
*Includes Credit-To-Own Units. **Includes housing for persons with a disability. ***Includes housing in Downtown. ^Includes Public Right-of-Way. ^^Residential Land Use Plan Designation for New Construction, 3.0x total acres.			
Source: Hanna:Keelan Associates, P.C., 2020.			

**TABLE 28  
HOUSING STRUCTURAL CONDITION SURVEY  
SPENCER, IOWA**

**2020**

<u>Condition</u>	<u>Quality</u>	<u>Total</u>
Excellent	Executive	0
Excellent	Superior	0
Excellent	High	2
Excellent	Good	32
Excellent	Average	82
Excellent	Below Average	22
<u>Excellent</u>	<u>Sub-Standard</u>	<u>1</u>
<b>Total</b>		<b>139</b>
Very Good	Executive	0
Very Good	Superior	0
Very Good	High	8
Very Good	Good	96
Very Good	Average	272
Very Good	Below Average	59
<u>Very Good</u>	<u>Sub-Standard</u>	<u>0</u>
<b>Total</b>		<b>435</b>
Above Normal	Executive	0
Above Normal	Superior	0
Above Normal	High	11
Above Normal	Good	253
Above Normal	Average	695
Above Normal	Below Average	133
<u>Above Normal</u>	<u>Sub-Standard</u>	<u>5</u>
<b>Total</b>		<b>1,097</b>
Normal	Executive	2
Normal	Superior	4
Normal	High	71
Normal	Good	604
Normal	Average	958
Normal	Below Average	188
<u>Normal</u>	<u>Sub-Standard</u>	<u>8</u>
<b>Total</b>		<b>1,835</b>

**CONTINUED:**

**TABLE 28 (CONTINUED)**  
**HOUSING STRUCTURAL CONDITION SURVEY**  
**SPENCER, IOWA**

**2020**

<u>Condition</u>	<u>Quality</u>	<u>Total</u>
Below Normal	Executive	0
Below Normal	Superior	0
Below Normal	High	2
Below Normal	Good	41
Below Normal	Average	165
Below Normal	Below Average	101
<u>Below Normal</u>	<u>Sub-Standard</u>	<u>8</u>
<b>Total</b>		<b>317</b>
Poor	Executive	0
Poor	Superior	0
Poor	High	0
Poor	Good	3
Poor	Average	33
Poor	Below Average	42
<u>Poor</u>	<u>Sub-Standard</u>	<u>3</u>
<b>Total</b>		<b>81</b>
Very Poor	Executive	0
Very Poor	Superior	0
Very Poor	High	0
Very Poor	Good	0
Very Poor	Average	4
Very Poor	Below Average	18
<u>Very Poor</u>	<u>Sub-Standard</u>	<u>4</u>
<b>Total</b>		<b>26</b>
Observed	Executive	1
Observed	Superior	0
Observed	High	0
Observed	Good	0
Observed	Average	3
Observed	Below Average	4
<u>Observed</u>	<u>Sub-Standard</u>	<u>1</u>
<b>Total</b>		<b>9</b>
<b>TOTAL STRUCTURES</b>		<b>3,939</b>

Source: Clay County Assessor, 2020.

**TABLE 29**  
**ESTIMATED HOUSING UNIT**  
**REHABILITATION/DEMOLITION TARGET DEMAND**  
**SPENCER, IOWA**  
**2025**

<b># Rehabilitated /</b>	<b><u>Demolition</u></b>
<b><u>Est. Cost*</u></b>	
<b>385 / \$13.1 M</b>	<b>36</b>

\*Based upon Clay County Assessor Data, Field Inspections and Age of Housing Data.  
Source: Hanna:Keelan Associates, P.C., 2020.