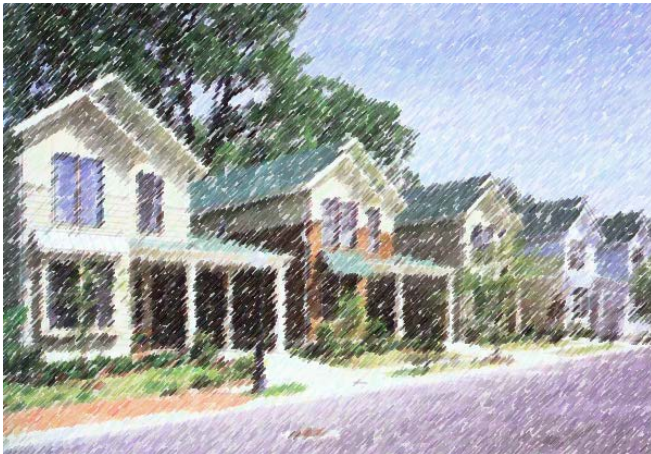


City of Northfield Housing Study Fall 2020

Housing Inventory & Analysis



Housing Inventory Elements

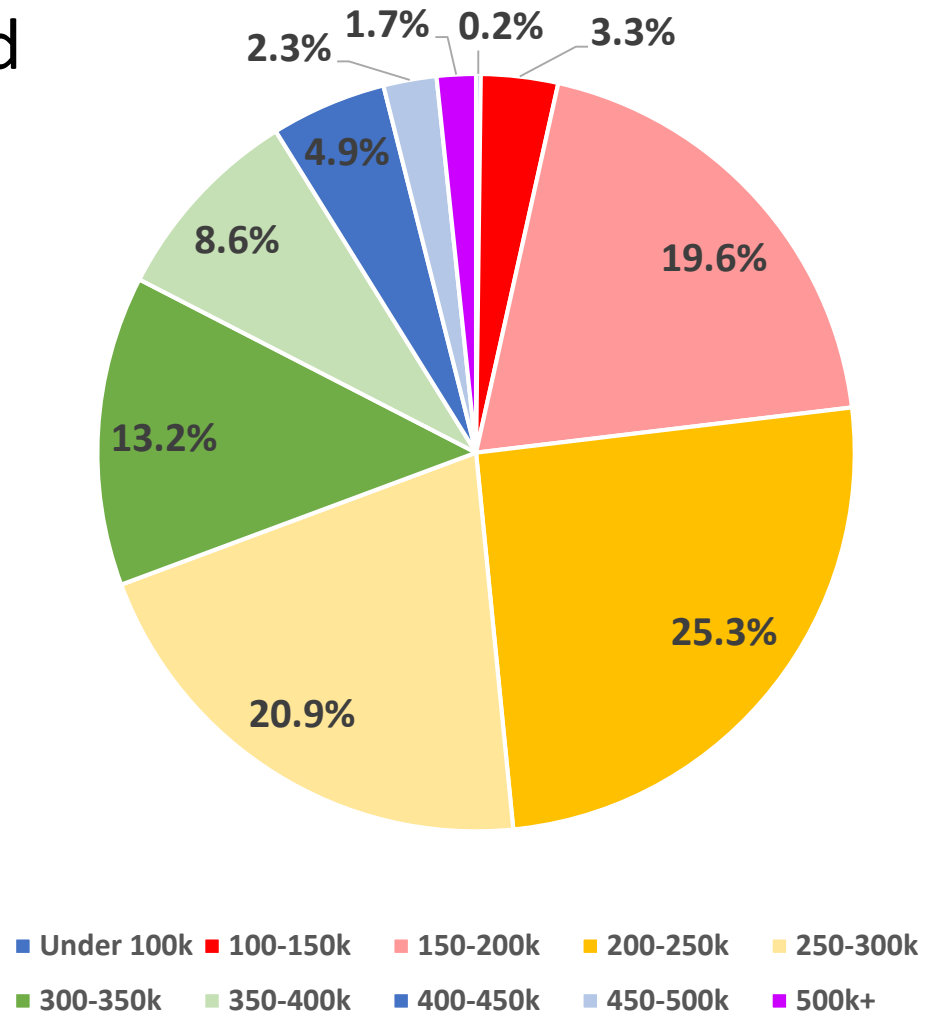
1. Existing Housing Inventory
2. For Sale/Owned Single Family Housing
3. Home Sales Market
4. Home Sales Construction (Building Permits)
5. Rental Housing
6. Senior Housing
7. Emergency/Supportive Housing

Existing Housing Inventory

- 7,353 total
- 4,108 homesteaded properties
 - Homestead properties must be owned and function as the primary residence of the owner
- 521 non-homesteaded single family houses or townhomes
- 214 lots within two manufactured home communities
- 2,510 apartment and senior units
 - 1,363 market rate apartments (including 141 coming online in early 2021)
 - 554 affordable, non-age restricted, apartments (including 8 coming online in early 2021)
 - 593 senior housing units

Single Family Housing

Owner-occupied single family homes on parcels under 2 acres:



Home Value (Total Est. Market Value)	Count
Under \$100,000	8
\$100,000 - 150,000	132
\$150,000 – 200,000	787
\$200,000 – 250,000	1,017
\$250,000 – 300,000	839
\$300,000 – 350,000	531
\$350,000 – 400,000	344
\$400,000 – 450,000	198
\$450,000 – 500,000	91
\$500,000+	67

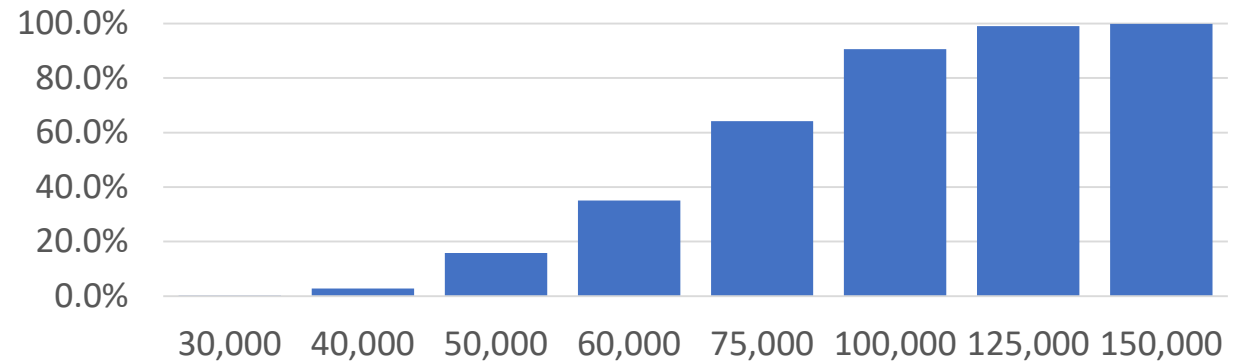
Affordable Single Family Housing

What percent of owner occupied homes would be classified as affordable for people in different income brackets?

Assuming a mortgage with taxes and at 4% with 3.5% down

This includes all owner occupied homes (<2ac.) in Northfield, not just those that are for sale

Annual Income	Hourly Wage (Full Time)	Affordable Home Cost (30% of Monthly Income)	Owner Occupied Homes that are Affordable	% of Homes that are Affordable
\$30,000	\$14.38	\$104,000	10	0.2%
\$40,000	\$19.18	\$144,000	111	2.8%
\$50,000	\$23.97	\$184,000	635	15.8%
\$60,000	\$28.77	\$224,000	1,409	35.1%
\$75,000	\$35.96	\$284,000	2,577	64.2%
\$100,000	\$47.95	\$396,000	3,637	90.6%
\$125,000	\$59.93	\$544,000	3,974	99.0%
\$150,000	\$71.92	\$657,000	4,009	99.9%



Affordable Single Family Housing

28% of Northfield households make less than \$35,000/year

0.5% of owner occupied houses would be considered affordable to a household making \$35,000/year

41% of Northfield households make less than \$50,000/year

16% of owner occupied houses would be considered affordable to a household making \$50,000/year

Affordable Single Family Housing

Northfield's Median Income is \$63,621 (Affordable Home = \$238K)

63.9% of owner occupied houses would be considered affordable to a household making the median income – 2,565 houses total

80% of Northfield's Median Income is \$50,897 (Affordable Home = \$187K)

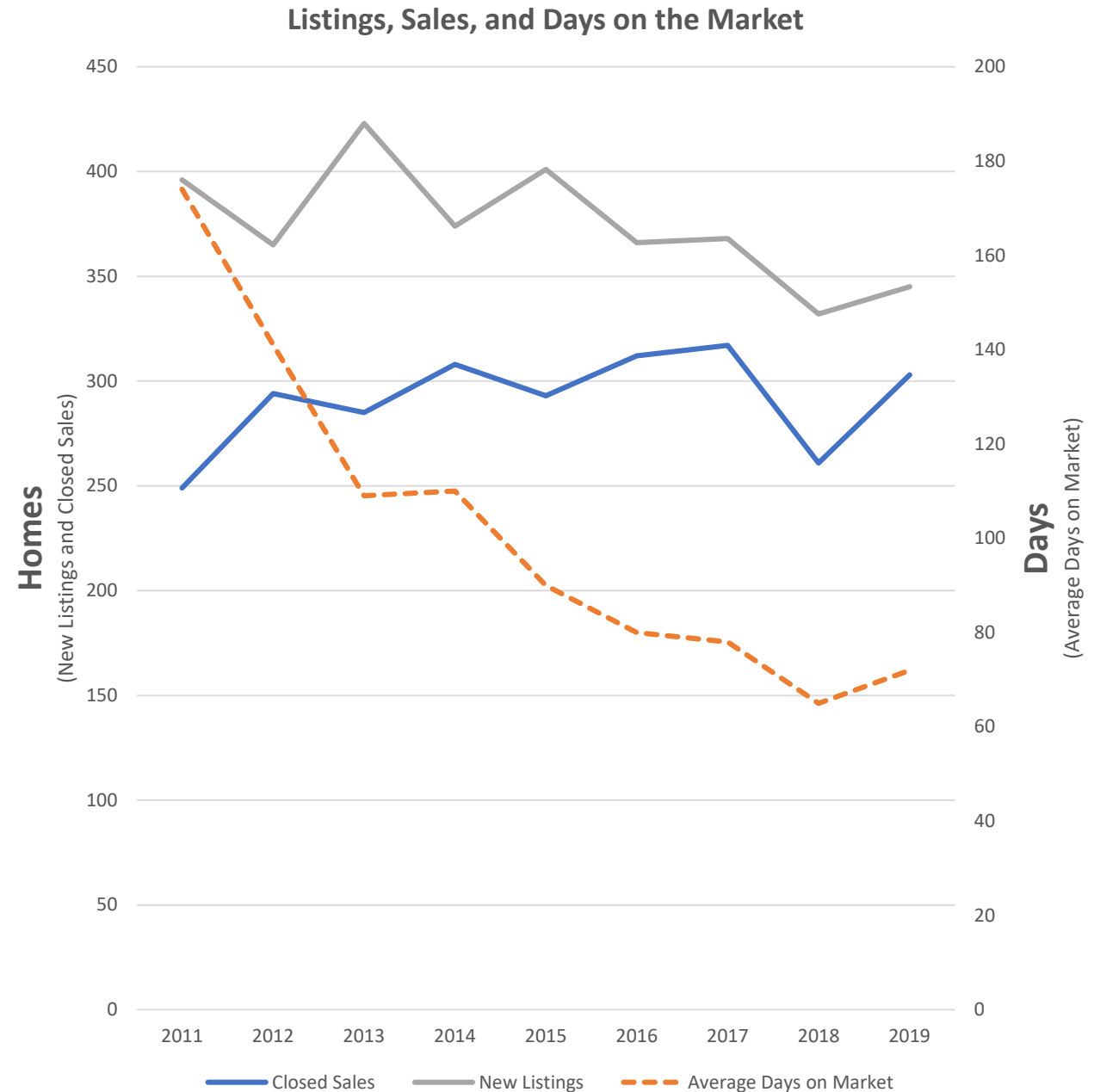
16.8% of owner occupied houses would be considered affordable to a household making 80% of the median income – 673 houses total

50% of Northfield's Median Income is \$31,811 (Affordable Home = \$111K)

0.3% of owner occupied houses would be considered affordable to a household making 50% of the median income - 11 houses total

Home Sales Market

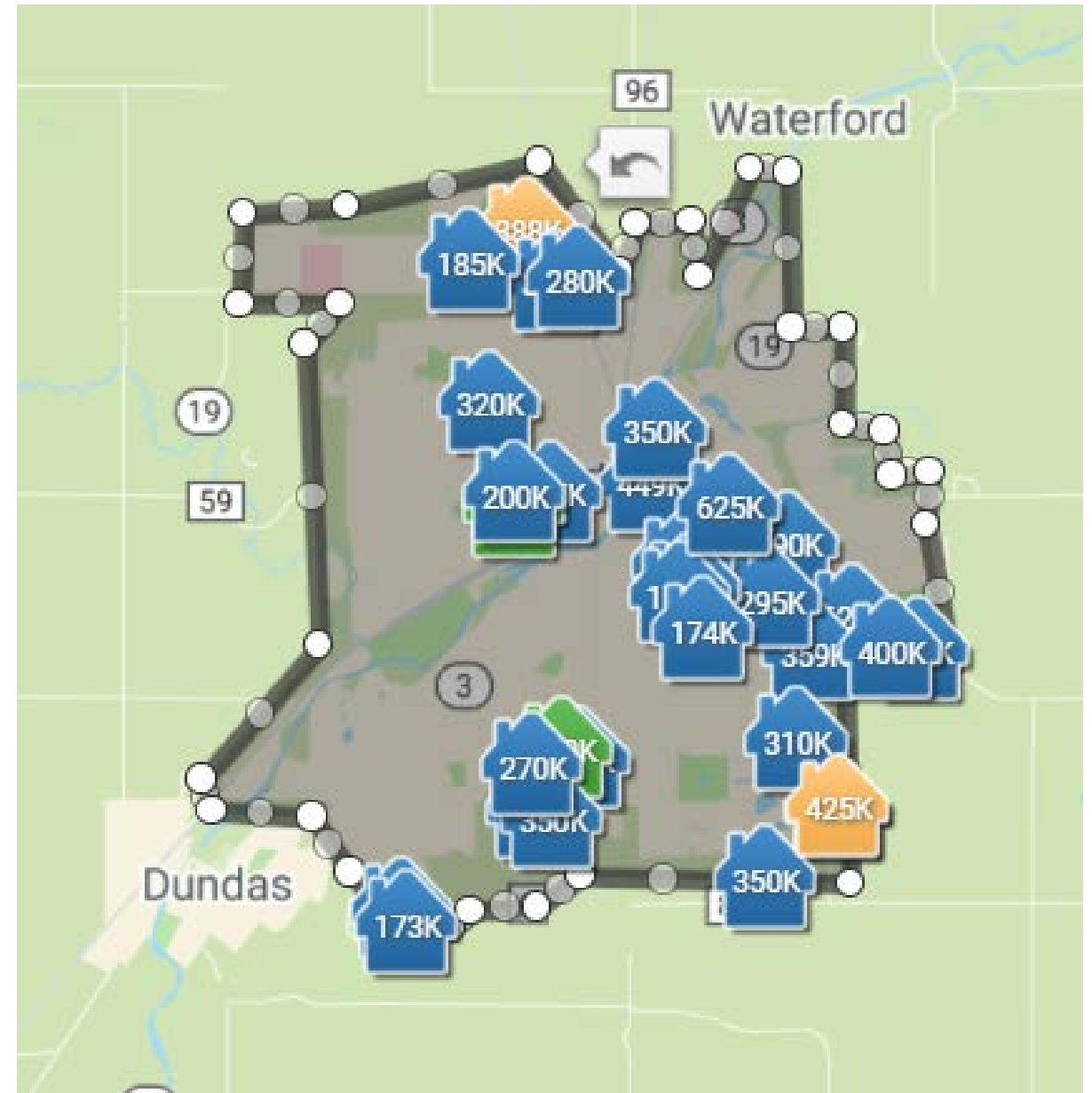
- Single family home sales have stayed fairly even at about 290/year, while new listings are falling somewhat year over year
- Average days on the market has fallen significantly from 174 days in 2011 to 72 days in 2019



Home Sales Market - Listings

Type	Active	Range
Single Family	13	\$280-990k
Town Homes	7	\$173-425k
Multi-Family	1	\$449k

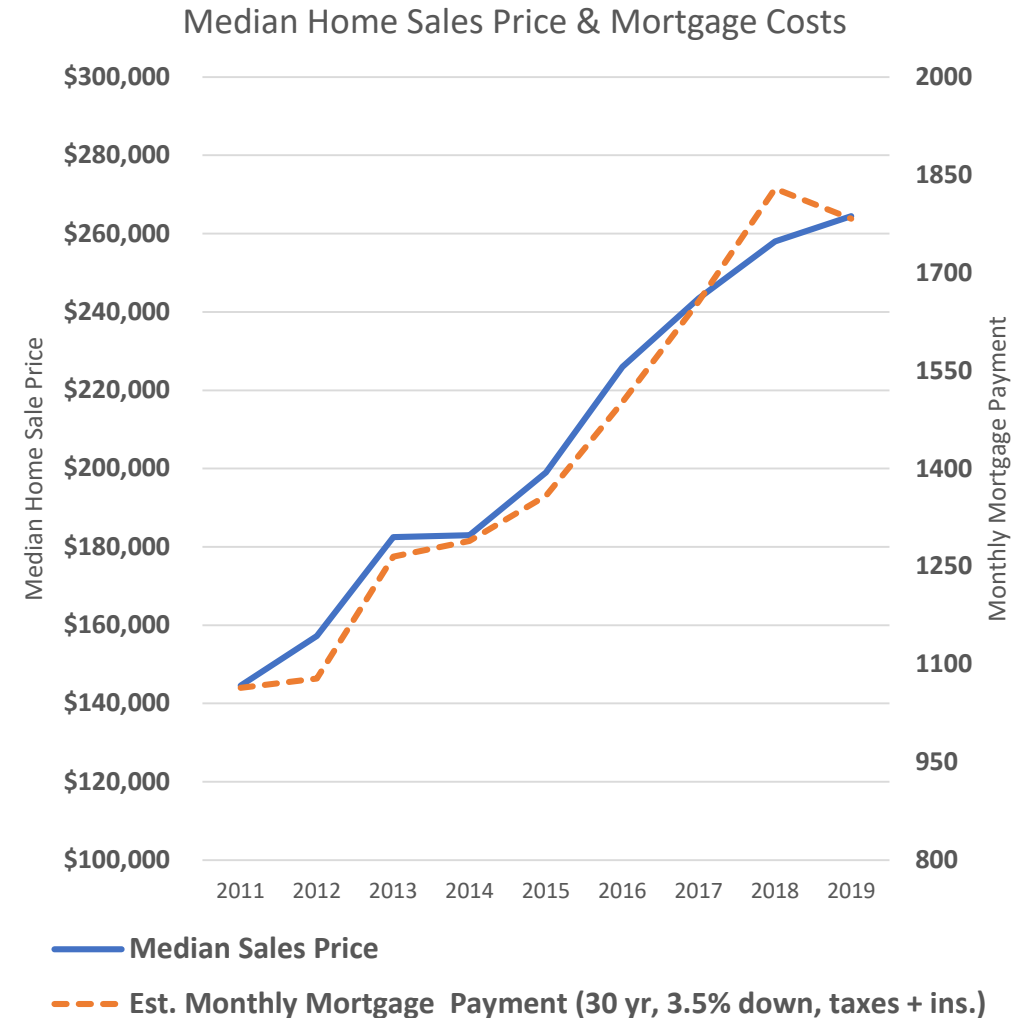
Oct 2020



Home Sales Market - Prices

- Home prices have risen significantly from 2011 to 2019
 - \$145,000 to over \$260,000
- In 2011 the median home price was affordable to someone making \$42,560/year*
- In 2019 someone would need to make \$71,320/year to afford the median home price*

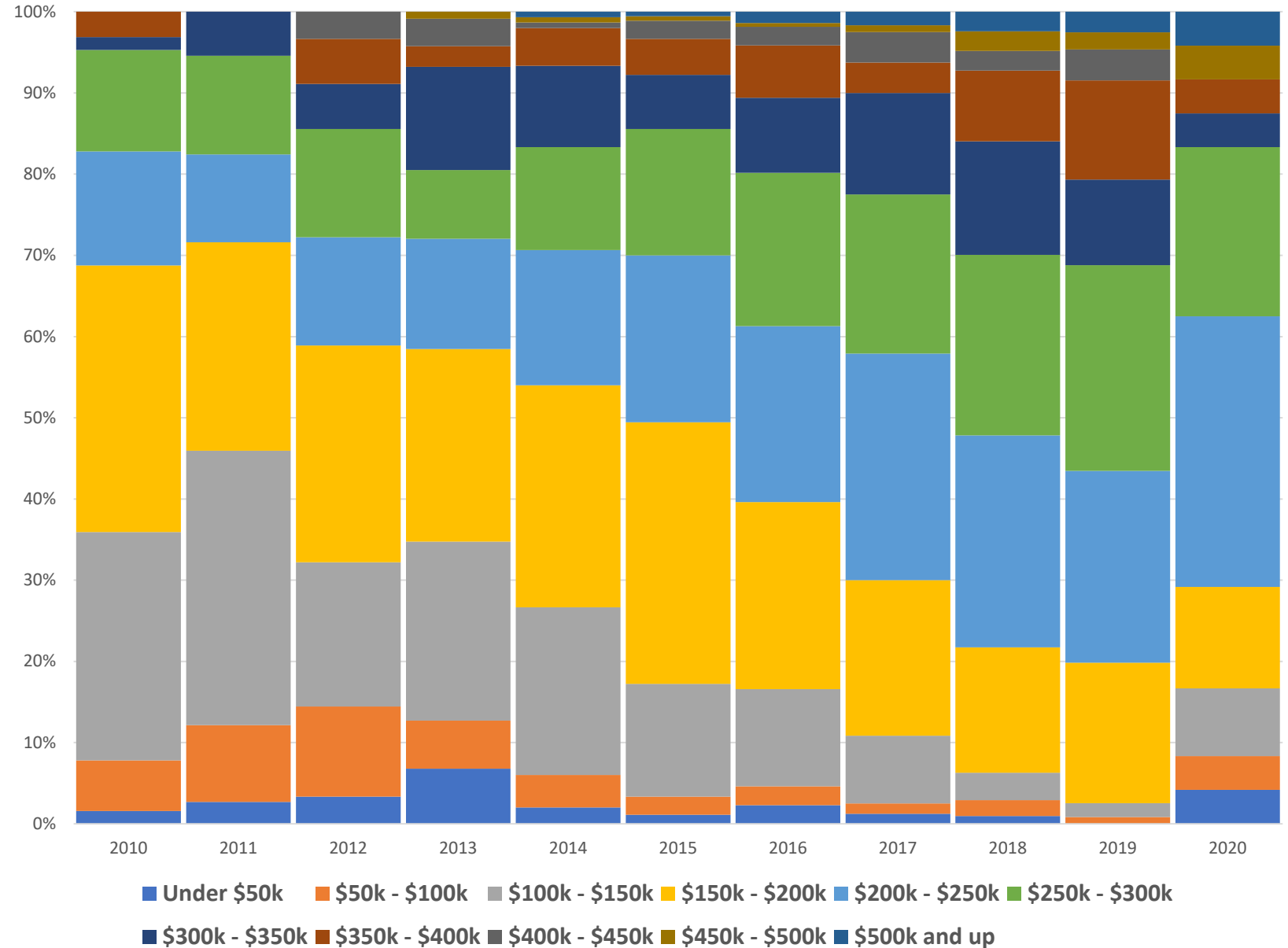
**based on 30% of income with annual average 30 year mortgage rate, 3.5% down (FHA) and taxes+insurance. Does not include other housing costs. Does not imply credit would be available to any specific individual.*



Home Sales Market - Prices

- In 2010, more than 2/3 of home sales were under \$200,000
- In 2019 (last full year of data) only 20% of home sales were under \$200,000

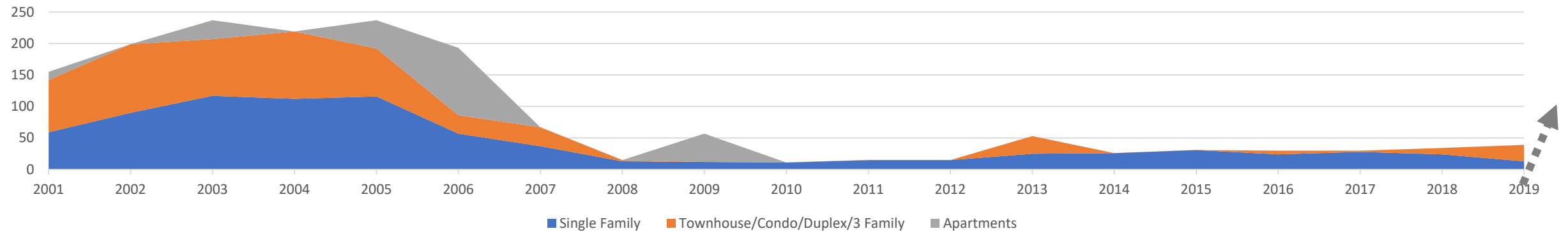
Percent of Home Sales by Sales Price 2010-2020 (Last Sale Data)



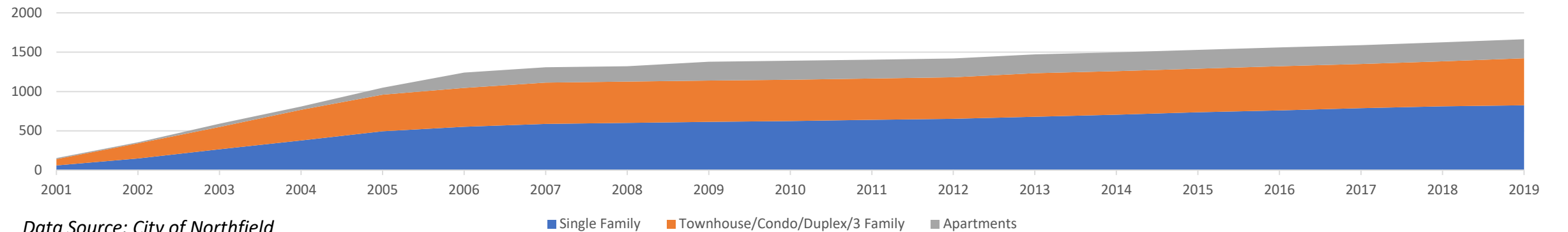
Housing Construction - Building Permits

- New housing has not come close to pre-2008 levels
- 2021 bringing first new apartments since 2009 (149 Units)

Housing Units (by type)



Cumulative Housing Units since 2001 (by type)

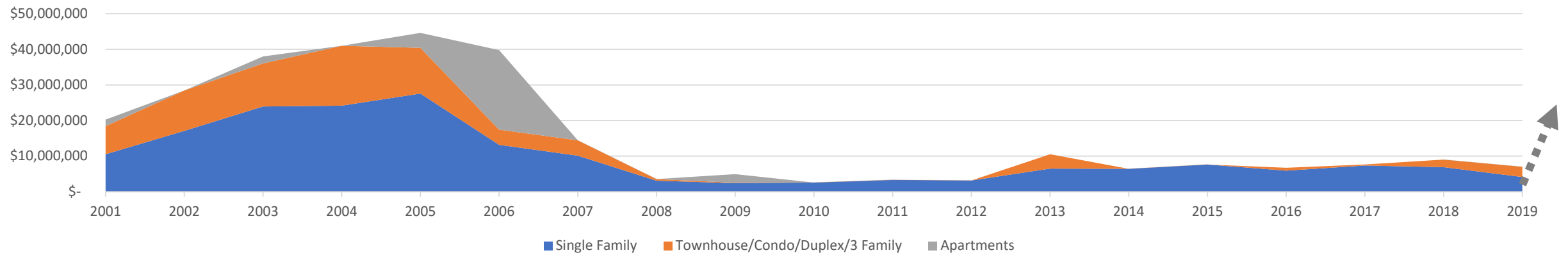


Data Source: City of Northfield

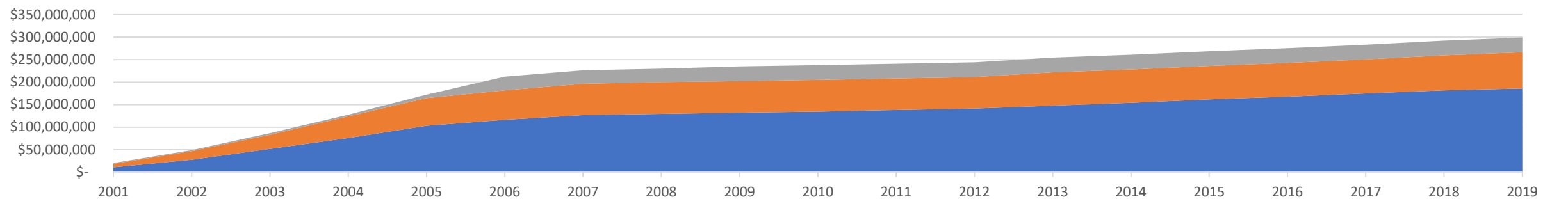
Housing Construction - Building Permits

- The overall value of new housing has fallen from a high of \$44.6m in 2005 to \$7m in 2019
- New apartment projects represent about \$26m

Housing Units (by value)



Cumulative Housing Value since 2001 (by type)



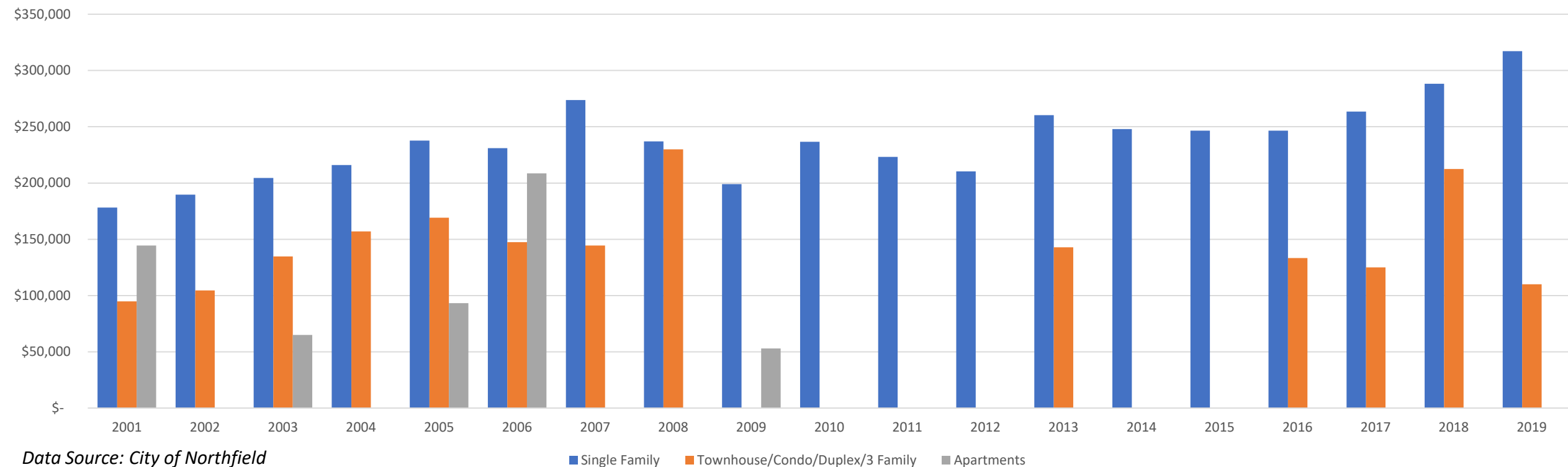
Data Source: City of Northfield

■ Single Family ■ Townhouse/Condo/Duplex/3 Family ■ Apartments

Housing Construction - Building Permits

- Single family home values are back above 2007 in nominal dollars
- Adjusted for inflation, 2007 values are about 106% of 2019 values

Per Unit Value (by type)



Data Source: City of Northfield

For Sale Housing

Planned New Construction: 114 housing units

- **Hills of Spring Creek**

- Schmidt Homes
- 68 single-family homes
- Market rate

- **Bluff View**

- Three Rivers Community Action
- 46 units, mix of twinhomes and 4-plexes
- Senior independent living units
- Market rate



Rental Housing

- There are an estimated 2,351 rental units in Northfield as per the City's rental license program
- Apartments.com shows no availability in any of the buildings listed through their site

Type	Average Rent	Affordable at:
Studio	\$644	\$25,760
1 BR	\$711	\$28,440
2 BR	\$864	\$34,560
3 BR	\$967	\$38,680

Rental Housing

Planned New Construction: 187 housing units

- **Fifth Street Lofts**

- Stencil Group/Rebound, \$14M project
- 79 units, including 8 affordable
- Rents expected to range from \$830 (studio) - \$1,600 (2BR)
- Leasing starting in May 2021

- **Timberfield Apartments**

- Kuepers
- 70 market rate units

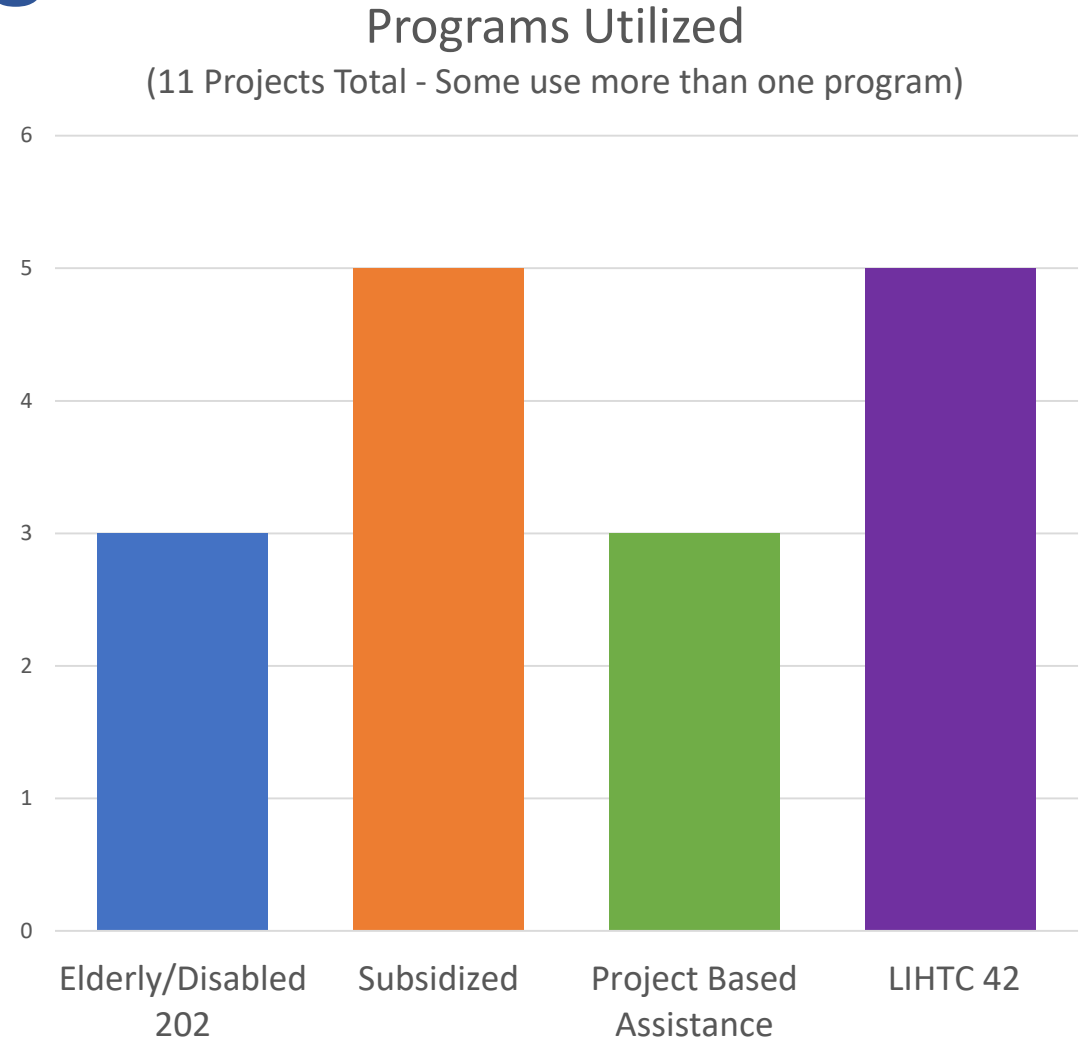
- **Spring Creek Townhomes**

- 2nd Addition
- Three Rivers Community Action
- 38 affordable units



Affordable Rental Housing

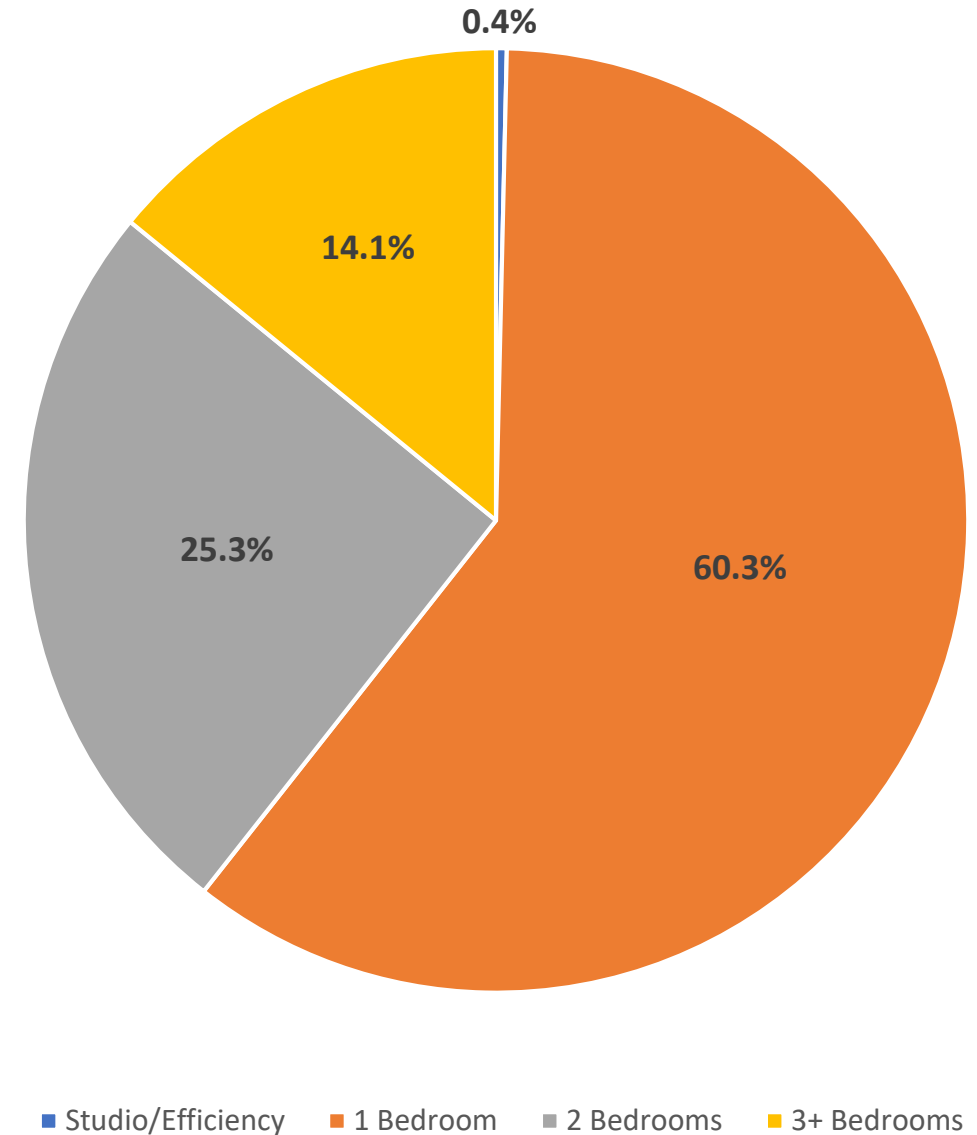
- HUD approved affordable housing comes in different programs, including:
 - Senior/Disabled (202)
 - Subsidized
 - Project Based Assistance
 - Low Income Housing Tax Credits
- Projects may utilize one or more of the programs



Affordable Rental Housing

- HUD identifies 546 affordable units of housing in Northfield
 - This does not include Naturally Occurring Affordable Housing (NOAH)
 - This also does not include market rate housing obtained through use of a voucher or USDA Rural (515) programs
- Of the identified affordable housing units, most are 1 bedroom
- 77 units are 3 or more bedrooms

Affordable Units by Bedroom Count



Senior Housing

Senior	593
Nursing Home	76
Assisted Living	170
Memory Care	70
Other	277

Subsidized	218
Market*	375

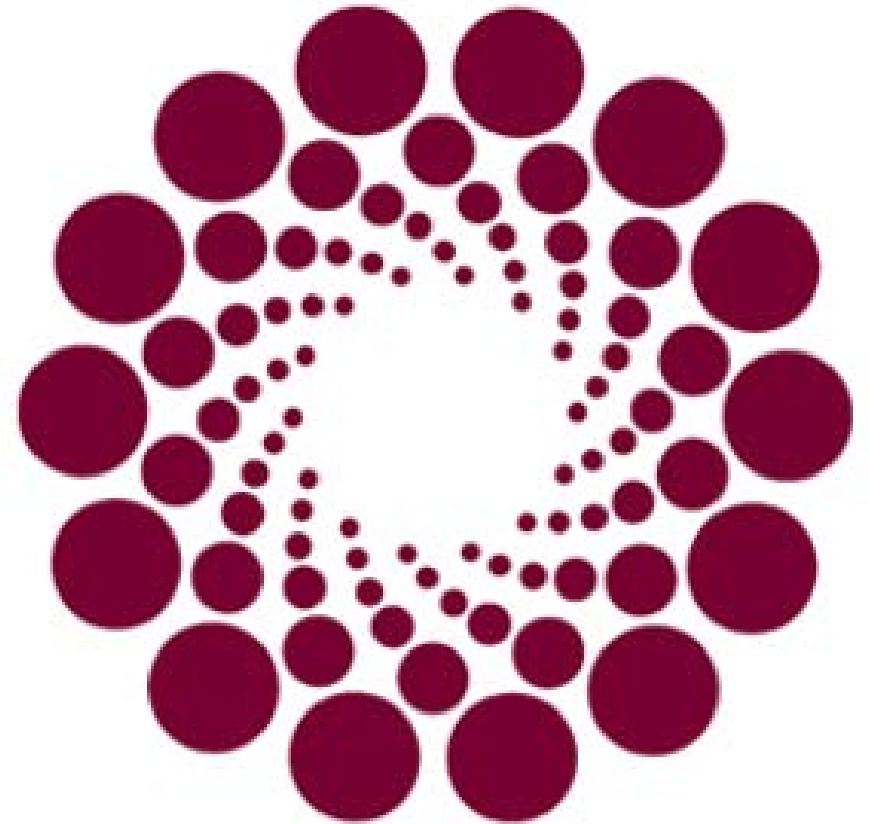
*76 Nursing Home Units may be subsidized through other programs such as Medicare at an individual resident level



Source: Northfield Hospital Long Term Care Center

Emergency/Supportive Housing

- Community Action Center provides emergency and supportive housing
 - Emergency Housing is provided in coordination with local motel
 - Up to 2 week stay
 - 129 individuals served last year, including 49 children
 - There are times when the CAC has to refer people to other resources because they are at capacity



Community Action Center
OF NORTHFIELD