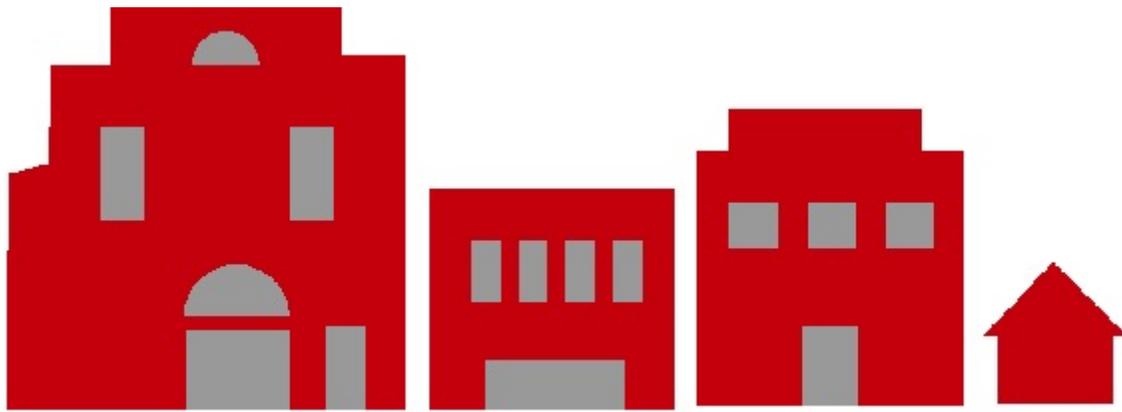


Breckenridge/Wahpeton COMPREHENSIVE HOUSING STUDY

September 2010



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Introduction

Overview

Local elected and public officials are often held responsible for conditions and circumstances over which they have limited control. This is particularly true of housing. Most of the housing units in Wahpeton, ND, and Breckenridge, MN, are privately owned and were constructed with private funds. On an increasing scale, however, the public is demanding that public officials control what happens in this largely private housing market by eliminating blight, protecting individual investments, and generating new housing growth to meet economic development needs.

Community Partners Research, Inc., was hired by the Cities of Wahpeton, ND, and Breckenridge, MN, to conduct a study of the housing needs and conditions in the two Cities and in Wilkin and Richland Counties.

Goals

The multiple goals of the study include:

- ▶ Provide updated demographic data
- ▶ Provide an analysis of the current housing stock and inventory
- ▶ Determine gaps or unmet housing needs
- ▶ Examine future housing trends that the area can expect to address in the coming years
- ▶ Provide a market analysis for future housing development
- ▶ Provide housing recommendations and findings

Methodology

A variety of resources were utilized to obtain information for the Housing Study. Community Partners Research, Inc., collected and analyzed data from March, 2010, to July, 2010. Data sources included:

- ▶ U.S. Census Bureau
- ▶ Demographic estimates and projections from the Minnesota State Demographer
- ▶ Claritas, Inc.
- ▶ Records and data from the Cities of Wahpeton and Breckenridge
- ▶ Records and data maintained by Richland and Wilkin Counties
- ▶ Interviews with elected officials and staff from the Cities
- ▶ Interviews with community leaders
- ▶ Interviews with people familiar with the area's housing conditions including realtors, property managers and developers
- ▶ Area housing agencies
- ▶ State housing agencies
- ▶ Rental property owner surveys
- ▶ Exterior housing condition analysis

Limitations

This Housing Study represents an analysis performed with the data available at the time of the Study. The findings and recommendations are based upon current solutions and the best available information on future trends and projections. Significant changes in the area's economy, employment growth, Federal or State tax policy or other related factors could change the conclusions and recommendations contained in this Housing Study.

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