

# WAHPETON—YOUR PARTNER IN RESIDENTIAL HOUSING

The City of Wahpeton is looking to partner with a developer to increase residential housing availability. The city has lots available in the Westdale Addition and on the former Central School lot located on 3rd Avenue North between 2nd and 3rd Streets.

The city has the following development tools to assist your project:

- ✓ **Renaissance Zone** (former Central School site) incentives, including up to 100% property tax exemption for five years and a ND income tax exemption for five years.
- ✓ **Sales Tax Grant Funds** may be available based on project specifics, including location and scope of improvements.
- ✓ **Property Tax Exemption** on the first \$150,000 for two years for a homeowner.
- ✓ **Property Tax Exemption** of 100% for two years on residential spec homes.

A **housing study** commissioned by the City of Wahpeton in 2017 projects the need for 11-14 new housing units per year. The breakdown is as follows:

- ✓ Higher & moderately-priced homes, 3-4 units.
- ✓ Affordable homes, 5-6 units.
- ✓ Twin homes/town houses, 3-4 units.

The study also suggested the following considerations:

- ✓ Development should accommodate a variety of home designs/prices.
- ✓ A cluster of lots should be available for twin homes/town houses.
- ✓ The lot purchase and home building processes should be “user-friendly,” including the construction of spec homes.

