Comprehensive Housing Needs Assessment For Crow Wing County, Minnesota

Prepared for:

Crow Wing County Housing and Redevelopment Authority

Brainerd, Minnesota

July 2014/March 2015

Maxfield Research Inc.

7575 Golden Valley Road
Suite 385
Golden Valley, MN 55427
612.338.0012

March 26, 2015

Ms. Jennifer Bergman
Executive Director
Crow Wing County Housing and Redevelopment Authority
326 Laurel Street
Brainerd, Minnesota 56401

Dear Ms. Bergman:

Attached is the study *Comprehensive Housing Needs Assessment for Crow Wing County, Minnesota* conducted by Maxfield Research Inc. The study projects permanent year-round housing demand for each community in Crow Wing County from 2014 to 2020 and from 2020 to 2030. It also provides recommendations on the amount and types of housing that could be built to satisfy demand from current and future residents.

The Comprehensive Housing Needs Assessment finds that household growth and changes in demographic characteristics and housing preferences will create demand for approximately 4,970 permanent year-round housing units in Crow Wing County from 2014 to 2030. Included in this total is demand for an estimated 3,342 ownership units and 1,628 rental and senior units. This includes demand for 788 rental units from low- and moderate-income households. Assistance from Crow Wing County HRA, non-profits and other government agencies and private developers may be necessary to ensure that the housing needs of these low and moderate income households are met. Detailed information regarding housing demand by geographic area and recommended housing types can be found in the *Conclusions and Recommendations* section at the end of the report.

We have enjoyed performing this study for you and are available should you have any questions or need additional information.

Sincerely,

MAXFIELD RESEARCH INC.

Mary Bujold
President
Attachment

612-338-0012 (fax) 612-904-7979
7575 Golden Valley Road, Suite 385, Golden Valley, MN 55427
www.maxfieldresearch.com

TABLE OF CONTENTS

	Page
KEY FINDINGS	1
Introduction	1
Key Findings	1
PURPOSE AND SCOPE OF STUDY	**5**
Study Impetus	5
Scope of Work	5
DEMOGRAPHIC ANALYSIS	**7**
Introduction	7
Regional Location	8
Population and Household Growth Trends and Projections	9
Population Age Distribution Trends	18
Household Income	20
Household Tenure	22
Household Type	28
Employment Growth Trends	30
Commuting Patterns	39
Major Employers	42
Age of Housing Stock	45
Tenure by Units in Structure	47
Vacancy Status (Seasonal Units and "Other Vacant")	50
Residential Construction Trends 2000 through 2006	52
MARKET CONDITIONS GENERAL-OCCUPANCY RENTAL HOUSING	**54**
Introduction	54
Crow Wing County Rental Housing	55
Housing Choice Voucher Program	63
Cost-Burdened Renters	66
Pending Rental Developments	70
MARKET CONDITIONS SENIOR HOUSING	**71**
Introduction	71
Senior Housing Defined	72
Senior Housing Market Trends	73
Market Rate Senior Developments in Crow Wing County	74
Shallow Subsidy and Deep Subsidy Senior Housing	77
Pending Senior Housing Developments	79

TABLE OF CONTENTS
(Continued)

	Page
MARKET CONDITIONS FOR-SALE HOUSING	**80**
Introduction	80
Home Resales	82
Newer Subdivisions	86
Home Foreclosures	87
CONCLUSIONS AND RECOMMENDATIONS	**89**
Introduction	89
Demographic Profile and Housing Demand	90
Rental Housing Demand	91
For-Sale Housing Demand	97
Crow Wing County Housing Recommendations	102
Housing Goals of the Resilient Region Plan	108

LIST OF TABLES

Table Number and Title	Page
1. Population Trends and Projections, Crow Wing County, 2000 to 2030	11
2. Household Trends and Projections, Crow Wing County, 2000 to 2030	13
3. Population Age Distribution, Crow Wing County, 2000 to 2030	18
4. Household Income by Age of Householder, Crow Wing County, 2014 & 2019	21
5. Household Tenure Trends and Projections, Crow Wing County, 2000 - 2030	24
6. Tenure by Age, Crow Wing County, 2010	26
7. Household Type Trends, Crow Wing County, 2000 and 2012	29
8. Employment Growth Trends and Projections, Crow Wing County, 2000 - 2030	31
8A. Median Wage by Employed Worker (Age 16 Years or Older), Crow Wing Co. 2013	35
9. Covered Employment by Industry, Crow Wing County, 2000, 2010, 2013	37
10. Resident Employment, Crow Wing County, 2000 to 2014	38
11. Crow Wing County Commuting Patterns, 2013	40
12. Major Employers, Crow Wing County, 2014	43
13. Age of Housing Stock, Crow Wing County, 2013	46
14. Owner Occupied Units by Number of Units in Structure, Crow Wing County, 2012	48
14A Renter-Occupied Units by Number of Units in Structure, Crow Wing County, 2012	49
15. Housing Unit Vacancy Status, Crow Wing County, 2012	51
16. Residential Building Permits Trends, Crow Wing County, 2000 through 2013	53
17. Rental Vacancy Summary, Crow Wing County Surveyed General Occupancy Rental Developments, December 2014	56
18. Rent Summary, Crow Wing County Surveyed General Occupancy Rental Developments, December 2014	58
18A Rent Summary, Crow Wing County, General Occupancy-Other Rental Units, December 2014	59
19. Deep and Shallow Subsidy Gen. Occ. Rental Developments, Crow Wing County, January 2015	60
19A Mobile/Manufactured Home Parks in Crow Wing County, December 2014	65
20. Cost-Burdened Renter Households, Crow Wing County, 2000 to 2012	67
21. Market Rate Senior Housing Units by Community, Crow Wing County, Jan. 2015	75
22. Shallow-Subsidy and Deep-Subsidy Senior Rental, Crow Wing County, Dec. 2014	78
23. Average Home Resale Prices, Waterfront and Non-Waterfront, Crow Wing County, 2010 through 2013	84
23A Home Foreclosures in Crow Wing County, 2006 through 2013	87
24. Demand for Additional Rental Housing, Crow Wing County, 2014 to 2020	94
25. Demand for Additional Rental Housing, Crow Wing County, 2020 to 2030	95
26. Demand for Additional For-Sale Housing, Crow Wing County, 2014 to 2020	99
27. Demand for Additional For-Sale Housing, Crow Wing County, 2015 to 2030	100
28. Suggested Shallow-Subsidy General Occupancy Development Concept, March 2015	106
29. Suggested Shallow-Subsidy Independent Senior Concept, March 2015	106
30. Suggested Market Rate General Occupancy Concept, March 2015	107

LIST OF CHARTS

Chart Number and Title	Page
1. Crow Wing County Growth Leaders, 2010 to 2030	10
2. Age Distribution of the Adult Population, Crow Wing County, 2000 to 2030	19
3. Household Income by Age of Householder, Crow Wing County, 2014 & 2019	20
4. Median Household Incomes, Larger Crow Wing Cities, 2014	22
5. Owner & Renter Households by Age of Householder, Crow Wing County, 2010	23
6. Household Type, Crow Wing County, 2000 and 2010	28
7. Number of Jobs-Crow Wing County Cities, 2000 and 2014	33
7A. Crow Wing County Labor Force and Unemployment Rate, 2000 through 2014	39
8. Place of Residence for Workers Commuting to Crow Wing County, 2013	41
8A. Where Workers Are Employed That Live in Crow Wing County, 2013	41
9. Age of Housing Stock, 2009-2013 (Average)	47
10. Residential Building Permits, Crow Wing County, 2010 through 2013	53
11. Rental Vacancy Summary, Crow Wing County, Dec. 2014	57
12. Market Rate Senior Housing by Community, Crow Wing County, Dec. 2014	76
13. Market Rate Senior Housing by Service Level, Crow Wing Cty., Dec. 2014	77
14. Number of Homes Sales, Crow Wing County, 2010 through 2013	82
15. Average Home Resale Price, Crow Wing, 2010 through 2013	83
16. No. of Foreclosures-Crow Wing County, 2006 through 2013	88
17. Demand by Type of Housing, Crow Wing County, 2014 to 2030	102
18. Shallow/Deep Subsidy Rental Demand, Crow Wing County Communities, 2014 to 2030	103

LIST OF MAPS

Map Number and Title	Page
1. Crow Wing County	6
2. Projected Population, Percent Change, 2010-2020	16
3. Projected Households, Percent Change, 2010-2020	17
4. Household Tenure, Crow Wing County, 2010	27
5. Cost-Burdened Renter Households, 35% or More of Income For Rent, 2012	68
6. Cost-Burdened Renter Households, 50% or More of Income for Rent, 2012	69

LIST OF FIGURES

Figure Number and Title	Page
1. Continuum of Housing and Services for Seniors	73
2. Crow Wing County Rental Housing Demand Summary, 2014 to 2020	93
3. Crow Wing County Rental Housing Demand Summary, 2020 to 2030	96
4. Crow Wing County For-Sale Housing Demand Summary, 2014 to 2020	98
5. Crow Wing County For-Sale Housing Demand Summary, 2020 to 2030	101

Introduction

Maxfield Research Inc. was engaged by the Crow Wing County Housing and Redevelopment Authority (Crow Wing County HRA) to conduct a comprehensive housing needs assessment for Crow Wing County. The goal of this study is to identify current and future housing needs for County jurisdictions and to identify strategies to encourage and support the development of needed housing.

Detailed calculations of housing demand from 2014 to 2020 and from 2020 to 2030 can be found in the *Conclusions and Recommendations* section of the report. Recommendations on the amount and types of housing that should be developed to accommodate the housing needs is presented as well.

The following are key highlights from the comprehensive housing needs assessment.

Key Findings

1. Crow Wing County experienced strong population and household growth in the beginning of the 2000s and the housing market was robust. During the recession and subsequent housing slowdown, market activity in local housing markets and in the second-home market decreased substantially as economic instability increased. Market activity in the for-sale market, traditional and second home, has now started to increase again. Rental housing has been experiencing low vacancy rates through the recession and continues to experience low vacancy rates as more households moved into the rental market for economic reasons. The Highway 371 bypass through Baxter reduced drive times up to the smaller communities and lakes areas. Commercial development along Highway 371 has increased dramatically and the Highway 371 Corridor through Baxter is now the prime commercial district of the Brainerd Lakes area. Improvements to Highway 371 are underway north of Baxter into Pequot Lakes and Nisswa. This will reduce drive times between Brainerd/Baxter which are the employment centers, and the smaller northern communities in Crow Wing County. By 2030, Crow Wing County is projected to have a population of 72,256 people, up from 55,099 people in 2000, an increase of 17,157 people over the 30-year period (31.1%).

2. Based on projected household growth, Crow Wing County is anticipated to need approximately 4,970 housing units between 2014 and 2030. This excludes units that are intended for seasonal or occasional use. Demand is divided between 2014 to 2020 with a need for about 2,429 units (1,673 ownership/756 rental) and 2020 to 2030 with a need for about 2,541 units (1,669 ownership/872 rental).

3. Total projected housing demand by community from 2014 to 2030 is as follows:

• Baxter	=	1,479 units (30% of housing demand)
• Brainerd	=	270 units (5%)
• Breezy Point	=	348 units (7%)
• Crosby	=	131 units (3%)
• Crosslake	=	195 units (4%)
• Deerwood	=	32 units (<1%)
• Emily	=	28 units (<1%)
• Garrison	=	15 units (<1%)
• Ironton	=	28 units (<1%)
• Jenkins	=	49 units (1%)
• Nisswa	=	195 units (4%)
• Pequot Lakes	=	517 units (10%)
• Townships	=	1,683 units (34%)
Total:	**=**	**4,970 units**

4. Demand for housing in Crow Wing County will be driven by two primary segments: households that desire a second residence for occasional use and those that that require permanent housing because they reside year-round in Crow Wing County. Household growth projections reflect households that reside permanently in Crow Wing County and were developed based on building permit trends, historic household growth, Minnesota Demographer household projections, and other factors that reflect projected economic growth and development in the County. Because households are mobile and are willing to seek out various housing products in adjacent communities, the demand figures shown for each community may experience fluctuations based on local development trends. Some demand from the townships may fold into adjacent cities.

5. Between 2014 and 2030, about 67% of the housing demand is projected to be for owned housing and 33% for rental housing (including senior rental).

6. Total projected rental demand by community from 2014 to 2030 is as follows:

• Baxter	=	460 units (27% of housing demand)
• Brainerd	=	144 units (9%)
• Breezy Point	=	125 units (8%)
• Crosby	=	75 units (5%)
• Crosslake	=	70 units (5%)
• Deerwood	=	26 units (1%)
• Emily	=	11 units (<1%)
• Garrison	=	11 units (<1%)
• Ironton	=	21 units (1%)
• Jenkins	=	28 units (2%)
• Nisswa	=	91 units (5%)
• Pequot Lakes	=	215 units (13%)

- Townships = 351 units (22%)

Total: = 1,628 units

7. The projected rental demand of 1,628 units in Crow Wing County from 2014 to 2030 is shown by type below. Shallow-subsidy units are defined as those affordable to renters earning between 50% and 80% of median income. Deep-subsidy units are those affordable to households earning less than 50% of median income.

- Senior =673 units (41% of the rental demand)
- Market rate general-occupancy =449 units (28%)
- Shallow-subsidy general-occupancy =422 units (26%)
- Deep-subsidy general-occupancy =84 units (5%)

8. A large portion of the senior demand will occur after 2020 when the first baby boomers reach their mid-70s. Between 2014 and 2020, 42% of the rental demand will be senior (317 units). Between 2020 and 2030, 41% of the rental demand will be senior (356 units).

9. About 16% of total housing demand in Crow Wing County between 2014 and 2030 is expected to be for senior housing, including age-restricted for-sale senior housing. The following is senior housing demand by service level:

		2014 – 2020	2020 – 2030
• Affordable rental	=	167 units	115 units
• Adult (55+) for-sale	=	38 units	92 units
• Market rate rental	=	20 units	81 units
• Congregate	=	20 units	40 units
• Assisted living	=	80 units	60 units
• Memory care	=	30 units	60 units

10. Senior demand is attributable to several factors, including a growing senior population, a greater acceptance of senior housing, and a wider variety of housing types that appeal to a broader pool of potential residents.

11. Vacancies for market rate rental housing in the County are generally low, less than 5% and indicate that pent-up demand exists for rental housing throughout the County. Properties in the larger cities are currently exhibiting the strongest occupancies, but those in the smaller communities are generally full also. Demand for rental housing from higher-income individuals is likely to be greatest in the larger cities. To reach demand projections in the County's smaller communities, some level of public/private partnership may be needed to create units with achievable rents.

12. Total for-sale demand by community from 2014 to 2030 is as follows:

- Baxter = 1,019 units (31% of housing demand)
- Brainerd = 126 units (4%)
- Breezy Point = 223 units (6%)
- Crosby = 56 units (2%)
- Crosslake = 125 units (4%)
- Deerwood = 6 units (<1%)
- Emily = 17 units (<1%)
- Garrison = 4 units (<1%)
- Ironton = 7 units (<1%)
- Jenkins = 21 units (2%)
- Nisswa = 104 units (3%)
- Pequot Lakes = 302 units (9%)
- Townships = 1,332 units (39%)

Total: = 3,342 units

13. Of the projected demand for 3,342 year-round for-sale housing units in Crow Wing County from 2014 to 2030, approximately 76% will be for single-family homes. The for-sale multifamily demand will consist primarily of townhomes, along with a few condominium units and senior units. The multifamily demand is expected to be spread throughout the County, but will likely be concentrated somewhat in the larger cities.

14. Home prices have fluctuated in the County between 2010 and 2013, but market activity in on the rise, another sign that the recovery is continuing. Resales of existing homes have generally been increasing and sales of land have also been consistent throughout this period, indicating that new home development is continuing.

Study Impetus

Maxfield Research Inc. was engaged by the Crow Wing County Housing and Redevelopment Authority (Crow Wing County HRA) to conduct an update comprehensive housing needs assessment for the County. The goal of this study is to allow the County and its municipalities to utilize the data presented herein for their long-range comprehensive plans and for planning and development purposes as the HRA, local government jurisdictions and other agencies provide for the housing needs of Crow Wing County residents.

The comprehensive housing needs assessment calculates demand from 2014 to 2030 for various types of housing in each community and the rural areas in the County. The study provides recommendations on the amount and types of housing that should be developed to accommodate the housing needs of new and existing households.

Scope of Work

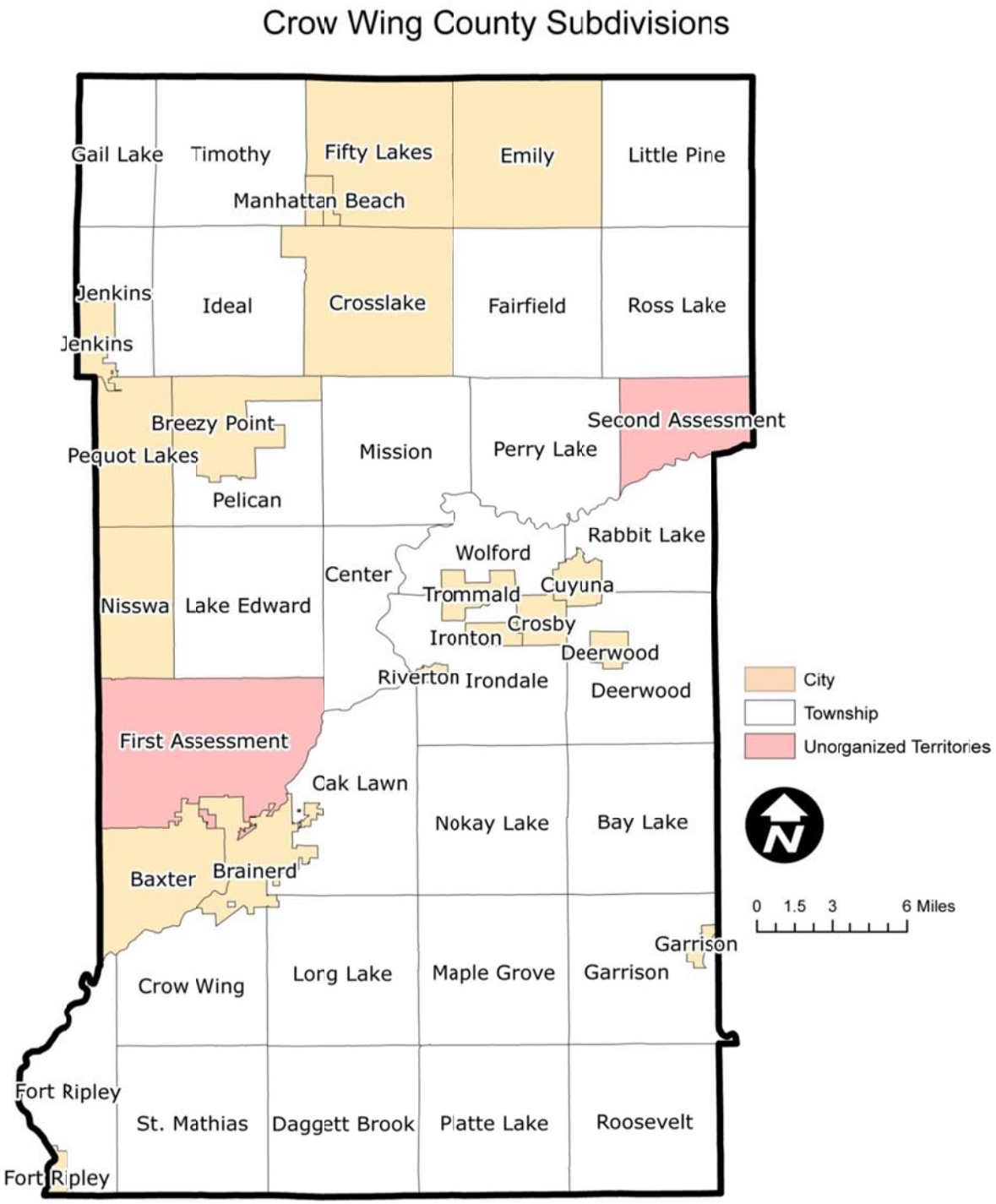
The scope of this study includes:

- an analysis of the demographic growth trends and characteristics of the County to 2030;
- an assessment of current housing characteristics in the County;
- an analysis of the for-sale housing market in the County;
- an analysis of the rental housing market in the County;
- an analysis of the senior housing market in the County;
- an estimate of the demand for all types of housing in the County from 2014 to 2030; and
- recommendations of appropriate housing concepts to meet current and future needs of County residents.

The report contains primary and secondary research. Primary research includes interviews with rental property managers and owners, developers, City staff and others involved in the housing market in Crow Wing County. All of the market data on existing and pending housing developments was collected by Maxfield Research Inc. and is accurate to the best of our knowledge. Secondary data, such as U.S. Census, is credited to the source, and is used as a basis for analysis. American Community Survey data now provides most of the information on housing characteristics that was originally collected as part of the Decennial Census. A sample of households is surveyed each year and the results compiled into three- and five-year averages. Minnesota has one of the highest household response rates in the nation for the American Community Survey. Because this is sample data, figures may not directly coincide with other data figures from the Decennial Census.

Most data was collected and analyzed for each city in the County as well as for the townships. A map on the following page shows the location of the cities and townships in the County.

Map 1


Crow Wing County Subdivisions
Gail Lake
Timothy
Fifty Lakes
Emily
Little Pine
Manhattan Beach
Jenkins
Ideal
Crosslake
Fairfield
Ross Lake
Jenkins
Breezy Point
Pequot Lakes
Mission
Perry Lake
Second Assessment
Pelican
Rabbit Lake
Wolford
Center
Trommald
Cuyuna
Nisswa
Lake Edward
Crosby
Ironton
Deerwood
Riverton
Irondale
Deerwood
First Assessment
Cak Lawn
Nokay Lake
Bay Lake
Baxter
Brainerd
Garrison
Garrison
Crow Wing
Lorg Lake
Maple Grove
Fort Ripley
St. Mathias
Daggett Brook
Platte Lake
Roosevelt
Fort Ripley
City
Township
Unorganized Territories
N
0 1.5 3 6 Miles

Demographic Analysis

Introduction

This section of the report examines growth trends and demographic characteristics related to the current and future demand for housing in Crow Wing County, Minnesota. Included in this section are:

- regional location,
- population and household growth trends and projections,
- projected age distribution,
- household income distribution,
- household type,
- household tenure (owner/renter),
- household cost burden,
- employment growth trends and characteristics,
- commute trends,
- age of housing stock, and
- residential building permit trends.

This section of the report includes totals for each of communities in the County.

Regional Location

Crow Wing County is situated in north central Minnesota and is home to the Whitefish Chain of Lakes, one of the top tourist destinations in Minnesota. As of the 2010 Census, Crow Wing County had a total population of 62,500 people spread over a land area of 1,157 square miles. Population density for Crow Wing County as of 2010 was 54 people per square mile. This compares to a population density of 448 people for the Twin Cities Metro Area and 62 people for Minnesota.

Recreational activities abound in Crow Wing County including but not limited to boating, water-skiing, fishing, hunting, snowmobiling, cross-country skiing, golfing, swimming, snowshoeing, and many other water sports and winter sports. Although the visitor population in the area is at its highest during the summer months, Crow Wing County recreation opportunities are year-round.

In addition, the County is home to several large manufacturing and service employers. Tourism-related industries and businesses also account for a substantial portion of the employment in the Region.

Crow Wing County is situated in Region 5 planning district in Minnesota. A significant and recent planning initiative for the entire Region was recently completed. "Resilient Region" sets the stage for future growth and development and Crow Wing County is center stage of that effort.

Brainerd is the county seat of Crow Wing County and is its largest city with a 2010 population of 13,590 people. Baxter, adjacent to Brainerd on the west, is the second largest city in the County with 7,610 people as of 2010. Growth in Baxter mushroomed during the 1990s and 2000s and its growth rate remains high as land in Baxter is generally plentiful for new development. A rerouting of Highway 371 north through Baxter has also contributed to substantial commercial development along this route which extends north into Cass County. Communities such as Nisswa and Pequot Lakes, also located along Highway 371, have experienced substantial growth during this last decade. Continued expansion of Highway 371 into a four-lane divided highway will continue to support reduced travel times between Brainerd/Baxter and the northern Crow Wing County communities and between the Twin Cities and the Brainerd Lakes area, supporting future growth and development.

Population and Household Growth Trends and Projections

Tables 1 and 2 present population and household growth trends and projections for Crow Wing County from 2000 to 2030. Data from 2000 and 2010 is from the U.S. Census; the 2014 estimates and the 2020 and 2030 projections were compiled by Maxfield Research Inc. based on historic building permit trends (pre- and post-Recession), population and household estimates and projections as published by the Minnesota State Demographer's office, current and projected economic conditions and land area availability. The projections account for the slower growth that occurred between 2007 and 2010 because of the Recession. Growth from 2010 to 2030 accounts for a resurgence in development activity moving forward. We acknowledge that growth between 2010 and 2014 has varied across the County. Some communities have experienced an early resurgence of activity while other communities have been somewhat slower to recover from the downturn. Moving forward, we anticipate that Crow Wing County will continue to grow and tap its significant assets. Growth creates a need for additional housing to support new businesses and residents and those that select Crow Wing County because of its significant natural beauty and recreational amenities.

Key findings of Tables 1 and 2 are:

- Crow Wing County's population increased from 55,099 in 2000 to 62,500 in 2010. Previous projections from the Minnesota State Demographer's office projected a 2020 population for Crow Wing County of 73,360. Revised projections based on 2010 Census counts and current economic conditions now anticipate a 2020 population of 69,146 and a 2030 population of 72,256 people. Maxfield Research Inc. anticipates slightly higher growth for 2030 than the State Demographer's office, at 72,256 people. Between 2014 and 2030, the population of Crow Wing County is expected to increase by 10.3%, a rate of growth that exceeds that of Minnesota which is expected to grow by 8.7% during this same period.

- During the 2000s, Crow Wing County added 7,401 people, a growth rate of 13.4%. Growth accelerated during the first half of the 2000s as development activity across the State surged. Housing development in Crow Wing County was robust, focused in large part on construction of second homes including vacation homes and other permanent residences and increases in economic development in Baxter, Brainerd and other communities in the County. As the recreation sector of the regional economy increased, economic development also increased rapidly within the local economy. Commercial business and residential development expanded. There has also been an increase in the number of people that have chosen to make Crow Wing County their home after retiring from their primary career. This trend is anticipated to grow over the next 16 years as an increasing number of baby boomers retire.

- As mentioned earlier, improvements to Highway 371 have increased housing demand in several areas of the County, primarily those that are adjacent and/or near to this roadway. This has reduced commute times to jobs located in Brainerd and Baxter, enabling those that live in many of the smaller communities and townships to reach their jobs in less time.

- Crow Wing County is projected to add 4,970 households between 2014 and 2030. Since households represent occupied housing units, this growth translates to a need for approximately 4,970 housing units in the County over the next 16 years. A portion of these households may become permanent households whereas in the past they were only seasonal households or part-time households.

Chart 1: Crow Wing County Growth Leaders, 2010 to 2030

	Population			Households		
City	2010	2030	Change	2010	2030	Change
Baxter	7,610	9,800	2,190	2,963	4,579	1,616
Brainerd	13,590	15,200	1,610	5,851	6,500	649
Breezy Point	2,346	3,905	1,559	904	1,300	396
Pequot Lakes	2,162	2,900	738	955	1,450	495
Fort Ripley Twp.	380	1,100	720	342	472	130
1st Assessment Twp.	5,424	6,100	676	2,105	2,650	545
Crow Wing Twp.	1,966	2,240	274	688	860	172
Oak Lawn Twp.	1,792	1,975	183	680	800	120
Crosslake	2,141	2,300	159	1,027	1,260	233
Lake Edward Twp.	2,085	2,225	140	869	1,050	181
Jenkins	430	560	130	168	235	67
Cuyuna	332	454	122	126	170	44
St. Mathias Twp.	622	728	106	231	308	77
Total	40,880	49,487	8,607	16,909	21,634	4,725

Note: Communities are ordered by numerical change based on projected population growth.

Sources: US Census Bureau, Minnesota Planning, Maxfield Research Inc.

- About 85% of the projected household growth in Crow Wing County from 2010 to 2030 is expected to occur in the cities and townships listed above. There are several townships in Crow Wing County that experienced rapid growth between 2000 and 2010 and despite a slowdown during the last half of the 2000s are expected to continue to see increased housing development. These include 1st Assessment, Crow Wing, Fort Ripley, Lake Edward, Oak Lawn and St. Mathias. The remaining small cities and less populated townships are projected to experience modest growth or remain essentially stable to 2020, but a portion of these communities (i.e. the smallest communities) will likely experience some population decreases as the overall aging of the population and limited residential development will result in reduced household sizes.

TABLE 1
POPULATION GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Population					Change							
	Census		Estimate	Projection		2000-2010		2010 - 2014		2010-2020		2020-2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Cities													
Baxter	5,555	7,610	8,414	9,100	9,800	2,055	37.0%	804	10.6%	1,490	19.6%	700	7.7%
Brainerd	13,178	13,590	13,874	14,392	15,200	412	3.1%	284	2.1%	802	5.9%	808	5.6%
Breezy Point	979	2,346	2,442	3,206	3,505	1,367	139.6%	96	4.1%	860	36.7%	299	9.3%
Crosby	2,299	2,386	2,479	2,500	2,580	87	3.8%	93	3.9%	114	4.8%	80	3.2%
Crosslake	1,893	2,141	2,213	2,260	2,300	248	13.1%	72	3.4%	119	5.6%	40	1.8%
Cuyuna	231	332	373	425	454	101	43.7%	41	12.3%	93	28.0%	29	6.8%
Deerwood	590	532	550	540	530	-58	-9.8%	18	3.4%	8	1.5%	-10	-1.9%
Emily	847	813	820	824	830	-34	-4.0%	7	0.9%	11	1.4%	6	0.7%
Fifty Lakes	392	387	385	388	392	-5	-1.3%	-2	-0.5%	1	0.3%	4	1.0%
Fort Ripley	74	69	75	75	80	-5	-6.8%	6	8.7%	6	8.7%	5	6.7%
Garrison	213	210	228	234	250	-3	-1.4%	18	8.6%	24	11.4%	16	6.8%
Ironton	498	572	596	625	660	74	14.9%	24	4.2%	53	9.3%	35	5.6%
Jenkins	287	430	440	530	560	143	49.8%	10	2.3%	100	23.3%	30	5.7%
Manhattan Beach	50	57	63	63	65	7	14.0%	6	10.5%	6	10.5%	2	3.2%
Nisswa	1,953	1,971	2,000	2,050	2,100	18	0.9%	29	1.5%	79	4.0%	50	2.4%
Pequot Lakes*	1,802	2,162	2,300	2,800	2,900	360	20.0%	138	6.4%	638	29.5%	100	3.6%
Riverton	115	117	120	117	115	2	1.7%	3	2.6%	0	0.0%	-2	-1.7%
Trommald	125	98	98	100	100	-27	-21.6%	0	0.0%	2	2.0%	0	0.0%
Subtotal	**31,081**	**35,823**	**37,470**	**40,229**	**42,421**	**4,742**	**15.3%**	**1,647**	**4.6%**	**4,406**	**12.3%**	**2,192**	**5.4%**

(continued)

TABLE 1
POPULATION GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Population					Change							
	Census		Estimate	Projection		2000-2010		2010 - 2014		2010-2020		2020-2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Townships													
Bay Lake	923	929	917	915	918	6	0.7%	-12	-1.3%	-14	-1.5%	3	0.3%
Center	808	910	984	1,005	1,050	102	12.6%	74	8.1%	95	10.4%	45	4.5%
Crow Wing	1,212	1,966	2,104	2,400	2,240	754	62.2%	138	7.0%	434	22.1%	-160	-6.7%
Daggett Brook	448	554	582	614	672	106	23.7%	28	5.1%	60	10.8%	58	9.4%
Deerwood	1,244	1,306	1,323	1,346	1,373	62	5.0%	17	1.3%	40	3.1%	27	2.0%
Fairfield	275	345	352	368	383	70	25.5%	7	2.0%	23	6.7%	15	4.1%
Fort Ripley	600	883	946	1,025	1,100	283	47.2%	63	7.1%	142	16.1%	75	7.3%
Gail Lake	92	97	97	97	99	5	5.4%	0	0.0%	0	0.0%	2	2.1%
Garrison	796	754	817	826	828	-42	-5.3%	63	8.4%	72	9.5%	2	0.2%
Ideal	950	1,069	1,155	1,221	1,286	119	12.5%	86	8.0%	152	14.2%	65	5.3%
Irondale	1,113	1,134	1,158	1,163	1,198	21	1.9%	24	2.1%	29	2.6%	35	3.0%
Jenkins	425	359	362	357	359	-66	-15.5%	3	0.8%	-2	-0.6%	2	0.6%
Lake Edward	1,995	2,085	2,151	2,171	2,225	90	4.5%	66	3.2%	86	4.1%	54	2.5%
Little Pine	86	86	89	88	90	0	0.0%	3	3.5%	2	2.3%	2	2.3%
Long Lake	1,025	1,036	1,069	1,069	1,100	11	1.1%	33	3.2%	33	3.2%	31	2.9%
Maple Grove	665	774	837	850	895	109	16.4%	63	8.1%	76	9.8%	45	5.3%
Mission	733	817	859	869	905	84	11.5%	42	5.1%	52	6.4%	36	4.1%
Nokay Lake	681	830	908	922	966	149	21.9%	78	9.4%	92	11.1%	44	4.8%
Oak Lawn	1,793	1,792	1,921	1,928	1,975	-1	-0.1%	129	7.2%	136	7.6%	47	2.4%
Pelican	400	446	476	482	502	46	11.5%	30	6.7%	36	8.1%	20	4.1%
Perry Lake	237	302	308	322	338	65	27.4%	6	2.0%	20	6.6%	16	5.0%
Platte Lake	305	414	441	448	463	109	35.7%	27	6.5%	34	8.2%	15	3.3%
Rabbit Lake	348	319	337	348	359	-29	-8.3%	18	5.6%	29	9.1%	11	3.2%
Roosevelt	534	601	640	649	667	67	12.5%	39	6.5%	48	8.0%	18	2.8%
Ross Lake	134	165	175	182	196	31	23.1%	10	6.1%	17	10.3%	14	7.7%
St. Mathias	490	622	665	720	752	132	26.9%	43	6.9%	98	15.8%	32	4.4%
Timothy	147	162	177	180	190	15	10.2%	15	9.3%	18	11.1%	10	5.6%
Wolford	326	379	397	421	457	53	16.3%	18	4.7%	42	11.1%	36	8.6%
Subtotal	**18,785**	**21,136**	**22,247**	**22,986**	**23,586**	**2,351**	12.5%	**1,111**	5.3%	**1,850**	8.8%	**600**	**2.6%**
Unorganized Territories													
First Assessment UT (West Crow Wing)	5,144	5,424	5,685	5,795	6,100	280	5.4%	261	4.8%	371	6.8%	305	5.0%
Second Assessment UT (Dean Lake)	89	117	128	136	149	28	31.5%	11	9.4%	19	16.2%	13	8.7%
Subtotal	**5,233**	**5,541**	**5,813**	**5,931**	**6,249**	**308**	**5.9%**	**272**	**4.9%**	**390**	**7.0%**	**318**	**5.4%**
Crow Wing County Total	**55,099**	**62,500**	**65,530**	**69,146**	**72,256**	**7,401**	**13.4%**	**3,030**	**4.8%**	**6,646**	**10.6%**	**3,110**	**4.5%**
Minnesota	4,919,749	5,303,925	5,505,990	5,677,582	5,982,601	384,176	7.8%	202,065	3.8%	373,657	7.0%	305,019	5.4%

Note: 2000 Population count for Pequot Lakes includes 855 people that were incorporated into the City as of 6/02 due to the annexation of all of Sibley Township.

Sources: U.S. Census, Minnesota State Demographer, Maxfield Research Inc.

TABLE 2
HOUSEHOLD GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Households					Change								
	Census		Estimate	Projection		2000 - 2010		2010 - 2014		2014-2020		2020 - 2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Cities													
Baxter	1,921	2,963	3,100	3,779	4,579	1,042	54.2%	137	7.1%	679	22.9%	800	21.2%
Brainerd	5,623	5,851	5,979	6,145	6,249	228	4.1%	128	2.3%	166	2.8%	104	1.7%
Breezy Point	413	904	952	1,150	1,300	491	118.9%	48	11.6%	198	21.9%	150	13.0%
Crosby	989	1,065	1,090	1,151	1,221	76	7.7%	25	2.5%	61	5.7%	70	6.1%
Crosslake	899	1,027	1,065	1,150	1,260	128	14.2%	38	4.2%	85	8.3%	110	9.6%
Cuyuna	90	126	131	140	170	36	40.0%	5	5.6%	9	7.1%	30	21.4%
Deerwood	256	226	235	246	250	-30	-11.7%	9	3.5%	11	4.9%	4	1.6%
Emily	368	368	390	382	385	0	0.0%	22	6.0%	-8	-2.2%	3	0.8%
Fifty Lakes	194	173	179	181	190	-21	-10.8%	6	3.1%	2	1.2%	9	5.0%
Fort Ripley	34	33	36	37	38	-1	-2.9%	3	8.8%	1	3.0%	1	2.7%
Garrison	113	107	115	121	125	-6	-5.3%	8	7.1%	6	5.6%	4	3.3%
Ironton	231	261	272	285	300	30	13.0%	11	4.8%	13	5.0%	15	5.3%
Jenkins	113	168	186	200	235	55	48.7%	18	15.9%	14	8.3%	35	17.5%
Manhattan Beach	22	25	28	27	29	3	13.6%	3	13.6%	-1	-4.0%	2	7.4%
Nisswa	819	876	905	1,000	1,100	57	7.0%	29	3.5%	95	10.8%	100	10.0%
Pequot Lakes	479	955	1,033	1,300	1,550	476	99.4%	78	16.3%	267	28.0%	250	19.2%
Riverton	51	48	49	50	52	-3	-5.9%	1	2.0%	1	2.1%	2	4.0%
Trommald	47	46	48	50	55	-1	-2.1%	2	4.3%	2	4.3%	5	10.0%
Subtotal	**12,662**	**15,222**	**15,793**	**17,394**	**19,088**	**2,560**	**20.2%**	**571**	**3.6%**	**1,601**	**8.4%**	**1,694**	**9.7%**

TABLE 2
HOUSEHOLD GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Households					Change							
	Census		Estimate	Projection		2000 - 2010		2010 - 2014		2014-2020		2020 - 2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Townships													
Bay Lake	421	441	445	456	472	20	4.8%	4	1.0%	11	2.5%	16	3.5%
Center	325	367	382	414	415	42	12.9%	15	4.6%	47	12.8%	1	0.2%
Crow Wing	417	688	735	823	860	271	65.0%	47	11.3%	135	19.6%	37	4.5%
Daggett Brook	155	212	218	221	230	57	36.8%	6	3.9%	9	4.2%	9	4.1%
Deerwood	479	558	560	597	645	79	16.5%	2	0.4%	39	7.0%	48	8.0%
Fairfield	125	154	160	182	210	29	23.2%	6	4.8%	28	18.2%	28	15.4%
Fort Ripley	240	342	350	402	472	102	42.5%	8	3.3%	60	17.5%	70	17.4%
Gail Lake	43	43	44	45	52	0	0.0%	1	2.3%	2	4.7%	7	15.6%
Garrison	355	348	355	365	375	-7	-2.0%	7	2.0%	17	4.9%	10	2.7%
Ideal	435	493	522	538	557	58	13.3%	29	6.7%	45	9.1%	19	3.5%
Irondale	430	462	480	485	505	32	7.4%	18	4.2%	23	5.0%	20	4.1%
Jenkins	176	168	174	165	168	-8	-4.5%	6	3.4%	-3	-1.8%	3	1.8%
Lake Edward	785	869	895	962	1,050	84	10.7%	26	3.3%	93	10.7%	88	9.1%
Little Pine	34	38	41	42	45	4	11.8%	3	8.8%	4	10.5%	3	7.1%
Long Lake	395	430	455	465	515	35	8.9%	25	6.3%	35	8.1%	50	10.8%
Maple Grove	239	297	335	352	392	58	24.3%	38	15.9%	55	18.5%	40	11.4%
Mission	323	355	366	381	416	32	9.9%	11	3.4%	26	7.3%	35	9.2%
Nokay Lake	255	332	347	390	403	77	30.2%	15	5.9%	58	17.5%	13	3.3%
Oak Lawn	586	680	710	775	800	94	16.0%	30	5.1%	95	14.0%	25	3.2%
Pelican	169	187	197	230	268	18	10.7%	10	5.9%	43	23.0%	38	16.5%
Perry Lake	86	118	126	143	159	32	37.2%	8	9.3%	25	21.2%	16	11.2%
Platte Lake	112	155	175	205	204	43	38.4%	20	17.9%	50	32.3%	-1	-0.5%
Rabbit Lake	121	130	136	140	157	9	7.4%	6	5.0%	10	7.7%	17	12.1%
Roosevelt	226	270	285	306	332	44	19.5%	15	6.6%	36	13.3%	26	8.5%
Ross Lake	69	80	84	90	100	11	15.9%	4	5.8%	10	12.5%	10	11.1%
St. Mathias	169	231	242	274	308	62	36.7%	11	6.5%	43	18.6%	34	12.4%
Timothy	61	61	62	65	72	0	0.0%	1	1.6%	4	6.6%	7	10.8%
Wolford	124	152	157	178	199	28	22.6%	5	4.0%	26	17.1%	21	11.8%
Subtotal	**7,355**	**8,661**	**9,038**	**9,691**	**10,381**	**1,306**	**17.8%**	**377**	**4.2%**	**1,026**	**10.6%**	**690**	**7.1%**
Unorganized Territories													
First Assessment UT (West Crow Wing)	1,870	2,105	2,331	2,500	2,650	235	12.6%	226	12.1%	169	8.0%	150	6.0%
Second Assessment UT (Dean Lake)	36	45	50	56	63	9	25.0%	5	13.9%	6	13.3%	7	12.5%
Subtotal	**1,906**	**2,150**	**2,381**	**2,556**	**2,713**	**244**	**12.8%**	**231**	**10.7%**	**175**	**8.1%**	**157**	**6.1%**
Crow Wing County Total	**22,250**	**26,033**	**27,212**	**29,641**	**32,182**	**3,783**	**17.0%**	**1,179**	**4.5%**	**2,802**	**10.8%**	**2,541**	**8.6%**
Minnesota	1,895,127	2,087,227	2,116,523	2,226,502	2,374,048	192,100	10.1%	29,296	1.4%	139,275	6.7%	147,546	6.6%

Note: 2000 Household count for Pequot Lakes includes 327 households that were incorporated into the City as of 6/02 due to the annexation of all of Sibley Township.

Sources: U.S. Census, State Demographer, Maxfield Research Inc.

In June 2002, Sibley Township was fully annexed to the City of Pequot Lakes. The annexation provided 16.5 sq. miles of land (1.6 sq. miles of water) to the City that is most likely to be developed at higher densities, allowing for greater growth over the next several years.

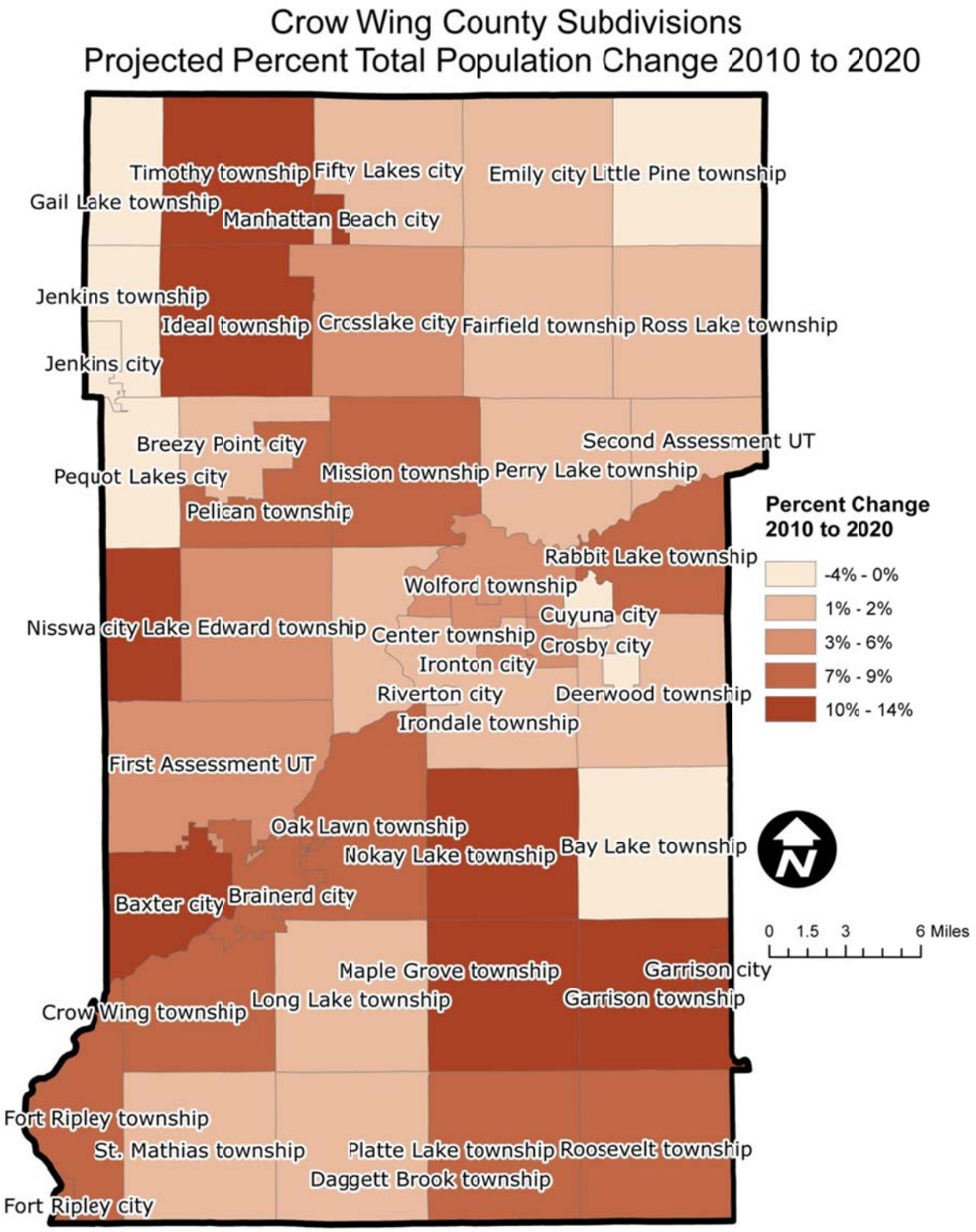
Dean Lake Township was renamed 2nd Assessment Unorganized Territory and West Crow Wing County was renamed as 1st Assessment Unorganized Territory. 1st Assessment UT (32.1 sq. miles, 16.5 sq. miles of water) had a total of 5,424 people as of 2010, a substantial number located within a large, but relatively low-density area.

- The rate of household growth was higher than the rate of population growth during the 2000s. This trend is expected to continue to 2030 and can be attributed to decreasing household sizes (2.48 people per household in 2000 to 2.25 in 2030). Household sizes are decreasing due to several factors, including the overall aging of the population, couples' decisions to have fewer children than their parents, or no children at all, as well as an increase in single-person households. A projected trend of more retirees choosing to relocate to Crow Wing County over the next 16 years is likely to continue to support smaller household sizes and an increased need for a variety of housing products. While many of those relocating will choose to reside on one of the area's lakes, others may elect to locate in the cities to be close to goods and services. Over time, a portion of people may change residences because they may require a higher level of services that can be provided through properties that focus on assisting older adults that need or desire more services and personal care.

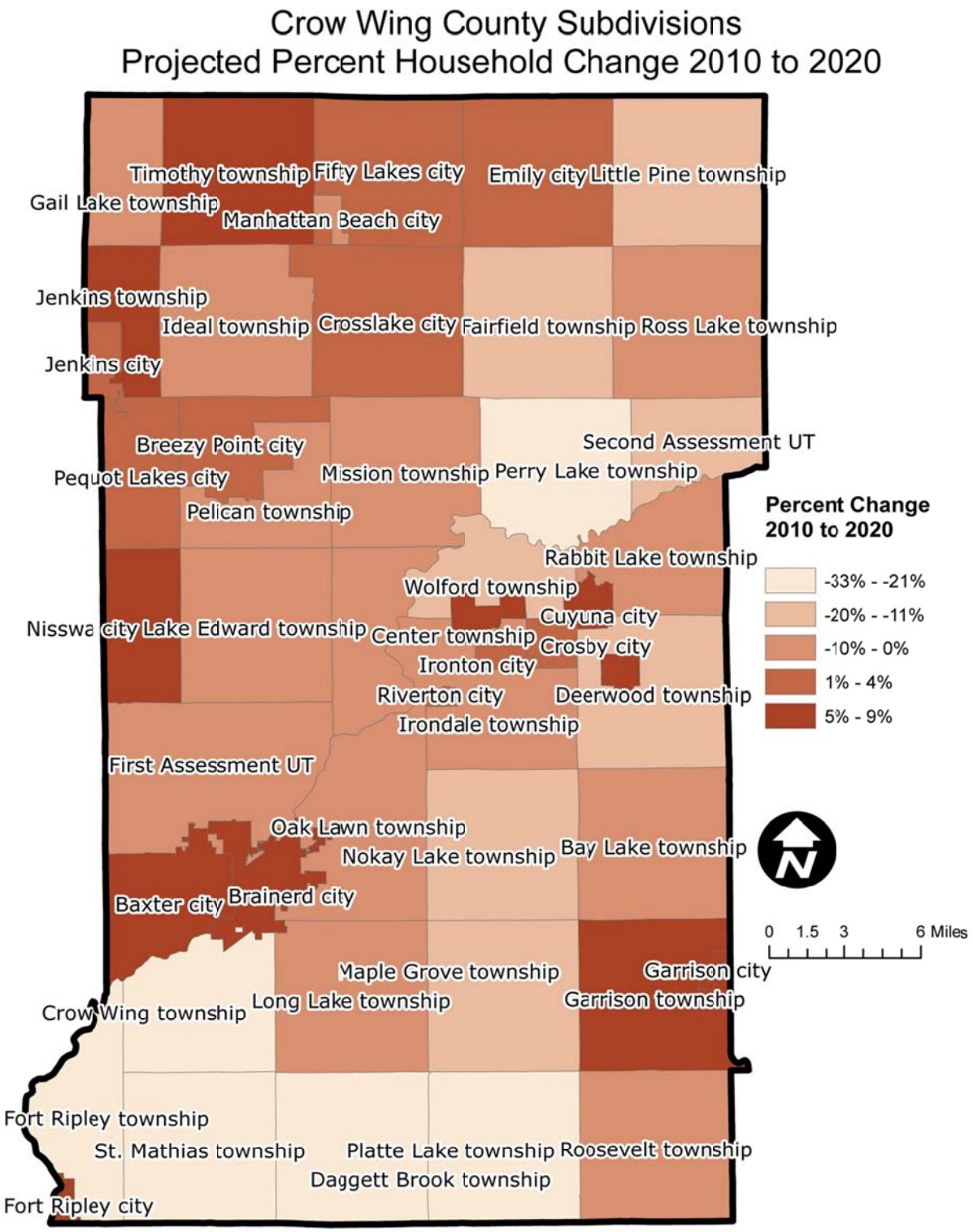
- By 2030, Crow Wing County is expected to have 72,256 people and 32,182 households.

- Maps 2 and 3 highlight Crow Wing County's projected population and household growth from 2010 to 2020. As shown on the maps, most of the growth is expected to occur in the southeast and central portions of the County adjacent to Highway 371.

Map 2


Crow Wing County Subdivisions
Projected Percent Total Population Change 2010 to 2020
Timothy township
Fifty Lakes city
Emily city
Little Pine township
Gail Lake township
Manhattan Beach city
Jenkins township
Ideal township
Crosslake city
Fairfield township
Ross Lake township
Jenkins city
Breezy Point city
Second Assessment UT
Pequot Lakes city
Mission township
Perry Lake township
Pelican township
Rabbit Lake township
Wolford township
Cuyuna city
Nisswa city
Lake Edward township
Center township
Crosby city
Ironton city
Riverton city
Deerwood township
Irondale township
First Assessment UT
Oak Lawn township
Nokay Lake township
Bay Lake township
Baxter city
Brainerd city
Maple Grove township
Garrison city
Long Lake township
Garrison township
Crow Wing township
Fort Ripley township
St. Mathias township
Platte Lake township
Roosevelt township
Daggett Brook township
Fort Ripley city
Percent Change
2010 to 2020
-4% - 0%
1% - 2%
3% - 6%
7% - 9%
10% - 14%
N
0 1.5 3 6 Miles

Map 3


Crow Wing County Subdivisions
Projected Percent Household Change 2010 to 2020
Timothy township
Fifty Lakes city
Emily city
Little Pine township
Gail Lake township
Manhattan Beach city
Jenkins township
Ideal township
Crosslake city
Fairfield township
Ross Lake township
Jenkins city
Breezy Point city
Second Assessment UT
Pequot Lakes city
Mission township
Perry Lake township
Pelican township
Rabbit Lake township
Wolford township
Cuyuna city
Nisswa city
Lake Edward township
Center township
Crosby city
Ironton city
Riverton city
Deerwood township
Irondale township
First Assessment UT
Oak Lawn township
Nokay Lake township
Bay Lake township
Baxter city
Brainerd city
Maple Grove township
Garrison city
Long Lake township
Garrison township
Crow Wing township
Fort Ripley township
St. Mathias township
Platte Lake township
Roosevelt township
Daggett Brook township
Fort Ripley city
Percent Change
2010 to 2020
-33% - -21%
-20% - -11%
-10% - 0%
1% - 4%
5% - 9%
N
0 1.5 3 6 Miles

Population Age Distribution Trends

Table 3 shows the age distribution of Crow Wing County's population in 2000 and 2010, as well as projections for 2020 and 2030. The 2000 and 2010 distributions are from the U.S. Census, while the projections were made by Maxfield Research Inc. based on data from the U.S. Census and ESRI, Inc., a national demographics forecasting firm.

The following are key trends noted in the age distribution of Crow Wing County's population:

- Strong growth in Crow Wing County during the 2000s resulted in increases among seven of the eight age groups except for those ages 35 to 44, which decreased. As shown, an influx of younger and older adult individuals and families to the County between 2014 and 2030 is anticipated to result in modest growth of people ages 35 to 44 (328) and strong growth of people 55 or older (6,095). This growth will result in continued demand for single-family homes and for-sale and rental multifamily housing, including senior housing.

- With the aging of the baby boom generation, people between the ages of 55 and 74 will experience the most rapid growth rates between 2014 and 2030. Growth among those in the middle-age groups is not expected to be as great. The period from 1965 to 1980 was a period of fewer births in the United States and is affecting many communities throughout the Country including Minnesota. In considering how this trend may affect housing development, this age group is usually the primary homeownership cohort, but recent research indicates that a higher proportion of this generation (usually referred to as Generation X) is considering alternatives to single-family homes and desire to reduce maintenance and create more flexibility and convenience in their lifestyles. This diversity in housing choices may mean an increased preference for other multifamily options including townhomes or twinhomes and an increased preference for renting versus owning.

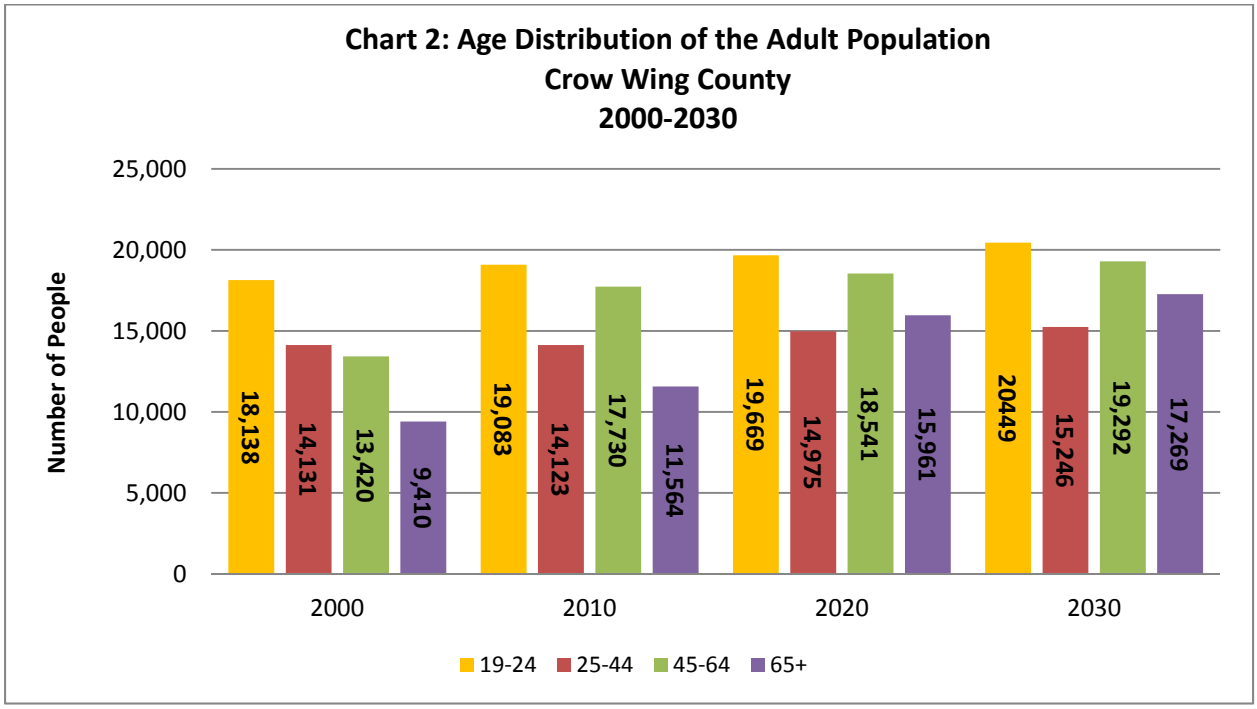
TABLE 3
POPULATION AGE DISTRIBUTION
CROW WING COUNTY
2000 to 2030

	Population					Change					
						2000-2010		2010-2020		2020-2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.
19 & under	15,281	15,896	16,150	16,780	17,414	615	4.0	884	5.8	634	3.9
20 - 24	2,857	3,187	3,478	2,889	3,035	330	11.6	-298	-10.4	146	4.2
25-34	5,867	7,151	7,791	7,832	7,948	1,284	21.9	681	11.6	116	1.5
35-44	8,264	6,972	6,970	7,143	7,298	-1,292	-15.6	171	2.1	155	2.2
45-54	7,452	9,177	9,273	8,440	8,598	1,725	23.1	-737	-9.9	158	1.7
55-64	5,968	8,553	9,310	10,101	10,694	2,585	43.3	1,548	25.9	593	6.4
65-74	5,048	6,376	7,092	9,822	10,549	1,328	26.3	3,446	68.3	727	10.3
75+	4,362	5,188	5,466	6,139	6,720	826	18.9	951	21.8	581	10.6
Total	55,099	62,500	65,530	69,146	72,256	7,401	13.4	6,646	10.6	3,110	5.0

Sources: US Census; Minnesota State Demographer; Maxfield Research Inc.

- The future age distribution for each community in Crow Wing County will depend, to some degree, on each community's location and amenities. Communities in northern Crow Wing County are likely to attract a larger proportion of mid-age and older adults that want to take advantage of the significant amenity value of the lakes areas and may look for more affordable and/or upscale single-family homes. Communities in the southern portion of Crow Wing County (Brainerd/Baxter) are likely to see higher proportions of young singles, young families and older adults (75+), people that either need to or prefer to be closer to employment, education options, health care services or retail goods and services.

- Chart 2 below shows moderate to strong growth for mid-age and older adult age groups through 2030. By far, the fastest growth rate is expected to occur among those ages 45 to 64 with the majority of the growth anticipated to occur among those ages 55 to 64. Those ages 35 to 44 are also expected to experience moderate growth, which will be coupled with a relatively stable group of those under age 19. A portion of the under age 19 group reflects students attending post-secondary educational institutions such as Central Lakes College in Brainerd. The largest cohort in 2030 is projected to be people age 65 or older.



Household Income

The estimated distribution of households by income in Crow Wing County for 2014 and 2019 is shown in Table 4. The data was estimated by Maxfield Research and is based on income trends provided by ESRI Inc., a national demographics firm. The data helps ascertain the demand for different housing products based on the size of the market at specific cost levels.

The Department of Housing and Urban Development defines affordable housing costs as less than 30% of a household's adjusted gross income. Maxfield Research Inc. uses a figure of 25% to 30% for younger households and 40% or more for seniors, since seniors generally have lower living expenses and can often sell their homes and use the proceeds toward housing payments.

The following are key points from Table 4:

- The overall median household income in the County is estimated at about $48,173 in 2014. Median household income is expected to increase by 14.5% or 2.75% annually, ($6,986) by 2019. An increase of 2.75% per year is above the previous 10-year average inflation rate of 2.4%, indicating that median household incomes in Crow Wing County are seeing a limited amount of real income growth.

- As highlighted in Chart 3, median household incomes peak in the 45 to 54 age group at $62,005, as these householders are generally in their peak earning years. Households under age 24 had the lowest median income at $26,446 followed by seniors age 75 and older with a median household income of $29,865. Although their incomes are lower, most seniors also have fewer expenses and often own their homes out-right, allowing them to use the equity in their homes to afford senior housing or other personal care services as they age.

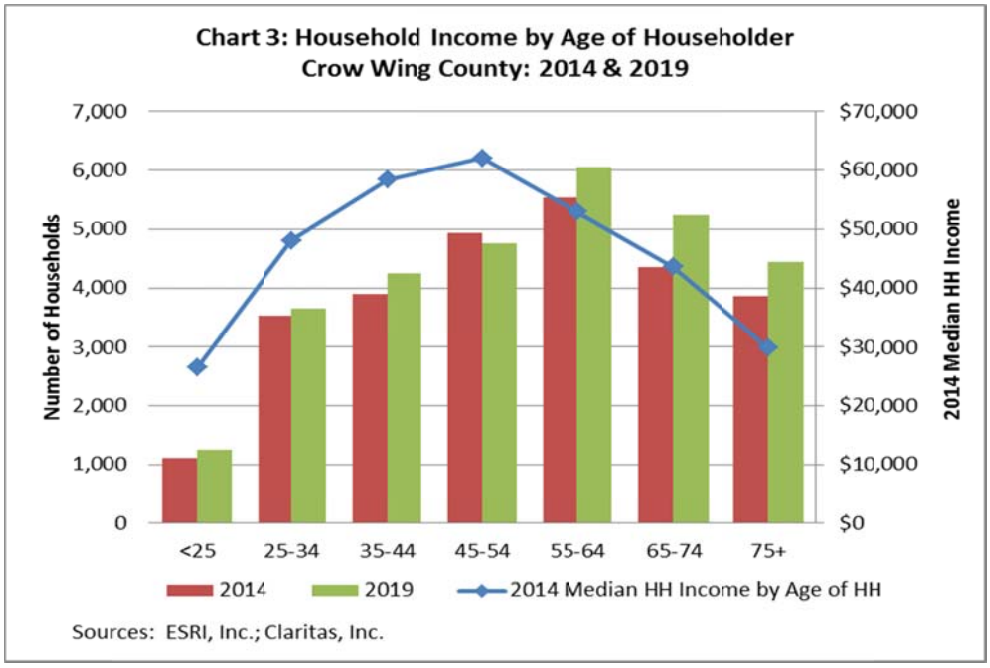


TABLE 4
INCOME BY AGE OF HOUSEHOLDER
CROW WING COUNTY
2014 & 2019

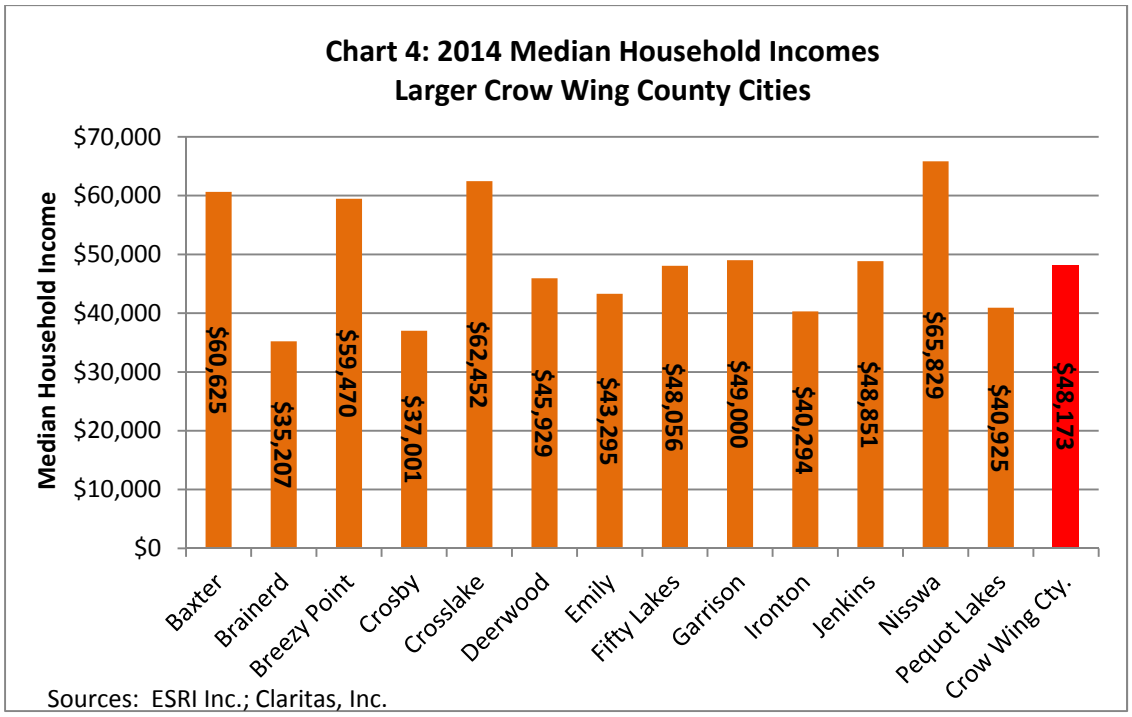
		Age of Householder						
2014								
Income	**Total**	**<25**	**25 - 34**	**35 - 44**	**45 - 54**	**55 - 64**	**65 - 74**	**75+**
<$15,000	3,585	238	426	300	445	692	632	852
$15,000 to $24,999	3,763	245	458	364	450	648	528	1,070
$25,000 to $34,999	3,482	229	519	420	423	565	612	714
$35,000 to $49,999	4,189	144	657	594	650	805	752	587
$50,000 to $74,999	5,174	165	767	861	1,074	1,090	869	348
$75,000 to $99,999	2,963	51	351	602	732	665	444	118
$100,000 to $149,999	2,718	32	236	488	745	762	335	120
$150,000 to $199,999	805	7	70	162	265	185	92	24
$200,000+	533	0	43	99	155	132	82	22
Total	**27,212**	**1,111**	**3,527**	**3,890**	**4,939**	**5,544**	**4,346**	**3,855**
Median Income	**$48,173**	**$26,446**	**$48,090**	**$58,362**	**$62,005**	**$52,927**	**$43,625**	**$29,865**
2019								
Income	**Total**	**<25**	**25 - 34**	**35 - 44**	**45 - 54**	**55 - 64**	**65 - 74**	**75+**
<$15,000	3,724	253	420	295	390	675	699	992
$15,000 to $24,999	3,117	220	346	293	312	493	490	963
$25,000 to $34,999	3,419	236	457	403	340	517	666	800
$35,000 to $49,999	4,092	158	575	544	515	770	849	681
$50,000 to $74,999	4,798	180	708	776	836	995	913	390
$75,000 to $99,999	4,235	90	519	830	883	951	727	235
$100,000 to $149,999	4,249	74	401	734	984	1,201	604	251
$150,000 to $199,999	1,225	31	135	226	330	272	165	66
$200,000+	782	5	91	150	177	170	131	58
Total	**29,641**	**1,247**	**3,652**	**4,251**	**4,767**	**6,044**	**5,244**	**4,436**
Median Income	**$55,159**	**$29,760**	**$54,289**	**$69,521**	**$78,747**	**$64,527**	**$51,755**	**$36,215**

Sources: ESRI Inc., Maxfield Research, Inc.

As of 2014, 40% of households were estimated to have household incomes of less than $35,000 and 27.0% were estimated to have household incomes of less than $25,000.

Median household incomes differ among communities in Crow Wing County, at times significantly. Chart 4 below highlights the 2014 median incomes for the larger cities in Crow Wing County.

Communities with the highest median household incomes are expected to see the greatest potential for growth of upper-end single-family homes, including the townships, which have little rental housing. Most of the County's smaller communities have an older housing stock that is more affordable to households with lower incomes – therefore, median incomes are lower.



Household Tenure

Table 5 shows the number of owner and renter households in Crow Wing County in 2000 and 2010 with projections for 2020 and 2030. Table 6 shows the number of owner and renter households by age of householder in each of the communities and townships in 2010. The 2000 and 2010 figures are from the Census Bureau. The 2020 and 2030 projections were compiled by Maxfield Research Inc. considering current market conditions for owned and rental housing. Key points derived from the tables are:

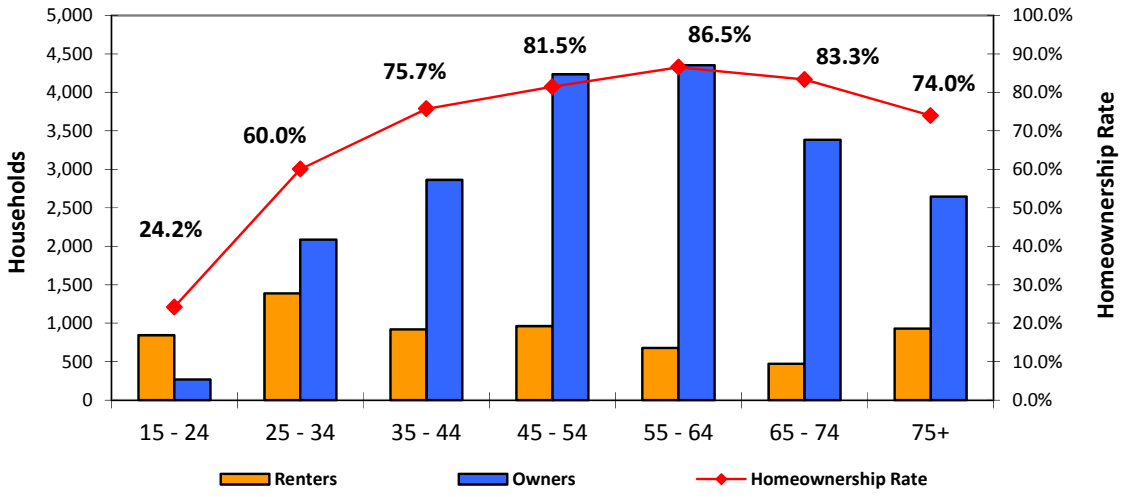
- In 2000, 79.7% of all households in Crow Wing County owned their housing. By 2010, that percentage had decreased to 76.2%, as the recession caused an increase in home foreclosures and more households shifted over to the rental market. A number of new homes were constructed in the first half of the decade, prior to the recession. However, during the economic and housing slowdown, many people were forced to reevaluate their living arrangements. As households progress through their life cycle, housing needs change.

- Chart 5 shows that the proportion of renter households decreases as households age out of their young-adult years. However, by the time households reach their senior years, rental housing often becomes a more viable option than homeownership as many older adults look for more maintenance-free options. While this trend is generally evident among most communities in Crow Wing County, the high rates of homownership in the small cities and townships, especially those where lakes are plentiful may experience a lag in seniors selling

their homes or transferring ownership to relatives. Many older adults prefer to remain living in high amenity locations until other situations may force them to relocate.

- Higher proportions of renter households in Crow Wing County as of 2010 were concentrated in Brainerd, Crosby, Deerwood, Ironton, Nisswa and Pequot Lakes. These communities combined to account for 64% of the County's renter households as of 2010. Numerically, Brainerd, Baxter, Crosby, Nisswa and Pequot Lakes had the highest number of renter households. These communities are attractive to many renters because of their close proximity to job centers, shopping, and services. While the smaller communities also added renters during the 2000s, the rural areas lost renters. Between 2010 and 2030, renter growth is projected to again be concentrated in the mid- to large size cities. These communities include Brainerd, Baxter, Crosby, Crosslake, Nisswa and Pequot Lakes.

Chart 5: Owner & Renter Households by Age of Householder
Crow Wing County, 2010



Source: US Bureau of the Census

- As is discussed later in this report, there was an increase of 1,680 renter households in Crow Wing County between 2000 and 2010. Although there was some development of multifamily housing units in Brainerd and Baxter during this period, most of the increase in renter households occurred as a result of housing units that had previously been owner-occupied converting to renter-occupied units. Most of the converted units are single-family homes. According to the most recent American Community Survey data (2013), the average vacancy rate in the County was 4.6%. This includes additional units that Maxfield Research Inc. typically does not count as vacant, but includes single-family homes that may be rented. The rental survey found fewer rental vacancies than are identified in the American Community Survey data and there are areas of unmet need throughout the County, particularly for workforce (moderate-income) and market rate rental housing.

TABLE 5
HOUSEHOLD TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Households								2020 Proportion		2030 Proportion	
	2000		2010		2020		2030		Pct.	Pct.	Pct.	Pct.
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Cities												
Baxter	1,724	197	2,195	768	2,929	850	3,579	1,000	77.5%	22.5%	78.2%	21.8%
Brainerd	3,033	2,590	3,010	2,841	3,004	3,141	3,034	3,215	48.9%	51.1%	48.6%	51.4%
Breezy Point	396	17	816	88	1,058	92	1,202	98	92.0%	8.0%	92.5%	7.5%
Crosby	702	287	598	467	701	450	796	425	60.9%	39.1%	65.2%	34.8%
Crosslake	840	59	912	115	1,014	136	1,108	152	88.2%	11.8%	87.9%	12.1%
Cuyuna	82	8	109	17	111	29	132	38	79.3%	20.7%	77.6%	22.4%
Deerwood	164	92	154	83	155	91	157	93	63.0%	37.0%	62.8%	37.2%
Emily	329	39	325	43	327	55	329	56	85.6%	14.4%	85.5%	14.5%
Fifty Lakes	179	15	166	7	170	11	177	13	93.9%	6.1%	93.2%	6.8%
Fort Riply	32	2	33	7	30	7	30	8	81.1%	18.9%	78.9%	21.1%
Garrison	87	26	76	31	89	32	92	33	73.6%	26.4%	73.6%	26.4%
Ironton	167	64	166	95	180	105	200	100	63.2%	36.8%	66.7%	33.3%
Jenkins	94	19	133	35	152	48	180	55	76.0%	24.0%	76.6%	23.4%
Manhattan Beach	20	2	21	4	19	8	19	10	70.4%	29.6%	65.5%	34.5%
Nisswa	715	104	734	142	840	160	905	195	84.0%	16.0%	82.3%	17.7%
Pequot Lakes	715	231	592	163	1,060	240	1,250	300	81.5%	18.5%	80.6%	19.4%
Riverton	42	9	41	7	42	8	43	9	84.0%	16.0%	82.7%	17.3%
Trommald	42	5	51	10	42	8	45	10	84.0%	16.0%	81.8%	18.2%
Subtotal	**9,363**	**3,766**	**10,132**	**4,923**	**11,923**	**5,471**	**13,278**	**5,810**	**68.5%**	**31.5%**	**69.6%**	**30.4%**
Townships												
Total	8,369	752	9,701	1,277	10,777	1,470	11,261	1,833	88.0%	12.0%	86.0%	14.0%
Crow Wing Total	**17,732**	**4,518**	**19,835**	**6,200**	**21,934**	**7,707**	**23,171**	**9,011**	**74.0%**	**26.0%**	**72.0%**	**28.0%**
Homeownership Rate	79.7%		76.2%		74.0%		72.0%					

Sources: U.S. Census, Maxfield Research, Inc.

TABLE 6
TENURE BY AGE
CROW WING COUNTY
2010

	Age 15 - 24		Age 25 - 34		Age 35 - 44		Age 45 - 54		Age 55 - 64		Age 65 - 74		Age 75+		Total	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Cities																
Baxter	34	113	240	147	425	94	488	99	459	62	283	61	266	192	2,195	768
Brainerd	85	509	557	695	446	417	553	407	540	288	348	157	481	368	3,010	2,841
Breezy Point	9	5	127	15	166	30	172	15	154	13	123	6	65	4	816	88
Crosby	9	46	79	80	73	44	128	54	124	57	78	52	107	134	598	467
Crosslake	1	6	50	17	86	25	144	18	205	13	222	9	204	27	912	115
Cuyuna	0	0	13	7	19	3	22	4	27	2	20	1	8	0	109	17
Deerwood	3	3	20	15	13	11	33	11	34	9	17	17	23	17	143	83
Emily	2	4	10	8	37	6	66	8	69	5	82	7	59	5	325	43
Fifty Lakes	0	1	12	2	9	0	36	1	32	1	49	2	28	0	166	7
Fort Ripley	0	0	3	0	6	0	7	0	9	0	6	0	2	0	33	0
Garrison	1	6	5	3	3	3	16	9	19	2	22	3	10	5	76	31
Ironton	9	2	22	19	27	12	38	15	29	12	16	15	25	20	166	95
Jenkins	4	0	29	6	26	10	32	9	16	7	17	0	9	3	133	35
Manhattan Beach	1	0	3	1	1	1	3	2	3	0	3	0	7	0	21	4
Nisswa	6	12	35	35	77	25	140	30	186	18	168	10	122	12	734	142
Pequot Lakes	8	43	55	71	80	50	137	70	116	40	114	40	82	49	592	363
Riverton	2	0	4	0	7	2	6	2	12	3	7	0	3	0	41	7
Trommald	3	1	2	3	3	0	8	3	15	1	1	2	4	0	36	10
Subtotal	**177**	**751**	**1,266**	**1,124**	**1,504**	**733**	**2,029**	**757**	**2,049**	**533**	**1,576**	**382**	**1,505**	**836**	**10,106**	**5,116**

TABLE 6
TENURE BY AGE
CROW WING COUNTY
2010

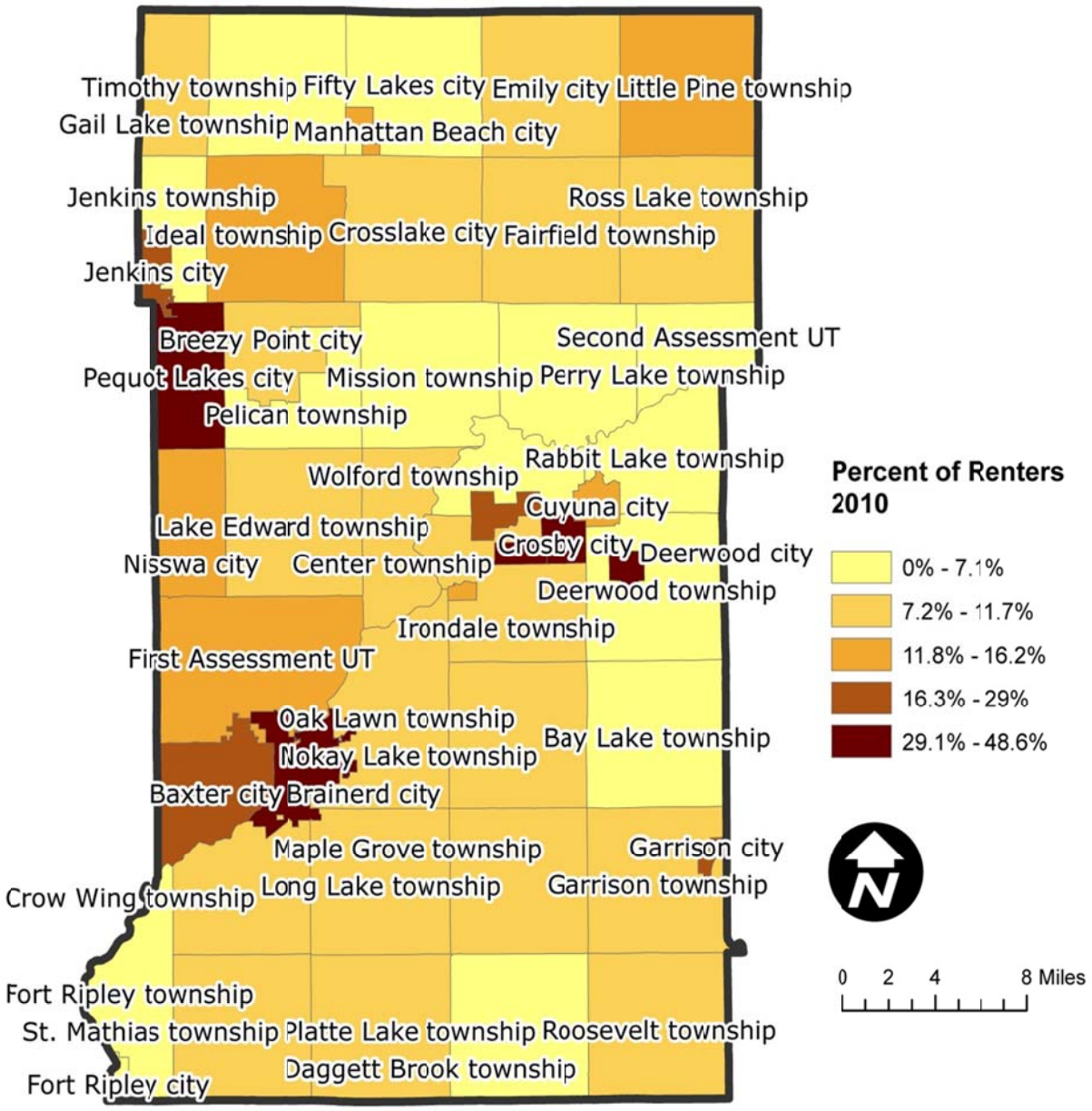
	Age 15 - 24		Age 25 - 34		Age 35 - 44		Age 45 - 54		Age 55 - 64		Age 65 - 74		Age 75+		Total	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Townships																
Bay Lake	4	1	12	4	30	5	56	8	101	3	121	5	88	3	412	29
Center	6	3	25	9	53	6	73	7	67	5	71	3	38	1	333	34
Crow Wing	12	7	97	15	122	16	172	12	115	11	66	4	37	2	621	67
Daggett Brook	5	0	21	7	37	4	44	5	41	1	27	3	16	1	191	21
Deerwood	5	0	25	5	44	5	123	10	132	3	114	7	79	6	522	36
Fairfield	1	1	9	3	15	3	24	1	30	4	32	1	27	3	138	16
Fort Ripley	4	0	43	3	64	4	75	3	59	5	47	2	28	5	320	22
Gail Lake	1	2	3	1	3	0	9	1	9	1	6	0	7	0	38	5
Garrison	0	2	12	7	40	2	50	3	90	5	86	3	41	7	319	29
Ideal	3	6	10	18	43	4	79	15	115	10	99	7	77	7	426	67
Irondale	1	5	34	15	56	9	81	8	116	3	62	8	58	6	408	54
Jenkins	0	0	4	5	12	2	31	1	25	2	50	1	34	1	156	12
Lake Edward	6	7	63	25	98	19	163	10	203	6	155	9	96	9	784	85
Little Pine	0	0	1	0	1	1	3	1	13	2	8	0	7	1	33	5
Long Lake	6	9	32	10	53	5	100	9	88	5	65	1	45	2	389	41
Maple Grove	3	1	20	9	39	4	87	6	53	4	49	1	18	3	269	28
Mission	3	4	21	2	37	4	72	4	60	4	89	4	48	3	330	25
Nokay Lake	2	3	28	7	48	2	83	7	69	8	42	2	27	4	299	33
Oak Lawn	8	7	69	12	100	17	141	16	154	13	85	5	49	4	606	74
Pelican	0	3	9	0	21	1	22	2	50	3	53	1	21	1	176	11
Perry Lake	1	1	5	0	16	1	28	3	30	1	18	0	13	1	111	7
Platte Lake	1	1	23	4	21	3	32	1	33	0	18	2	16	0	144	11
Rabbit Lake	0	0	4	1	20	1	31	3	39	0	21	1	8	1	123	7
Roosevelt	3	1	23	6	21	1	47	6	52	10	55	4	39	2	240	30
Ross Lake	0	0	6	2	7	2	9	1	20	1	20	1	11	0	73	7
St. Mathias	2	1	34	5	45	2	44	4	40	2	27	0	19	6	211	20
Timothy	0	0	2	2	8	0	14	1	15	0	13	0	6	0	58	3
Wolford	0	0	5	2	15	1	33	4	46	1	28	1	15	1	142	10
Subtotal	**77**	**65**	**640**	**179**	**1,069**	**124**	**1,726**	**152**	**1,865**	**113**	**1,527**	**76**	**968**	**80**	**7,872**	**789**
Unorganized Territories																
First Assessment	16	29	176	86	285	59	463	55	428	31	279	16	168	14	1,815	290
Second Assessment	0	0	5	0	4	2	16	0	10	0	3	0	4	1	42	3
Subtotal	**16**	**29**	**181**	**86**	**289**	**61**	**479**	**55**	**438**	**31**	**282**	**16**	**172**	**15**	**1,857**	**293**
Crow Wing County Total	**270**	**845**	**2,087**	**1,389**	**2,862**	**918**	**4,234**	**964**	**4,352**	**677**	**3,385**	**474**	**2,645**	**931**	**19,835**	**6,198**

Sources: U.S. Census, Maxfield Research Inc.

- Map 4 below shows the distribution of renter households in Crow Wing County in 2010. The largest number of renters resided in Brainerd and Baxter, more than in the rest of the County combined.

Map 4

Crow Wing County Subdivisions
Housing Tenure
Percent of Renters 2010



Household Type

Table 7 on the following page shows a breakdown of the type of households present in Crow Wing County for 2000 and 2010. The data is from the U.S. Census and is useful in assessing housing demand since the household composition often dictates the type of housing needed and preferred.

Key points derived from the table are:

- During the 2000s, the County experienced an increase in all types of households except Married Couples with Children due to strong household growth. The proportion of each type of household remained relatively unchanged for households living alone and married couples without children. Proportions increased for Other Family and Other Non-Family (roommate households). The proportion of Married Couple Families with Children decreased. The increases and decreases shown differ somewhat from other areas in Minnesota including the Twin Cities Metro Area, where the number and proportion of those living alone increased substantially during the 2000s.

- In 2000, 68% of households in Crow Wing County were families, compared to 67% in Minnesota. In 2010, 66% of Crow Wing County's households were families, whereas in Minnesota the proportion of families fell to 65%. However, the overall composition of Crow Wing County's households is similar to that of Minnesota as a whole.

- The County's "Other" family and non-family households increased in proportion during the 2000s. "Other" family households are comprised primarily of single-parents and unmarried couples with children. Other non-family households are primarily comprised of unrelated persons living together that do not have children. With only one income, many single-parent families are likely to need affordable housing, both rental and for-sale.

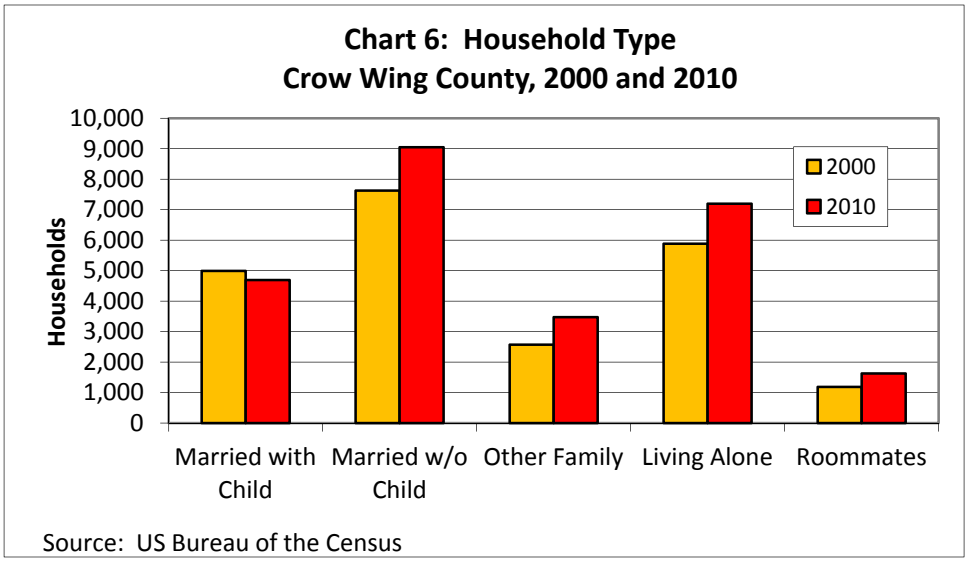


TABLE 7
HOUSEHOLD TYPE TRENDS
CROW WING COUNTY
2000 & 2010

			Non - Family				Family					
	Total Households		Persons Living Alone		Other (Roommates)		Married With Children		Married W/O Children		Other Family	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Number of Households												
Baxter	1,921	2,963	273	704	62	149	729	784	662	979	195	347
Brainerd	5,623	5,851	2,106	2,214	480	568	912	764	1,100	1,088	1,025	1,217
Breezy Point	413	904	82	180	24	43	93	254	181	338	33	89
Crosby	989	1,065	390	451	44	62	161	122	238	222	156	208
Crosslake	899	1,027	250	328	25	48	117	133	458	451	49	67
Cuyuna	90	126	20	33	5	5	21	27	34	42	10	19
Deerwood	229	226	68	76	8	6	51	35	69	64	33	45
Emily	368	368	113	114	11	17	60	40	155	161	29	36
Fifty Lakes	194	173	52	33	7	11	21	22	105	92	9	15
Fort Ripley	34	33	8	11	2	2	4	6	17	12	3	2
Garrison	113	107	50	41	15	15	8	7	32	28	8	16
Ironton	231	261	92	107	9	19	39	33	59	52	32	50
Jenkins	113	168	35	56	5	11	26	34	28	39	19	28
Manhattan Beach	22	25	4	3	2	5	2	3	13	10	1	4
First Assessment	1,870	2,105	303	401	90	117	584	496	694	859	199	232
Nisswa	819	876	199	228	43	41	174	151	342	390	61	66
Pequot Lakes*	806	955	292	327	35	52	156	157	243	268	80	151
Riverton	84	48	17	15	5	3	43	11	13	12	6	7
Trommald	47	46	15	14	4	6	15	4	10	16	3	6
Subtotal	**14,865**	**17,327**	**4,369**	**5,336**	**876**	**1,180**	**3,216**	**3,083**	**4,453**	**5,123**	**1,951**	**2,605**
Rem. of County	7,385	8,706	1,515	1,860	307	446	1,774	1,609	3,172	3,923	617	868
Crow Wing County	**22,250**	**26,033**	**5,884**	**7,196**	**1,183**	**1,626**	**4,990**	**4,692**	**7,625**	**9,046**	**2,568**	**3,473**
Percent of All Households												
Baxter	8.6%	11.4%	4.6%	9.8%	5.2%	9.2%	14.6%	16.7%	8.7%	10.8%	7.6%	10.0%
Brainerd	25.3%	22.5%	35.8%	30.8%	40.6%	34.9%	18.3%	16.3%	14.4%	12.0%	39.9%	35.0%
Breezy Point	1.9%	3.5%	1.4%	2.5%	2.0%	2.6%	1.9%	5.4%	2.4%	3.7%	1.3%	2.6%
Crosby	4.4%	4.1%	6.6%	6.3%	3.7%	3.8%	3.2%	2.6%	3.1%	2.5%	6.1%	6.0%
Crosslake	4.0%	3.9%	4.2%	4.6%	2.1%	3.0%	2.3%	2.8%	6.0%	5.0%	1.9%	1.9%
Cuyuna	0.4%	0.5%	0.3%	0.5%	0.4%	0.3%	0.4%	0.6%	0.4%	0.5%	0.4%	0.5%
Deerwood	1.0%	0.9%	1.2%	1.1%	0.7%	0.4%	1.0%	0.7%	0.9%	0.7%	1.3%	1.3%
Emily	1.7%	1.4%	1.9%	1.6%	0.9%	1.0%	1.2%	0.9%	2.0%	1.8%	1.1%	1.0%
Fifty Lakes	0.9%	0.7%	0.9%	0.5%	0.6%	0.7%	0.4%	0.5%	1.4%	1.0%	0.4%	0.4%
Fort Ripley	0.2%	0.1%	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%
Garrison	0.5%	0.4%	0.8%	0.6%	1.3%	0.9%	0.2%	0.1%	0.4%	0.3%	0.3%	0.5%
Ironton	1.0%	1.0%	1.6%	1.5%	0.8%	1.2%	0.8%	0.7%	0.8%	0.6%	1.2%	1.4%
Jenkins	0.5%	0.6%	0.6%	0.8%	0.4%	0.7%	0.5%	0.7%	0.4%	0.4%	0.7%	0.8%
Manhattan Beach	0.1%	0.1%	0.1%	0.0%	0.2%	0.3%	0.0%	0.1%	0.2%	0.1%	0.0%	0.1%
First Assessment	8.4%	8.1%	5.1%	5.6%	7.6%	7.2%	11.7%	10.6%	9.1%	9.5%	7.7%	6.7%
Nisswa	3.7%	3.4%	3.4%	3.2%	3.6%	2.5%	3.5%	3.2%	4.5%	4.3%	2.4%	1.9%
Pequot Lakes*	3.6%	3.7%	5.0%	4.5%	3.0%	3.2%	3.1%	3.3%	3.2%	3.0%	3.1%	4.3%
Riverton	0.4%	0.2%	0.3%	0.2%	0.4%	0.2%	0.9%	0.2%	0.2%	0.1%	0.2%	0.2%
Trommald	0.2%	0.2%	0.3%	0.2%	0.3%	0.4%	0.3%	0.1%	0.1%	0.2%	0.1%	0.2%
Subtotal	**66.8%**	**66.6%**	**74.3%**	**74.2%**	**74.0%**	**72.6%**	**64.4%**	**65.7%**	**58.4%**	**56.6%**	**76.0%**	**75.0%**
Rem. of County	33.2%	33.4%	25.7%	25.8%	26.0%	27.4%	35.6%	34.3%	41.6%	43.4%	24.0%	25.0%
Crow Wing County	**100.0%**	**100.0%**	**26.4%**	**27.6%**	**5.3%**	**6.2%**	**22.4%**	**18.0%**	**34.3%**	**34.7%**	**11.5%**	**13.3%**
Minnesota	100.0%	100.0%	27.0%	28.0%	7.0%	7.0%	25.0%	21.0%	29.0%	30.0%	13.0%	14.0%

Note: * Totals for Sibley Township were added into Pequot Lakes for the 2000 household counts due to the 6/02 annexation.

Sources: US Census; Maxfield Research Inc.

Employment Growth Trends

Since employment growth generally fuels household growth, employment trends are a reliable indicator of housing demand. Typically, households prefer to live near work for convenience. However, many households living in Crow Wing County prefer to reside on one of the County's many lakes or to locate in more rural areas because of the scenic amenity value and then commute to work longer distances. Housing in the smaller communities may be less expensive than in the larger cities, but because of the impact of lakefront property, many homes are more expensive outside of the two largest cities.

Employment growth trends and projections for Crow Wing County are shown in Tables 8 through 10. The following are key trends derived from the employment data:

Jobs Located in Crow Wing County

Table 8 shows employment growth trends for Crow Wing County in 2000 and 2010 with projections for 2020 and 2030. The figures in Table 8 were compiled by Maxfield Research Inc. utilizing data from the Minnesota Department of Employment and Economic Development. Additional adjustments were made to the MNDEED figures to account for self-employment and agricultural workers.

- As of 2010, Crow Wing County was estimated to have a total of 27,200 jobs. About 65% of these jobs were located in Baxter (7,082 jobs) and Brainerd (10,636 jobs) combined. Households tend to cluster near employment concentrations. We anticipate that the majority of the demand for multifamily housing and housing targeted to low and moderate income households will express a preference for communities which have higher proportions of jobs, goods and services and convenient transportation.

- The number of jobs in Crow Wing County is projected to grow by 4,016 jobs between 2014 and 2020 (+14.8%) and by an estimated 3,856 jobs between 2020 and 2030 (+12.4%). The projected rate of job growth for Crow Wing County is moderately higher than that for Minnesota, which is projected to increase its job base by 10.7% between 2010 and 2020 and 12.0% between 2020 and 2030. Continued strong job growth in Crow Wing County will continue to enhance the desirability of living in the Region.

- The greatest job growth over the next two decades is projected to be centered in the larger cities including Brainerd, Baxter, Breezy Point, Crosby, Crosslake, and Pequot Lakes. However, we note that smaller communities may experience strong job growth if a larger employer were to locate there bringing a substantial number of jobs to the community.

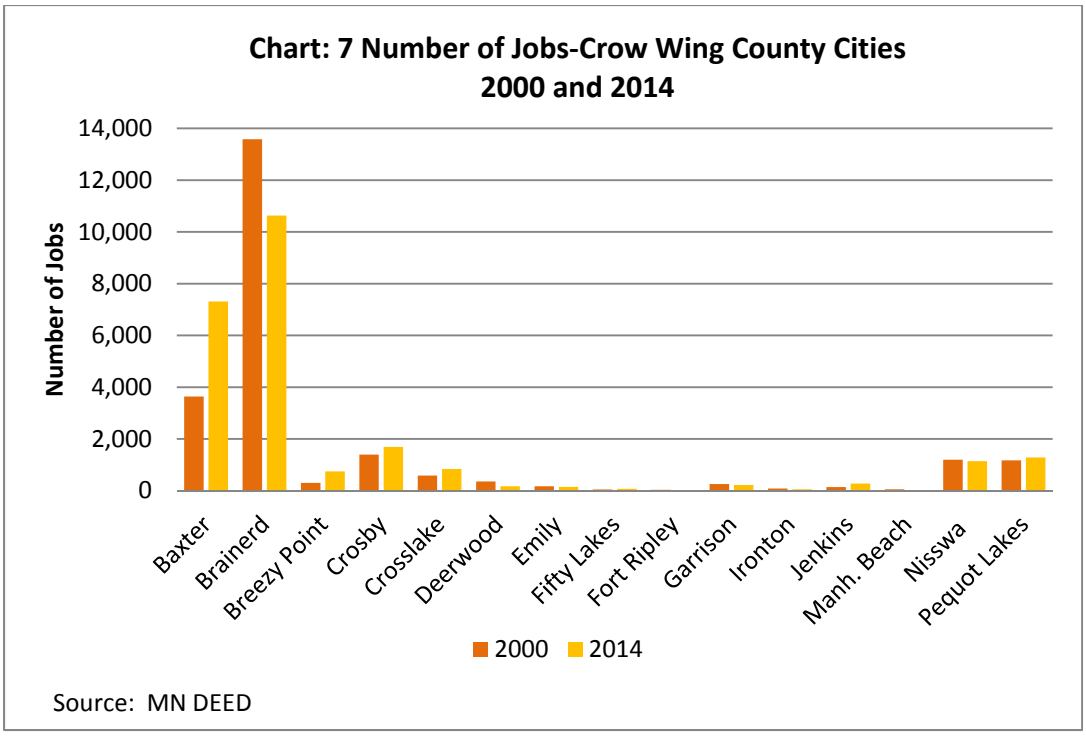
TABLE 8
EMPLOYMENT GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Employment					Change							
	MN DEED					2000-2010		2010-2014		2010-2020		2020-2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Cities													
Baxter	3,641	7,082	7,312	9,444	11,333	3,441	48.6%	230	3.1%	2,362	25.0%	1,889	20.0%
Brainerd	13,581	10,636	10,635	10,800	11,340	-2,945	-27.7%	-1	0.0%	164	1.5%	540	5.0%
Breezy Point	303	856	749	899	1,079	553	64.6%	-107	-14.3%	43	4.8%	180	20.0%
Crosby	1,395	1,615	1,694	1,815	2,087	220	13.6%	79	4.7%	200	11.0%	272	15.0%
Crosslake	588	797	842	952	1,085	209	26.2%	45	5.3%	155	16.3%	133	14.0%
Cuyuna	n/a	n/a	n/a	n/a	n/a	---	---	---	---	---	---	---	---
Deerwood	355	187	174	185	195	-168	-89.8%	-13	-7.5%	-2	-1.1%	10	5.4%
Emily	171	153	149	160	168	-18	-11.8%	-4	-2.7%	7	4.4%	8	5.0%
Fifty Lakes	49	68	72	84	90	19	27.9%	4	5.6%	16	19.1%	6	7.1%
Fort Ripley	35	37	40	45	50	2	5.4%	3	7.5%	8	17.8%	5	11.1%
Garrison	257	125	222	252	340	-132	-105.6%	97	43.7%	127	50.4%	88	34.9%
Ironton	86	57	55	59	65	-29	-50.9%	-2	-3.6%	2	3.4%	6	10.2%
Jenkins	141	238	274	329	358	97	40.8%	36	13.1%	91	27.7%	29	8.8%
Manhattan Beach	54	55	54	58	62	1	1.8%	-1	-1.9%			4	6.9%
Nisswa	1,195	1,121	1,144	1,155	1,200	-74	-6.6%	23	2.0%	34	2.9%	45	3.9%
Pequot Lakes	1,170	1,228	1,284	1,370	1,480	58	4.7%	56	4.4%	142	10.4%	110	8.0%
Riverton	n/a	n/a	n/a	n/a	n/a	---	---	---	---	---	---	---	----
Trommald	n/a	n/a	n/a	n/a	n/a	---	---	---	---	---	---	----	----
Subtotal	**23,021**	**24,255**	**24,700**	**27,607**	**30,932**	**1,234**	**5.4%**	**445**	**1.8%**	**3,349**	**13.8%**	**3,325**	**12.0%**

TABLE 8
EMPLOYMENT GROWTH TRENDS AND PROJECTIONS
CROW WING COUNTY
2000 - 2030

	Employment					Change								
	MN DEED					2000-2010		2010-2014		2010-2020		2020-2030	
	2000	2010	2014	2020	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Townships													
Bay Lake	150	169	179	191	226	19	11.2%	10	5.6%	22	11.6%	35	18.3%
Center	31	167	139	166	186	136	81.4%	-28	-20.1%	-1	-0.6%	20	12.0%
Crow Wing	81	286	273	330	385	205	71.7%	-13	-4.8%	44	13.3%	55	16.7%
Daggett Brook	3	114	101	120	144	111	97.4%	-13	-12.9%	6	5.0%	24	20.0%
Deerwood	154	482	400	450	480	328	68.0%	-82	-20.5%	-32	-7.1%	30	6.7%
Fairfield	26	11	9	9	14	-15	-136.4%	-2	-22.2%	-2	-22.2%	5	55.6%
Fort Ripley	16	11	7	9	12	-5	-45.5%	-4	-57.1%	-2	-22.2%	3	33.3%
Gail Lake	-	-	-	-	---	---	---	---	---	---	---	---	---
Garrison	34	157	134	150	174	123	78.3%	-23	-17.2%	-7	-4.7%	24	16.0%
Ideal	123	142	162	175	194	19	13.4%	20	12.3%	33	18.9%	19	10.9%
Irondale	261	34	91	120	128	-227	-667.6%	57	62.6%	86	71.7%	8	6.7%
Jenkins	12	13	10	11	15	1	7.7%	-3	-30.0%	-2	-18.2%	4	36.4%
Lake Edward	317	360	524	576	634	43	12.0%	164	31.3%	216	37.5%	58	10.1%
Little Pine	20	25	32	39	46	5	20.0%	7	21.9%	14	35.9%	7	17.9%
Long Lake	10	32	42	59	72	22	68.8%	10	23.8%	27	46.1%	13	21.4%
Maple Grove	10	11	12	14	18	1	9.1%	1	8.3%	3	21.4%	4	28.6%
Mission	44	24	21	25	33	-20	-83.3%	-3	-14.3%	1	4.0%	8	32.0%
Nokay Lake	6	6	6	8	8	0	0.0%	0	0.0%	2	25.0%	0	0.0%
Oak Lawn	556	218	223	242	283	-338	-155.0%	5	2.2%	24	9.9%	41	16.9%
Pelican	28	17	15	17	22	-11	-64.7%	-2	-13.3%	0	0.0%	5	29.4%
Perry Lake	7	7	9	9	11	0	0.0%	2	22.2%	2	22.2%	2	22.2%
Platte Lake	25	25	31	36	42	0	0.0%	6	19.4%	11	30.6%	6	16.7%
Rabbit Lake	9	9	14	15	18	0	0.0%	5	35.7%	6	40.0%	3	20.0%
Roosevelt	15	11	11	11	11	-4	-36.4%	0	0.0%	0	0.0%	0	0.0%
Ross Lake	n/a	n/a	n/a	n/a	n/a	---	---	---	---	---	---	---	---
St. Mathias	200	204	242	285	336	4	2.0%	38	15.7%	81	28.4%	51	17.9%
Timothy	2	2	2	2	2	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Wolford	7	8	9	10	10	1	12.5%	1		2	20.0%	0	0.0%
Subtotal	**2,147**	**2,545**	**2,698**	**3,079**	**3,504**	**398**	**18.5%**	**153**	**5.7%**	**534**	**21.0%**	**425**	**13.8%**
First Assessment UT	473	400	473	530	636	-73	-18.3%	73	15.4%	130	24.5%	106	20.0%
Second Assessment UT	n/a	n/a	n/a	n/a	n/a	----	----	----	----	----	----	----	----
Subtotal	**473**	**400**	**473**	**530**	**636**	**-73**	**-18.3%**	**73**	**15.4%**	**130**	**24.5%**	**106**	**20.0%**
Crow Wing County Total	**25,641**	**#** **27,200**	**27,871**	**31,216**	**35,072**	**1,559**	**6.1%**	**671**	**2.5%**	**4,016**	**14.8%**	**3,856**	**12.4%**
Minnesota	2,608,844	2,563,391	2,691,763	2,871,670	3,216,270	-45,453	-1.8%	128,372	4.8%	308,279	10.7%	344,600	12.0%

Sources: U.S. Census, State Demographer, Maxfield Research Inc.



- Also shown on Table 8, a few of the townships are also anticipated to show substantial job growth including Lake Edward Township, First Assessment Unorganized Territory, Irondale and St. Mathias Township. Baxter and Brainerd will continue to hold the largest employment concentrations in the County over the next 20 years. However, Pequot Lakes is expected to exhibit a higher rate of job growth during this same period than before. Improvements to Highway 371 reducing travel times are expected to support job growth in communities along this Highway.

Median Wages of Employed Workers

Table 8A shows the median wages of employed workers in Crow Wing County by industry sector and jurisdiction. The data reveals that median wages tend to be the lowest in the Retail Trade, Arts and Recreation and Accommodation and Food Service sectors. Most of these positions are part-time rather than full-time. These positions may also employ a higher proportion of younger workers. Median wages that have been reported in some segments would require the worker to have more than one job to be able to make an income sufficient to support the costs of housing and basic necessities.

As shown on the table, the median wage for employed individuals age 16 years or older in Crow Wing County in the Accommodation and Food Service sector was $12,639 as of 2013, the lowest of all industry sectors. This is compared to $40,287 for Professional and Technical positions. An individual earning a wage of less than $15,000 per year if living alone would likely qualify for some type of housing assistance.

TABLE 8A
MEDIAN WAGE BY EMPLOYED WORKER (AGE 16 YEARS OR OLDER)
CROW WING COUNTY
2013 (ACS Five-Year Average) (In Dollars)

	Median Wage																		
	Agriculture Fishing	Mining, Oil Gas	Constr.	Mfg.	Wholesale Trade	Retail Trade	Transp. And Warehsg.	Utilities	Information	Finance / Insurance	Real Estate	Prof./ Tech.	Mgmt of Companies	Education	Health Services	Arts Recreation	Accomm. Food	Other Services	Public Admin.
Cities																			
Baxter	--	--	37,483	43,661	42,885	16,906	40,357	--	37,218	48,088	21,618	70,958	25,658	61,438	37,386	29,844	22,104	38,750	47,692
Brainerd	37,708	--	35,000	26,364	35,417	17,004	26,528	--	25,729	36,771	32,500	41,667	14,625	36,855	23,836	25,602	12,639	15,545	34,286
Breezy Point	39,167	--	40,500	28,750	--	32,188	35,000	80,227	36,667	52,019	55,592	56,563	68,750	43,125	28,750	18,125	8,750	20,278	46,094
Crosby	--	--	32,083	42,188	--	14,185	30,750	--	--	26,406	11,389	38,906	31,429	21,339	-	22,841	5,658	11,250	--
Crosslake	--	--	110,250	41,094	24,833	13,750	64,286	--	73,750	20,417	22,250	16,667	12,500	21,667	25,208	--	30,809	--	57,250
Cuyuna	--	--	--	45,714	43,750	14,583	6,667	--	--	43,000	--	--	--	23,125	38,250	--	10,000	24,375	38,750
Deerwood	24,167	23,333	31,111	36,786	63,750	24,375	60,417	--	--	43,750	16,667	56,250	--	36,333	36,389	14,500	7,917	23,250	51,667
Emily	--	--	27,292	20,714	--	11,346	--	--	--	37,500	--	78,333	--	14,583	17,386		10,417	24,250	48,333
Fifty Lakes	--	--	25,625	--	--	18,750	--	--	--	21,364	--	--	--	65,375		16,250	11,528	--	--
Fort Ripley	--	--	--	63,125	--	--	--	--	--		--	--	--	--	56,354	--	--	--	--
Garrison	--	--	47,083	40,250	80,694	13,750	46,875	--	--	6,667	--	12,083	7,917	23,875	60,417	--	21,042	23,125	--
Ironton	--	--	31,563	22,500	--	30,625	--	--	--	31,667	--	33,000	--	4,917	27,500	--	14,375	--	--
Jenkins	--	--	39,063	24,286	--	42,750	--	--	60,313	24,375	--	30,625	31,250	43,750	21,875	15,625	8,750	--	--
Manhattan Beach	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		--	--
Nisswa	250,000	--	31,354	40,893	32,353	31,691	--	--	--	30,721	30,547	25,556	31,500	46,594	62,143	3,250	20,500	11,083	39,732
Pequot Lakes	11,500	--	36,563	29,327	--	11,667	--	--	52,679	24,432	--	54,018	18,167	51,375	19,531	8,750	18,063	21,182	--
Riverton	--	--	--	34,375	--	11,250	--	--	--	--	--	--	--	--	36,250	--	--	--	--
Trommald	--	--	--	25,833	--	30,625	--	--	--		--	--	31,250	--	37,000	--	--	--	--
Subtotal	**37,708**	**23,333**	**35,000**	**35,581**	**42,885**	**16,955**	**37,679**	**80,227**	**44,949**	**31,194**	**22,250**	**40,287**	**28,454**	**36,594**	**36,250**	**16,250**	**12,084**	**22,154**	**46,893**

TABLE 8A
MEDIAN WAGE BY EMPLOYED WORKER (AGE 16 YEARS OR OLDER)
CROW WING COUNTY
2013 (ACS Five-Year Average) (in Dollars)

	Median Wage																		
	Agriculture Fishing	Mining, Oil Gas	Constr.	Mfg.	Wholesale Trade	Retail Trade	Transp. And Warehsg.	Utilities	Information	Finance / Insurance	Real Estate	Prof./ Tech.	Mgmt of Companies	Education	Health Services	Arts Recreation	Accomm. Food	Other Services	Public Admin.
Townships																			
Bay Lake	--	--	16,667	40,000	--	16,528	21,250	--	10,781	53,750	--	39,531	32,500	40,417	24,861	38,750	7,813	15,000	25,417
Center	17,188	17,188	36,875	33,542	48,750	11,875	51,645	--	--	36,667	--	--	9,167	36,250	31,250	21,375	30,208	14,792	35,000
Crow Wing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Daggett Brook	25,417	--	44,107	13,750	--	15,000	43,750	--	--	43,125	--	31,250	--	23,125	18,125	38,250	36,250	25,625	53,750
Deerwood	--	--	--	41,429	--	25,625	--	--	--	--	--	--	--	9,625	30,875	23,594	29,306	--	--
Fairfield	--	--	20,833	40,625	--	14,375	--	--	--	16,563	--	4,643	--	36,667	--	--	20,000	36,250	--
Fort Ripley	--	--	27,500	49,167	--	22,813	53,542	32,222	--	39,375	--	36,250	13,750	58,063	--	--	--	--	38,750
Gail Lake	--	--	46,250	26,875	--	10,625	--	--	--	--	--	56,250		38,333	23,750	--	--	--	--
Garrison	--	--	47,083	40,250	80,694	13,750	46,875	--	--	6,667	--	12,083	7,917	23,875	60,417	15,000	9,777	3,750	--
Ideal	--	--	42,581	28,333	250,000	7,500	20,000	--	--	21,250	42,813	--	18,333	50,000	28,750	25,833	30,208	7,143	--
Irondale	21,250	--	38,333	32,344	--	12,361	46,944	--	--	26,875	8,409	20,000	15,000	15,893	21,111	20,938	11,731	2,000	51,875
Jenkins	41,250	--	53,750	33,750	--	14,375	26,750	--	--	41,250	40,625	127,917	29,375	26,875	18,750	--	29,375	16,667	56,250
Lake Edward	--	--	78,125	43,646	53,393	24,464	4,766	--	--	31,827	--	26,250	--	33,214	20,833	19,318	21,458	12,250	45,917
Little Pine	--	--	--	--	--	28,125	--	--	--	--	--	--	--	--	--	--	--	--	--
Long Lake	51,250	--	45,833	34,904	--	21,806	51,442	--	--	30,313	26,250	58,750	--	41,250	22,000	--	3,750	14,844	42,917
Maple Grove	22,500	--	45,313	29,375	45,692	26,667	19,286	--	--	55,625	--	31,458	--	22,083	35,000	8,125	4,583	18,750	41,250
Mission	--	--	36,250	40,000	--	26,875	--	--	--	64,219	--	33,000	--	16,250	21,833	6,250	6,875	32,500	45,625
Nokay Lake	8,938	--	34,583	28,438	31,667	21,354	36,667	--	37,750	--	--	--	36,250	18,333	28,750	6,597	9,615	30,313	73,750
Oak Lawn	--	--	44,659	30,313	--	20,313	22,115	--	60,313	50,000	18,750	26,667	6,250	29,167	27,500	25,750	12,981	20,192	43,958
Pelican	--	--	43,750	33,750	--	26,974	--	--	--	36,667	25,500	34,615	58,173	11,500	28,750	--	22,604	32,500	--
Perry Lake	--	--	12,500	42,188	--	31,250	43,750	--	--	--	--	--	63,750	26,250	12,000	9,375	15,417	--	--
Platte Lake	297,667	--	48,929	31,250	--	52,679	73,750	--	--	--	16,875	48,125	--	--	25,625	28,750		--	--
Rabbit Lake	--	--	49,167	48,750	--	31,094	24,583	--	28,750	31,875	--	--	26,667	--	41,667	8,750	18,750	6,250	41,875
Roosevelt	--	--	22,500	31,458	--	19,375	46,250	--	--	--	--	26,058	--	19,063	28,393	16,875	11,500	--	35,833
Ross Lake	--	--	--	45,000	--	12,188	--	--	--	--	--	--	--	48,125	37,813	--	6,563	4,375	--
St. Mathias	--	--	51,111	49,091	--	20,417	31,042	--	--	--	--	--	--	31,000	33,750	24,375	--	6,518	50,417
Timothy	--	--	--	--	--	40,313	--	--	--	--	--	--	--	--	21,875	--	--	--	--
Wolford	--	--	38,472	52,000	--	4,375	50,938	--	--	--	--	--	--	48,750	23,750	--	11,250	39,375	48,750
Subtotal	**23,959**	**17,188**	**43,750**	**34,904**	**51,072**	**20,417**	**43,750**	**32,222**	**33,250**	**36,667**	**25,500**	**32,229**	**22,500**	**29,167**	**26,563**	**20,938**	**12,981**	**15,000**	**44,792**
First Assessment UT	--	--	53,250	27,292	38,750	32,894	45,833	59,896	56,875	36,591	--	70,000	26,042	36,534	30,333	--	3,594	24,028	61,375
Second Assessment UT	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Subtotal	--	--	**53,250**	**27,292**	**38,750**	**32,894**	**45,833**	**59,896**	**56,875**	**36,591**	--	**70,000**	**26,042**	**36,534**	**30,333**	--	**3,594**	**24,028**	**61,375**
Crow Wing County Total	**22,917**	**20,261**	**38,402**	**34,639**	**42,885**	**19,844**	**38,512**	**70,061**	**37,484**	**34,333**	**25,500**	**40,287**	**25,658**	**34,125**	**28,393**	**19,318**	**12,639**	**20,000**	**46,006**

Note: Some data has been suppressed due to disclosure regulations to too few responses in one category

Sources: U.S. Census: American Community Survey, 2009-2013; Maxfield Research Inc.

Place of Work Employment

Table 9 presents covered employment for Crow Wing County in 2000, 2010 and 2013. Covered employment data is calculated as an annual average and *reveals the number of jobs in the County*, which are covered by unemployment insurance. Most farm jobs, self-employed people, and some other types of jobs are not covered by unemployment insurance and are not included in the table. The data comes from the Minnesota Department of Employment and Economic Development (MN DEED).

- Table 9 highlights that Crow Wing County's job base increased in about half of the sectors from 2000 through 2013. There was a large contraction in the Manufacturing sector during this period, which lost 956 jobs (-27.6%). However, this loss was more than made up by a substantial increase in Education and Health Services which added 2,135 jobs during the period, an increase of 39.0%. Other gains occurred in Leisure and Hospitality (13.8%), Professional and Business Services (22.8%) and Other Services (9.4%).

Despite the decline in manufacturing jobs, the average annual wage of jobs in the County increased from $26,548 in 2000 to $36,752 by 2013, an increase of 38.4%. This is approximately the average annual increase of 2.5%, which is just above inflation. Although dependent on household size, a household earning an annual income of $36,572 and allocating 30% of their income toward housing would be able to afford a monthly housing cost of $919, as calculated by the Department of Housing and Urban Development (HUD). Many of the one- and two-bedroom apartments in Crow Wing County have rents less than this figure. Households with larger household sizes would be able to qualify for affordable housing with rents less than this figure at between 50% and 60% of the Household Area Median Family Income (HAMFI).

TABLE 9
COVERED EMPLOYMENT BY INDUSTRY
CROW WING COUNTY
Annual Average 2000, 2010 & 2013

	2000			2010			2013			Change '00-'13	
	Employment		Avg. Wage	Employment		Avg. Wage	Employment		Avg. Wage	No.	Pct.
Natural Resources/Mining	41	0.2%	$23,244	85	0.3%	$19,656	n/a		n/a	n/a	n/a
Construction	1,756	6.8%	$33,696	1,556	5.7%	$48,048	1,555	5.6%	$49,088	-201	-11.5%
Manufacturing	3,462	13.4%	$34,736	2,178	8.0%	$39,884	2,506	9.0%	$41,964	-956	-27.6%
Trade, Tranportation & Utilities	5,597	21.7%	$21,164	5,732	21.1%	$25,636	5,769	20.7%	$46,055	172	3.1%
Information	834	3.2%	$33,280	665	2.4%	$25,636	542	1.9%	$44,460	-292	-35.0%
Financial Activities	1,327	5.2%	$32,396	1,439	5.3%	$40,092	1,147	4.1%	$50,700	-180	-13.5%
Professional & Business Services	1,734	6.7%	$27,976	1,954	7.2%	$35,516	2,417	8.7%	$37,453	684	39.4%
Education & Health Services	5,480	21.3%	$30,628	7,526	27.7%	$36,088	7,871	28.3%	$36,530	2,391	43.6%
Leisure and Hospitality	3,441	13.4%	$11,024	3,808	14.0%	$13,208	3,886	14.0%	$13,572	446	12.9%
Other Services	785	3.0%	$12,272	854	3.1%	$15,236	857	3.1%	$17,524	73	9.2%
Government	1,285	5.0%	$31,616	1,343	4.9%	$45,344	1,281	4.6%	$47,944	-4	-0.3%
Total	**25,739**	**100%**	**$26,548**	**27,138**	**100%**	**$31,304**	**27,831**	**100%**	**$34,060**	**2,092**	**8.1%**

Note: Trade includes Whoesale and Retail Trade

Sources: MN Dept. of Employment and Economic Development; Maxfield Research Inc.

Employed People Living in Crow Wing County

Table 10 presents resident employment data for Crow Wing County from 2000 through 2013. Resident employment is the number of County residents that are employed, but not necessarily working in Crow Wing County.

- Table 10 shows that there were 29,546 employed people in the County. This indicates that about 14% of Crow Wing County residents commute to jobs located outside of the County. Additional information on commuting patterns in Crow Wing County is found later in this section.

- The unemployment rate in Crow Wing County over the past 13 years has been above that of Minnesota generally by about one to two percent. As of the end of 2013, the unemployment rate in the County was 5.8% compared to 4.1% for Minnesota.

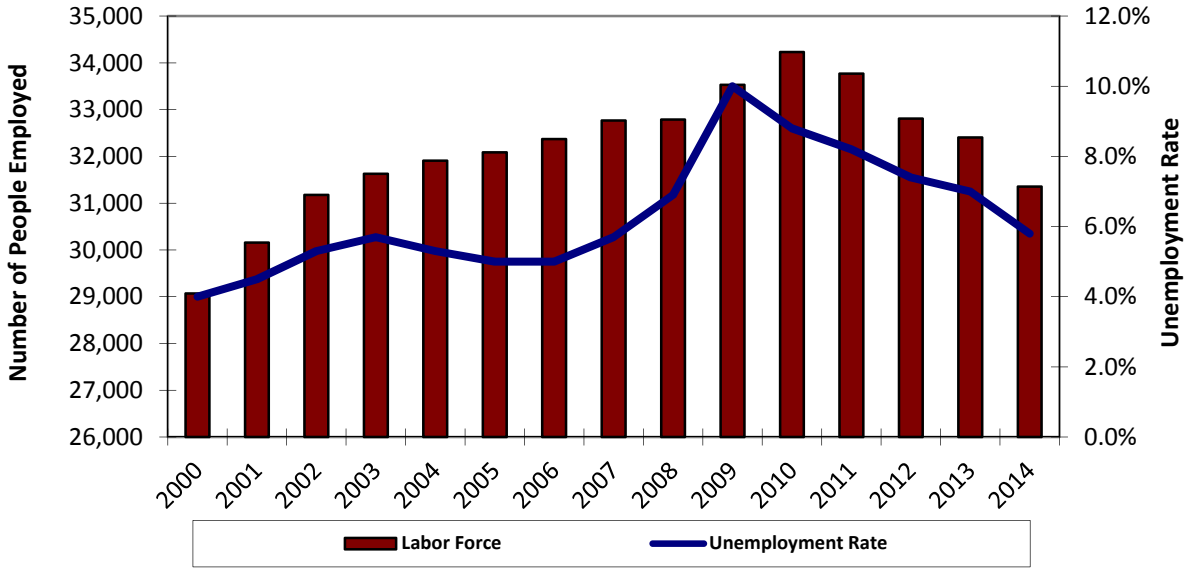
TABLE 10
RESIDENT EMPLOYMENT
CROW WING COUNTY
2000 through 2014

				Unemployment Rate	
Year	Labor Force	Employment	Unemployment	Crow Wing County	Minnesota
2000	29,068	27,896	1,172	4.0%	3.1%
2001	30,157	28,800	1,357	4.5%	3.8%
2002	31,175	29,523	1,652	5.3%	4.5%
2003	31,628	29,814	1,814	5.7%	4.9%
2004	31,909	30,210	1,699	5.3%	4.6%
2005	32,088	30,481	1,607	5.0%	4.2%
2006	32,372	30,752	1,620	5.0%	4.1%
2007	32,768	30,913	1,855	5.7%	4.7%
2008	32,787	30,526	2,261	6.9%	5.4%
2009	33,531	30,190	3,341	10.0%	8.0%
2010	34,230	31,205	3,025	8.8%	7.4%
2011	33,768	30,984	2,784	8.2%	6.5%
2012	32,809	30,397	2,412	7.4%	5.6%
2013	32,405	30,129	2,276	7.0%	5.1%
2014	31,353	29,546	1,807	5.8%	4.1%
Change 2000 to 2010					
Number	5,162	3,309	1,853	---	---
Percent	17.8	11.9	158.1	---	---
Change 2010 through 2014					
Number	-2,877	-1,659	-1,218	---	---
Percent	-8.4	-5.3	-40.3	---	---

Sources: MN Dept. of Employment and Economic Development; Maxfield Research Inc.

- Chart 7 highlights employment trends in the County from 2000 through November 2014. From 2000 to 2010, the labor force increased by an average of about 516 people annually while employment increased by about 330 people annually. This trend caused the unemployment rate in the County to rise during this period, peaking in 2009 at 10.0%. Between 2010 and November 2014, the labor force has decreased more rapidly than employment, causing the unemployment rate to decrease to 5.1% as of the end of November.

Chart 7A - Crow Wing County Labor Force and Unemployment Rate 2000 through 2014



Source: MN DEED

Commuting Patterns of Area Workers

Table 11 shows commute patterns to and from Crow Wing County as of 2013. This data is derived from Census data for Local Employment Household Dynamics (LEHD). The data shows work destinations of people who live in the County and where employees live who work in the County.

- As illustrated in the Table 11, there is a relatively high proportion of workers that live in Crow Wing County that identify their place of work as either Hennepin or Ramsey Counties. As of 2011, these two counties accounted for almost 9% of residents residing in Crow Wing County. Almost 64% of residents in Crow Wing County worked in the County. Twenty percent of residents indicated working in a county other than those shown on the table.

TABLE 11
CROW WING COUNTY COMMUTING PATTERNS
2013

Place of Residence	Employment	Count	Percent
Place of Employment for Crow Wing County Residences			
Crow Wing	Hennepin	1,487	5.8%
Crow Wing	Cass	1,019	3.9%
Crow Wing	Mille Lacs	822	3.2%
Crow Wing	Ramsey	680	2.6%
Crow Wing	Morrison	678	2.6%
Crow Wing	St. Louis	600	2.3%
Crow Wing	Stearns	599	2.3%
Crow Wing	Aitkin	402	1.6%
Crow Wing	Anoka	329	1.3%
Crow Wing	Other	2,943	11.4%
Crow Wing	**Crow Wing**	16,267	63.0%
		25,826	100.0%
Place of Residence for Workers Commuting to Crow Wing County			
Cass	Crow Wing	2,662	10.9%
Morrison	Crow Wing	851	3.5%
Todd	Crow Wing	772	3.2%
Aitkin	Crow Wing	651	2.7%
Hennepin	Crow Wing	277	1.1%
Stearns	Crow Wing	220	0.9%
Hubbard	Crow Wing	163	0.7%
Wadena	Crow Wing	158	0.6%
St. Louis	Crow Wing	138	0.6%
Other	Crow Wing	2,286	9.4%
Crow Wing	**Crow Wing**	16,267	66.5%
		24,445	100.0%

Sources: US Census Bureau: LEHD; Maxfield Research Inc.

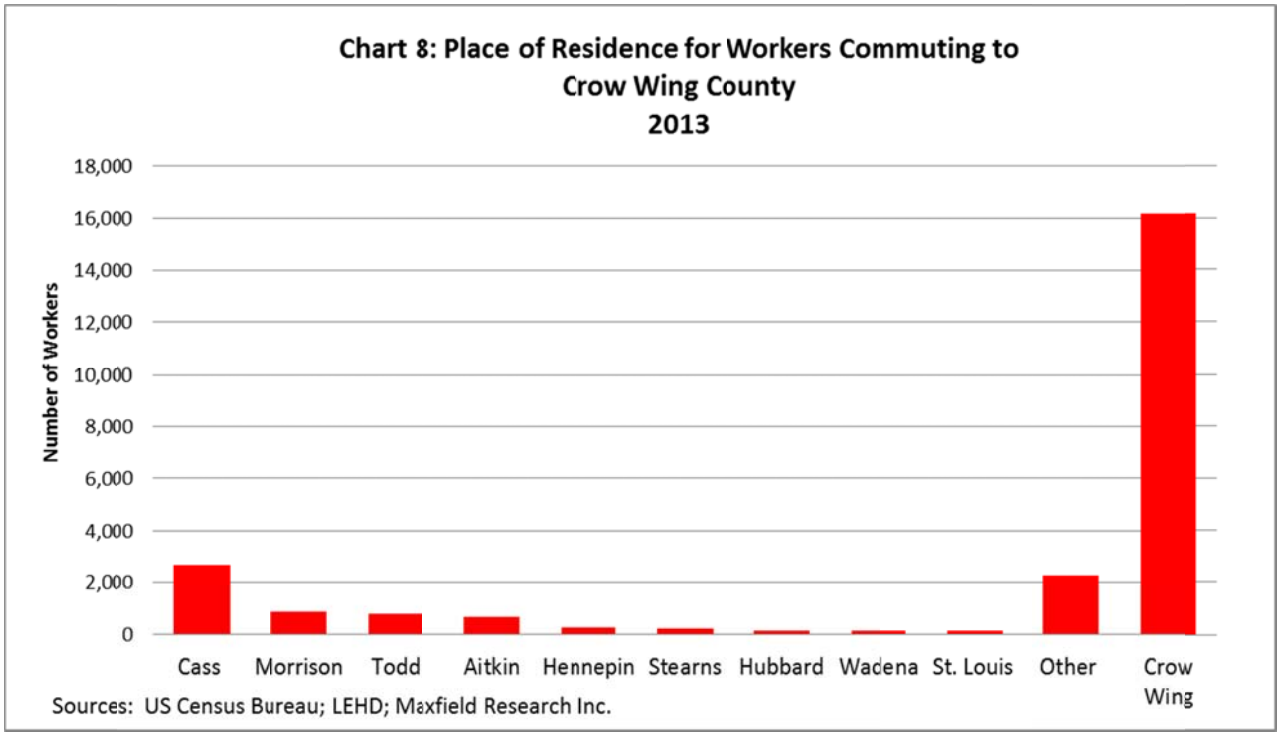


Chart 8: Place of Residence for Workers Commuting to Crow Wing County 2013
Number of Workers
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Cass
Morrison
Todd
Aitkin
Hennepin
Stearns
Hubbard
Wadena
St. Louis
Other
Crow Wing
Sources: US Census Bureau; LEHD; Maxfield Research Inc.

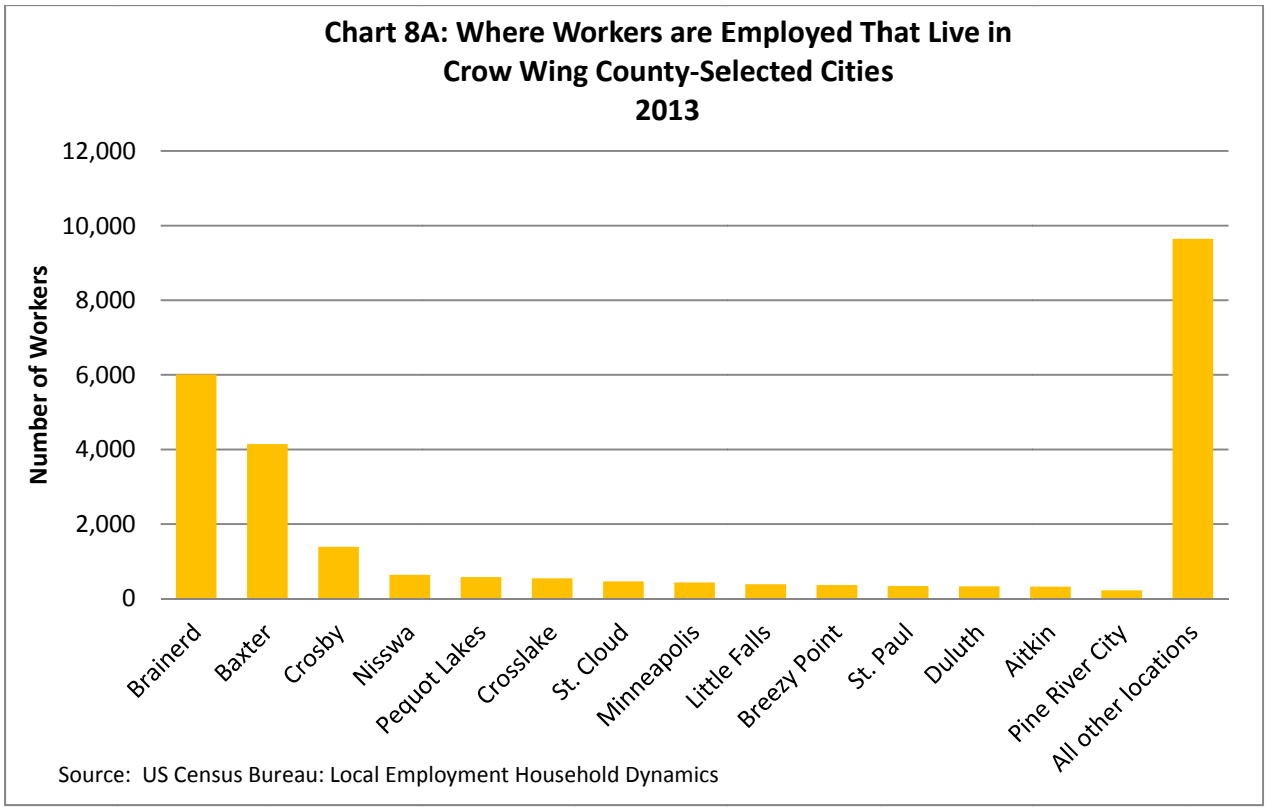


Chart 8A: Where Workers are Employed That Live in Crow Wing County-Selected Cities 2013
Number of Workers
12,000
10,000
8,000
6,000
4,000
2,000
0
Brainerd
Baxter
Crosby
Nisswa
Pequot Lakes
Crosslake
St. Cloud
Minneapolis
Little Falls
Breezy Point
St. Paul
Duluth
Aitkin
Pine River City
All other locations
Source: US Census Bureau: Local Employment Household Dynamics

Major Employers

Table 12 shows the major employers in Crow Wing County based on the recent data provided by several sources including Brainerd Lakes Area Economic Development Corporation, Crow Wing County, the Minnesota Department of Employment and Economic Development (MN DEED), Reference USA and calls made by Maxfield Research Inc. It is important to note that companies may decline to provide how many employees they have for privacy reasons, and they will not be listed. Major employers are listed for Baxter and Brainerd combined, Breezy Point, Crosby, Crosslake, Deerwood, Nisswa and Pequot Lakes.

The following are a few key points from Table 12:

- Baxter and Brainerd account for most of the largest employers in the County. Together these two cities have 72 of the top 102 largest employers. The largest employers in Crow Wing County include Essentia Health which operates St. Joseph's Medical Center and several medical clinics (1,251), Brainerd School District (includes schools in Brainerd, Baxter and Nisswa) (875), Cuyuna Regional Medical Center (727) and Ascensus (500). The major employers listed on the table employ an estimated 11,017 people.

- Baxter and Brainerd's major employers employ the largest number of people, an estimated 7,208 people from employers that have 120 or more employees.

- Tourism is a significant component of the County's economy and there are several major employers listed on the table that are classified in this category. Grand View Lodge is the largest with 540 employees (May through September average) followed by Breezy Point Resort (445 employees) and Ruttger's Bay Lake Lodge (279 employees). Other smaller resorts and lodges also contribute to the significant level of employment that exists in this industry. Major employers in the larger cities provide goods and services to the regional and state economies as well. The largest employers in the County are driving economic and population growth in the County as their markets expand and they require additional labor. In addition, Crow Wing County is also home to several Minnesota state district offices which have been stable employers in the Region.

- Major employers in smaller communities in the County tend to provide goods and services for the communities themselves – for example, school districts, local government, grocery stores, etc. As such, the market base for those businesses does not have as significant an expansion potential. However, several smaller communities also have larger employers in the tourism industry which generate a significant amount of revenue each year. While most of the lodges operate year-round, May through September is typically the period of greatest activity.

TABLE 12
MAJOR EMPLOYERS
CROW WING COUNTY
2014

Employer	Products/Services	Employee Count
BAXTER/BRAINERD		
Essential Health	Hospitals and Clinics	1,251
Brainerd School District	Public Schools	875
Ascensus	Technology Services	500
Clow Stamping **	Metal Stamping Manufacturers	460
Walmart Supercenter	General Merchandise Retailer	417
Mills Companies (Fleet Farm)	General Merchandise Retailer	354
Central Lakes College	Post-Secondary Education	350
Bethany Good Samaritan	Nursing Homes and Senior Housing and Care Services	275
Nortech Systems	Wire and Cable Assemblies Mfg.	250
Anderson Bros Construction	General Contractors	250
Cub Foods/Super Value (3 Stores)	Grocers-Retail	247
City of Brainerd	Local Government	207
Bang Printing	Book Manufacturing	200
Costco	Wholesale Club	200
Lodge Grill and Bar	Restaurants	200
Woodland Good Samaritan	Senior Housing	188
Landis + Gyr Inc.	Energy Management	175
Atek Industries	Industrial Sensing Manufacturer	159
Target	General Merchandise Retailer	140
Home Depot	Building Materials and Supplies	130
Reichert Bus Services	Truck Repairing and Service	130
Keystone Automotive Industries	Plating (Mfrs.)	130
Good Neighbor Home Health Care	Home Health Service	120
Subtotal		**7,208**
BREEZY POINT		
Breezy Point Resort*	Resorts	**445**
CROSBY		
Cuyuna Regional Medical Center	Hospitals and Clinics	727
Crosby Ironton School District	Public Schools	170
Grpahic Packaging International	Paperboard Mills (Mfrs.)	125
Minnesota Automation Products	Machinery-Specialty Design/Build	120
Minnesota Institute	Hospitals	80
Subtotal		**1,222**

* May through September Averages
** Plant located in Merrifield, MN

Sources: Crow Wing County; Brainerd Lakes Area Economic Development Corp; MN DEED; Individual Communities

(continued)

TABLE 12
MAJOR EMPLOYERS
CROW WING COUNTY
2014
(continued)

Employer	Products/Services	Employee Count
CROSSLAKE		
Keller Williams Realty	Real Estate	51
Manhattan Beach Lodge	Hotels & Motels	50
Reed's Market & Gas Express	Service Stations-Gasoline & Oil	50
Wharf	Restaurants	50
Subtotal		**201**
DEERWOOD		
Ruttger's Bay Lake Lodge*	Resorts	279
Magnum Machining Inc. ***	Machine Shops (Mfrs)	75
Parker Hose Products Div	Screw Machine Products (Mfrs)	60
Northland Smiles	Dentists	50
Subtotal		**464**
FORT RIPLEY		
Stewart's Forest Products	Pallets & Skids-Manufacturers	50
Subtotal		**50**
JENKINS		
Pequot Tool & Mfg Inc	Machine Shops (Mfrs)	125
Subtotal		**125**
NISSWA		
Grand View Lodge*	Resorts	540
Schaefer's Foods	Grocers-Retail	87
Subtotal		**627**
PEQUOT LAKES		
Pequot Lakes School District	Public Schools	170
Primetime Snow Tubing	Skiing Centers & Resorts	100
TDS Metrocom	Telephone Companies	90
Citi Lites	Utilities-Underground-Cable Locating Svc	75
Eagle View Elementary School	Schools	75
Narveson Management Inc	Resorts	65
Northern Tool & Equipment	Tools-New & Used	50
Whitebirch Golf Course	Golf Courses	50
Subtotal		**675**
CROW WING COUNTY		**11,017**

* May-September Averages
*** Facilities located in Deerfield and Ironton
Sources: Crow Wing County; Brainerd Lakes Area Economic Development Corp; MN DEED; Individual Communities

The Brainerd Lakes Area Economic Development Corporation (BLAEDC) has been instrumental in assisting businesses and companies to grow and prosper in the Brainerd Lakes Area. Connecting companies to a strong workforce, managerial talent and financial resources has resulted in a diverse industry base in the area. Region 5's Resilient Region Program also taps into the significant resources that are available in the area to identify and take advantage of opportunities to grow the economy and increase the employment base throughout the Region.

Age of Housing Stock

Table 13 shows the age distribution of Crow Wing County's housing stock from five-year estimates from the American Community Survey. For the 2010 Census, it was determined that information that a broad array of housing information originally collected and summarized in the Decennial Census Summary Tape File 3 would be collected from now on using survey data which is collected each year through household survey samples. We note that Minnesota has one of the highest response rates for the American Community Survey in the Nation. While we view this data as reliable, it is sample data.

The table includes the number of housing units built in each community/township prior to 1950 and during six time periods:

- Prior to 1950
- 1950 to 1969
- 1970 to 1989
- 1990 to 1999
- 2000 to 2010
- 2010 or later

These periods were selected because they reflect major shifts in housing market product offerings. Key points derived from Table 13 are:

- While the largest share of housing units was constructed between 1970 and 1989, the overall age of the housing in the County is spread out over several time periods. The largest number of units (owned and rented) was constructed between 1970 and 1989 (12,385 units or 30%). Sixteen percent of the housing was constructed prior to 1950 and 21% (8,825 units) was constructed in 2000 or later.

- As is evident from the table, the construction of rental housing in the County slowed during the 1990s, but increased again during the 2000s. During the 2000s, development of for-sale housing increased. (See Chart 9). Homes built during the 2000s accounted for 21% of the owned housing stock and 23% of the rental stock in the County.

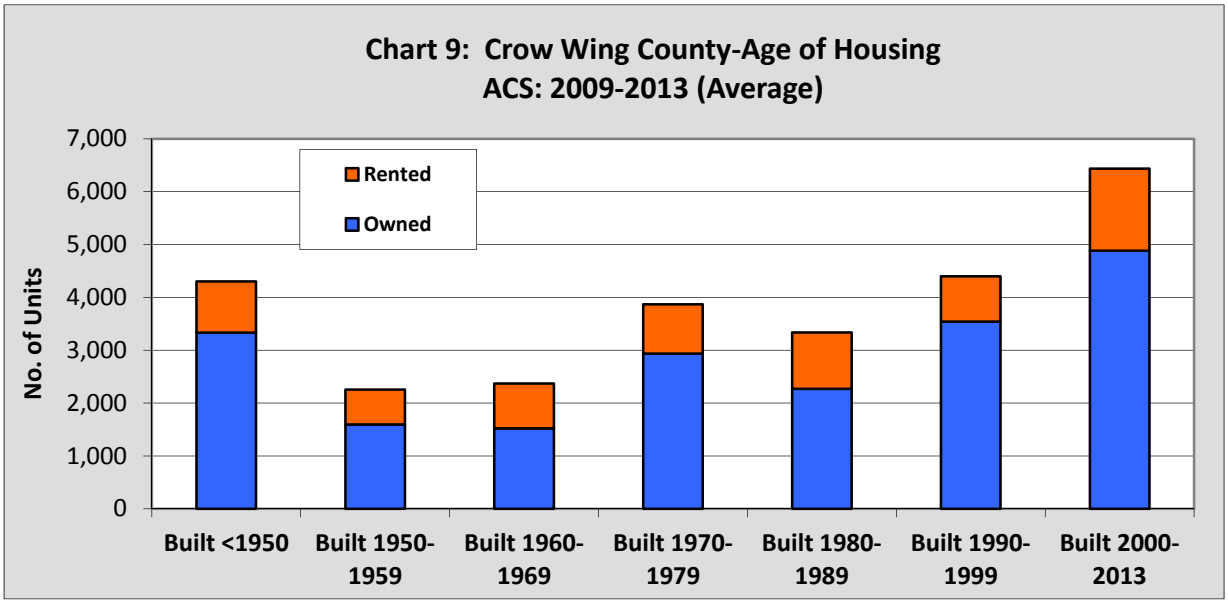
TABLE 13
AGE OF HOUSING STOCK BY TENURE
CROW WING COUNTY
AMERICAN COMMUNITY SURVEY: 2009 - 2013*

	Owner Occupied						Renter Occupied					
	Before 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010-2013	Before 1950	1950-1969	1970-1989	1990-1999	2000-2009	2010-2013
Cities												
Baxter	62	280	656	445	643	26	60	51	188	170	516	152
Brainerd	1,247	668	478	123	339	12	526	947	866	328	461	0
Breezy Point	12	12	104	108	508	39	0	0	5	26	4	0
Crosby	308	138	87	37	30	1	45	18	177	23	146	45
Crosslake	66	81	283	194	270	11	17	10	17	40	28	0
Cuyuna	7	8	27	36	22	3	2	0	1	0	2	0
Deerwood	51	14	43	23	6	4	27	5	31	18	0	0
Emily	32	48	104	94	77	2	16	23	16	0	15	0
Fifty Lakes	44	27	54	32	29	26	0	1	5	0	0	0
Fort Ripley	17	2	16	2	2	20	0	1	0	0	0	0
Garrison	4	8	11	20	27	1	2	4	5	7	0	0
Ironton	78	26	9	8	10	1	41	42	38	16	7	0
Jenkins	26	18	17	17	61	7	0	1	4	5	0	0
Manhattan Beach	2	1	15	6	0	1	0	0	1	0	0	0
Nisswa	119	156	216	108	208	18	17	28	50	5	23	0
Pequot Lakes	121	49	176	73	146	23	38	91	164	19	120	40
Riverton	18	16	9	11	2	0	2	4	0	0	0	0
Trommald	10	9	11	8	1	2	4	5	2	0	0	0
Subtotal	**2,224**	**1,561**	**2,316**	**1,345**	**2,381**	**197**	**797**	**1,231**	**1,570**	**657**	**1,322**	**237**
Townships												
Bay Lake	46	98	98	114	99	3	7	0	4	0	3	0
Center	38	31	121	96	104	2	4	11	15	0	0	3
Crow Wing	48	49	184	113	226	5	13	13	29	24	6	0
Daggett Brook	57	14	22	30	39	0	22	2	18	2	3	0
Deerwood	65	92	140	107	136	3	3	8	9	3	0	0
Fairfield	11	27	35	22	20	0	4	2	3	2	0	0
Fort Ripley	20	35	88	101	9	0	3	2	3	13	0	0
Gail Lake	14	7	7	2	7	0	7	0	0	0	5	0
Garrison	50	41	93	60	57	0	2	6	19	4	7	0
Ideal	37	34	136	126	110	11	13	14	17	0	10	0
Irondale	23	83	112	94	71	0	9	10	10	8	18	0
Jenkins	13	28	51	34	15	2	0	0	2	6	2	0
Lake Edward	114	143	218	171	212	0	12	23	48	0	7	0
Little Pine	5	8	7	7	2	0	0	8	0	0	5	0
Long Lake	92	69	94	119	68	3	10	2	23	6	0	3
Maple Grove	47	32	85	83	36	4	7	2	2	0	3	0
Mission	51	56	79	66	73	0	0	11	29	0	0	0
Nokay Lake	54	49	66	76	81	5	0	12	19	3	2	0
Oak Lawn	70	111	217	98	116	0	10	10	27	7	15	4
Pelican	20	39	59	21	87	0	0	0	10	0	0	1
Perry Lake	5	16	66	32	30	0	0	0	3	0	0	0
Platte Lake	11	16	29	38	49	0	0	6	3	0	2	1
Rabbit Lake	9	13	36	42	19	0	1	0	2	0	0	0
Roosevelt	30	69	90	37	58	3	8	10	14	2	11	0
Ross Lake	8	6	23	17	17	5	4	0	0	1	0	0
St. Mathias	25	35	54	27	61	0	14	2	2	11	49	0
Timothy	6	4	15	9	9	0	0	4	0	0	0	0
Wolford	6	9	54	38	31	0	0	0	0	0	0	0
Subtotal	**975**	**1,214**	**2,279**	**1,780**	**1,842**	**46**	**153**	**158**	**311**	**92**	**148**	**12**
Unorganized												
First Assessment	81	300	599	412	479	0	8	40	118	69	64	0
Second Assessment	0	7	12	15	6	0	9	0	0	0	0	0
Subtotal	**2,031**	**2,735**	**5,169**	**2,245**	**2,358**	**92**	**323**	**356**	**740**	**161**	**212**	**24**
Crow Wing County Total	**5,230**	**5,510**	**9,764**	**5,370**	**6,581**	**289**	**1,273**	**1,745**	**2,621**	**910**	**1,682**	**273**

Sources: U.S. Census, Building Permits, Maxfield Research Inc.

- The largest number of units in the County identified as renter-occupied was constructed from 1970 to 1989 (2,621 units) followed by those constructed in 2000 or later (1,955 units). In total, 65% of the units that are rented were built in 1970 or later. As properties age, they are likely to require upgrades or improvements to continue to maintain their appeal in the market.

- Communities that have the largest number of units that are being rented include Brainerd, Baxter, Crosby and Pequot Lakes. Most of Baxter's multifamily development occurred during the 2000s while the age of the rental stock in the other communities is concentrated between 1950 and 1989.



Tenure by Number of Units in Structure

Tables 14 and 14A show the number of owner- and renter-occupied housing units by the number of units in the structure. This information provides an indication on the types of housing products that are being rented and how this may affect the ability to develop additional housing in the future. This information is compiled from the American Community Survey, 5-year average estimates, current as of 2012.

Table 14 shows the number of owner-occupied units by the number of units in the structure. As shown, the majority of owned housing units in Crow Wing County are single-family (90%), another 3.1% are townhomes (single-family attached), 5.6% are owned manufactured homes. The remaining 1.3% includes other structures ranging from duplex buildings up to 49 units.

TABLE 14
OWNER-OCCUPIED UNITS BY NUMBER OF UNITS IN STRUCTURE
CROW WING COUNTY
2012

Cities	Owner-Occupied	1-unit Detached	1-unit Attached	Duplex	3-9 Units	10-19 Units	20-49 Units	50+ Units	Mobile Home	Van, RV Boat
Baxter	2,113	1,843	261	0	0	9	0	0	0	0
Brainerd	2,826	2,474	96	54	0	0	8	0	194	0
Breezy Point	780	751	8	0	3	0	6	0	12	0
Crosby	609	569	0	26	0	0	0	0	14	0
Crosslake	843	752	38	4	0	7	14	0	28	0
Cuyuna	102	84	0	0	0	0	0	0	18	0
Deerwood	121	98	2	0	0	0	0	0	21	0
Emily	343	329	5	0	0	0	0	0	9	0
Fifty Lakes	177	171	0	0	0	0	0	0	6	0
Fort Ripley	40	33	0	0	0	0	0	0	7	0
Garrison	79	44	0	0	0	0	0	0	35	0
Ironton	148	145	0	0	0	0	0	0	3	0
Jenkins	119	106	0	0	0	0	0	0	13	0
Manhattan Beach	26	26	0	0	0	0	0	0	0	0
Nisswa	870	811	47	12	0	0	0	0	0	0
Pequot Lakes	537	452	26	18	0	0	28	0	13	0
Riverton	52	47	0	0	0	0	0	0	5	0
Trommald	40	35	0	0	0	0	0	0	5	0
Subtotal	**9,825**	**8,770**	**483**	**114**	**3**	**16**	**56**	**0**	**383**	**0**
Townships										
Bay Lake	479	445	8	3	0	0	0	0	23	0
Center	393	358	0	0	0	0	0	0	35	0
Crow Wing	627	482	0	0	0	0	0	0	145	0
Daggett Brook	166	159	2	0	0	0	0	0	5	0
Deerwood	542	514	4	0	0	0	0	0	24	0
Fairfield	131	121	0	0	4	0	0	0	6	0
Fort Ripley	335	298	2	0	0	0	0	0	35	0
Gail Lake	32	32	0	0	0	0	0	0	0	0
Garrison	317	276	10	0	0	0	0	0	31	0
Ideal	468	453	9	0	0	0	0	0	6	0
Irondale	493	473	0	0	0	0	0	0	20	0
Jenkins	150	134	3	0	0	0	0	0	13	0
Lake Edward	823	768	15	0	0	0	0	0	40	0
Little Pine	24	22	0	0	0	0	0	0	2	0
Long Lake	470	421	0	0	0	0	0	0	46	3
Maple Grove	299	283	2	0	0	0	0	0	14	0
Mission	321	309	0	0	0	0	0	0	12	0
Nokay Lake	342	325	0	0	0	0	0	0	17	0
Oak Lawn	617	523	16	0	0	0	0	0	78	0
Pelican	214	209	5	0	0	0	0	0	0	0
Perry Lake	151	138	0	0	0	0	0	0	13	0
Platte Lake	138	114	2	0	0	0	0	0	22	0
Rabbit Lake	127	124	0	0	0	0	0	0	3	0
Roosevelt	256	234	3	0	0	0	0	0	19	0
Ross Lake	88	88	0	0	0	0	0	0	0	0
St. Mathias	221	199	0	0	0	0	0	0	22	0
Timothy	49	43	0	0	0	0	0	0	6	0
Wolford	150	146	0	1	0	0	0	0	3	0
Subtotal	**8,423**	**7,691**	**81**	**4**	**4**	**0**	**0**	**0**	**640**	**3**
Unorganized Territories										
First Assessment UT (West Crow Wing)	1,908	1,756	55	0	0	0	0	0	97	0
Second Assessment UT (Dean Lake)	10	10	0	0	0	0	0	0	0	0
Subtotal	**1,918**	**1,766**	**55**	**0**	**0**	**0**	**0**	**0**	**97**	**0**
Crow Wing County Total	**20,166**	**18,227**	**619**	**118**	**7**	**16**	**56**	**0**	**1,120**	**3**

Sources: US Census Bureau: American Community Survey-2012; Maxfield Research Inc.

TABLE 14A
RENTER-OCCUPIED UNITS BY NUMBER OF UNITS IN STRUCTURE
CROW WING COUNTY
2012

Cities	Renter-Occupied	1-unit Detached	1-unit Attached	Duplex	3-9 Units	10-19 Units	20-49 Units	50+ Units	Mobile Home	Van, RV Boat
Baxter	883	239	57	18	98	124	181	166	0	0
Brainerd	3,171	1,022	237	458	482	217	294	384	77	0
Breezy Point	30	25	0	5	0	0	0	0	0	0
Crosby	451	67	31	52	89	24	68	97	23	0
Crosslake	108	52	4	5	5	0	7	0	35	0
Cuyuna	8	0	0	0	0	6	0	0	2	0
Deerwood	71	11	10	0	11	22	12	0	5	0
Emily	44	29	0	0	0	10	0	0	5	0
Fifty Lakes	8	2	0	0	4	0	0	0	2	0
Fort Ripley	0	0	0	0	0	0	0	0	0	0
Garrison	15	10	0	0	2	0	0	0	3	0
Ironton	141	63	0	0	19	31	28	0	0	0
Jenkins	11	11	0	0	0	0	0	0	0	0
Manhattan Beach	5	5	0	0	0	0	0	0	0	0
Nisswa	107	91	0	0	7	0	9	0	0	0
Pequot Lakes	482	199	6	24	28	68	77	74	6	0
Riverton	5	5	0	0	0	0	0	0	0	0
Trommald	9	3	0	0	0	0	0	0	6	0
Subtotal	**5,549**	**1,834**	**345**	**562**	**745**	**502**	**676**	**721**	**164**	**0**
Townships										
Bay Lake	13	10	0	0	0	3	0	0	0	0
Center	33	23	0	0	0	0	0	0	10	0
Crow Wing	80	30	0	4	0	0	0	0	46	0
Daggett Brook	52	44	0	0	0	0	0	0	8	0
Deerwood	37	34	0	0	0	0	0	0	3	0
Fairfield	7	7	0	0	0	0	0	0	0	0
Fort Ripley	25	25	0	0	0	0	0	0	0	0
Gail Lake	12	12	0	0	0	0	0	0	0	0
Garrison	37	28	0	0	0	0	0	0	9	0
Ideal	55	47	4	4	0	0	0	0	0	0
Irondale	55	15	9	4	14	9	0	0	4	0
Jenkins	6	6	0	0	0	0	0	0	0	0
Lake Edward	77	69	0	0	0	0	0	0	8	0
Little Pine	11	11	0	0	0	0	0	0	0	0
Long Lake	64	58	0	0	0	0	0	0	6	0
Maple Grove	11	9	0	0	0	0	0	0	2	0
Mission	31	20	0	7	0	0	0	0	4	0
Nokay Lake	18	13	0	0	0	0	0	0	5	0
Oak Lawn	80	45	0	11	17	0	3	0	4	0
Pelican	12	12	0	0	0	0	0	0	0	0
Perry Lake	2	2	0	0	0	0	0	0	0	0
Platte Lake	11	9	0	0	0	0	0	0	2	0
Rabbit Lake	4	4	0	0	0	0	0	0	0	0
Roosevelt	49	25	0	0	0	0	0	0	24	0
Ross Lake	4	4	0	0	0	0	0	0	0	0
St. Mathias	80	80	0	0	0	0	0	0	0	0
Timothy	4	4	0	0	0	0	0	0	0	0
Wolford	0	0	0	0	0	0	0	0	0	0
Subtotal	**870**	**646**	**13**	**30**	**31**	**12**	**3**	**0**	**135**	**0**
Unorganized Territories										
First Assessment UT (West Crow Wing)	292	104	153	10	13	0	0	0	12	0
Second Assessment UT (Dean Lake)	10	10	0	0	0	0	0	0	0	0
Subtotal	**302**	**114**	**153**	**10**	**13**	**0**	**0**	**0**	**12**	**0**
Crow Wing County Total	**6,721**	**2,594**	**511**	**602**	**789**	**514**	**679**	**721**	**311**	**0**

Sources: US Census Bureau: American Community Survey-2012; Maxfield Research Inc.

Table 14A shows the number of renter-occupied units by the number of units in the structure. As shown, approximately 39% of all rental units are in single-family structures; another 17% are in one, unit attached or duplex structures and 5% are manufactured homes that are being rented. The remaining 39% of rental units are located in structures ranging in size from three units to 50 or more units.

The type of structures that are being rented in the County varies between the cities and the townships. Among the townships, the vast majority of rental units are either single-family homes or manufactured (mobile) homes (90%). The remaining 10% is found primarily in townhomes and duplex units. Among the cities, 36% of the units rented are either single-family or manufactured (mobile) homes with another 16% in one unit attached or duplex units.

According to Crow Wing County, there are 20,273 homestead residential properties and 17,715 non-homestead residential properties as of 2014.

Vacancy Status (Seasonal Units and "Other Vacant")

Table 15 presents information by jurisdiction for the vacancy status of housing units in Crow Wing County. The information is compiled through the American Community Survey, is sample data and is subject to a margin of error. The information is primarily presented to demonstrate the large number of housing units in the County that are currently held for seasonal, recreational or occasional use and those that are classified as "other vacant." Other vacant units are those that do not "fit" into the other classifications for year-round units. According to the Census Bureau, these are units that may fit into one of the following categories:

- The owner does not want to rent or sell the unit and no one is living in it;
- The owner is using the unit for storage;
- The owner is elderly and is living in a nursing home or with family members;
- The home is being held for settlement of an estate;
- The home is being repaired or renovated;
- The home is currently in foreclosure (foreclosures can also appear in any of the vacant or occupied categories).

As of 2012, an estimated 12,362 housing units in Crow Wing County were vacant including rental and owned units. Of this total, 87% or 10,990 units were identified as seasonal, recreational or for occasional use. Approximately 120 units, 1.0% were listed as vacant and available for rent (excluding those for seasonal use). Another 586 units or 4.7% were listed as being for-sale and vacant. The remaining vacant units that have not been either rented or sold were classified as "other vacant," a total of 568 units or 4.6%. The remaining smaller proportions were listed as rented, but not occupied or sold, but not occupied.

TABLE 15
HOUSING UNIT VACANCY STATUS
CROW WING COUNTY
2012 (Five-Year Estimate)

Cities	All Vacant Housing Units	For Rent	Rented, Not Occupied	For Sale	Sold, Not Occupied	Seasonal, Occasional	Migrant Workers	Other Vacant
Baxter	168	11	0	77	0	80	0	0
Brainerd	318	35	30	119	12	43	0	79
Breezy Point	826	0	9	46	0	757	0	14
Crosby	123	10	0	54	0	9	0	50
Crosslake	1,886	0	0	45	5	1,836	0	0
Cuyuna	35	0	0	0	0	35	0	0
Deerwood	64	5	0	0	0	53	0	6
Emily	630	0	0	7	5	618	0	0
Fifty Lakes	369	0	0	8	0	361	0	0
Fort Ripley	4	0	0	0	0	0	0	4
Garrison	140	6	0	8	0	121	0	5
Ironton	42	0	9	14	0	10	0	9
Jenkins	30	10	0	0	0	20	0	0
Manhattan Beach	43	0	0	2	0	41	0	0
Nisswa	689	3	0	10	0	676	0	0
Pequot Lakes	466	8	0	16	0	421	0	21
Riverton	11	3	0	0	0	8	0	0
Trommald	22	0	0	0	0	22	0	0
Subtotal	**5,866**	**91**	**48**	**406**	**22**	**5,111**	**0**	**188**
Townships								
Bay Lake	1,019	9	0	12	0	981	0	17
Center	180	0	0	12	0	154	0	14
Crow Wing	25	0	0	9	0	16	0	0
Daggett Brook	19	0	0	0	0	13	0	6
Deerwood	279	0	0	0	10	216	0	53
Fairfield	133	0	0	4	0	129	0	0
Fort Ripley	142	2	0	5	0	125	0	10
Gail Lake	40	0	0	0	0	40	0	0
Garrison	425	0	0	40	0	375	0	10
Ideal	934	0	0	46	0	872	0	16
Irondale	95	3	0	0	0	82	0	10
Jenkins	24	4	0	0	0	20	0	0
Lake Edward	562	0	0	14	0	506	0	42
Little Pine	59	0	0	0	0	47	0	12
Long Lake	157	0	0	10	0	144	0	3
Maple Grove	124	0	0	2	0	89	0	33
Mission	426	0	0	7	0	419	0	0
Nokay Lake	163	0	0	0	0	140	0	23
Oak Lawn	79	8	0	0	3	16	0	52
Pelican	299	0	3	0	0	284	0	12
Perry Lake	68	0	0	0	0	68	0	0
Platte Lake	34	0	0	0	6	18	0	10
Rabbit Lake	58	0	0	0	0	48	0	10
Roosevelt	11	3	0	0	0	8	0	0
Ross Lake	319	0	0	4	0	315	0	0
St. Mathias	27	0	0	6	0	21	0	0
Timothy	58	0	0	0	0	58	0	0
Wolford	103	0	0	1	6	96	0	0
Subtotal	**5,862**	**29**	**3**	**172**	**25**	**5,300**	**0**	**333**
Unorganized Territories								
First Assessment UT (West Crow Wing)	573	0	0	8	0	518	0	47
Second Assessment UT (Dean Lake)	61	0	0	0	0	61	0	0
Subtotal	**634**	**0**	**0**	**8**	**0**	**579**	**0**	**47**
Crow Wing County Total	**12,362**	**120**	**51**	**586**	**47**	**10,990**	**0**	**568**

Source: American Community Survey: 5-year estimates average (2008-2012)

Units listed as available for rent and vacant were spread out among the County, but most of these units were located in the cities including Brainerd, Nisswa, Deerwood, Pequot Lakes, Crosby, Baxter, Jenkins and Riverton. The highest number listed to be available for rent was in Brainerd which accounted for 29% of the total or 35 units.

Residential Construction Trends 2000 through 2013

Data on the number of housing units approved through building permits issued for new residential construction were obtained from Crow Wing County, US Census Bureau and calls made by Maxfield Research Inc. This data is presented in Table 16.

The following are key points from the Table.

- Permits were issued in Crow Wing County for the construction of 8,330 new residential units from 2000 through 2013, for an average of about 595 new units annually. Construction was more robust in the years leading up to the Recession. After 2007, the number of housing units constructed from permits issued dropped substantially until 2011, when totals began to rebound and in several communities and have continued to increase.

- Single-family homes are the predominant housing type (90% of all units from permits issued). The remaining 10% were multifamily units including general occupancy rental units, townhomes, senior housing and condominiums. In the early 2000s, there were more multifamily units developed, but once the recession took hold, multifamily development decreased to virtually nothing. As home prices decreased, some households that would have purchased a multifamily product gravitated back to single-family homes as housing price deflation made homes more affordable, in general. Due to land costs and development costs however, the price of new construction homes continues to remain relatively high and out of reach of most moderate-income households.

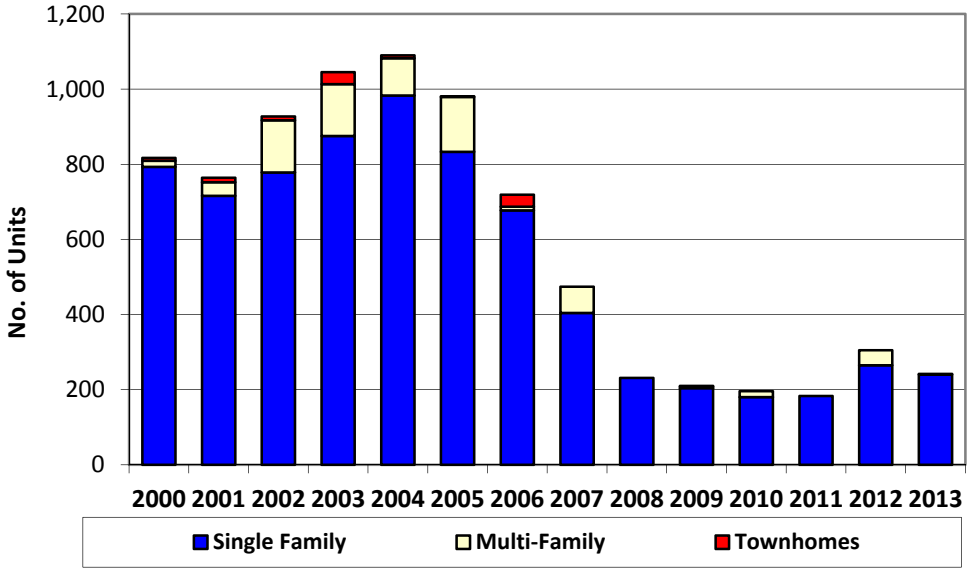
TABLE 16
RESIDENTIAL BUILDING PERMIT TRENDS
CROW WING COUNTY
2000 through 2013

Year	Single-Family	Multifamily	Townhomes	Total
2000	793	16	8	817
2001	716	36	12	764
2002	778	139	10	927
2003	875	138	32	1,045
2004	983	99	8	1,090
2005	833	146	2	981
2006	677	10	32	719
2007	404	70	0	474
2008	231	0	0	231
2009	204	4	2	210
2010	180	16	0	196
2011	183	50	0	233
2012	265	40	0	305
2013	240	96	2	338
Totals	7,362	860	108	8,330

Sources: Crow Wing County, US Census Bureau; Maxfield Research Inc.

- As Chart 10 shows, single-family development accounted for the majority of new housing construction in Crow Wing County during the 2000s and into the 2010s.

Chart 10: Residential Building Permits
Crow Wing County, 2000 through 2013



Sources: Census Bureau; Maxfield Research Inc.

Market Conditions General-Occupancy Rental Housing

Introduction

This section summarizes the current supply of general-occupancy rental housing options in Crow Wing County. Senior housing options are summarized in the following section.

This section considers the market conditions for general-occupancy rental housing in Crow Wing County by examining data on:

- performance of market rate rental developments,
- inventory and performance of rental developments that offer housing assistance (deep-subsidy and shallow-subsidy),
- cost burdens for renter households in the County,
- usage trends of Housing Choice Vouchers,
- planned and proposed general occupancy rental housing developments, and
- interviews with housing professionals and municipal staff members familiar with the rental market.

This section of the report includes summary totals for rental housing trends in the County.

Crow Wing County Rental Housing

The composition of the general occupancy rental market in Crow Wing County contains a higher proportion of lower density housing products that are rented including single-family homes, one-unit attached (townhomes) and duplexes. There are fewer traditional-style apartments and most of these are older units, built prior to 2000 and include market rate rental units and publicly assisted units and senior housing. Senior housing is discussed separately in another section. The higher proportion of low- and medium-density housing products may be due, in part, to the larger land area that is available in many areas of the County which has traditionally been low-density versus municipalities which generally have infrastructure to support the development of higher-density properties.

Maxfield Research Inc. surveyed small and large general occupancy rental developments in Crow Wing County to analyze current market conditions for rental housing. The initial survey was conducted in April and May 2014 with follow-ups completed in December 2014. In total, approximately 1,500 rental units were surveyed, including market rate, deep-subsidy (50% or less of Area Median Income) and shallow-subsidy units (between 50% and 80% of Area Median Income). In addition, Maxfield noted the rental rates for non-traditional rental properties being listed as "for rent" in the County through various property management websites and regional data.

New rental housing has been added in Crow Wing County during the 2000s. New rental units have been built in Baxter, Brainerd, Crosby and Pequot Lakes. These units include a mix of shallow-subsidy and market rate units. Rents for newer shallow subsidy properties range from $620 to $740 per month for two- and three-bedroom townhome units. The survey noted a modest number of vacancies among the market rate rental properties, but almost no vacancies among the shallow-subsidy and deep-subsidy properties.

A summary of the survey findings is shown in Tables 17 and 18. Altogether, the survey included 14 market rate properties, 13 deep-subsidy properties and 12 shallow-subsidy properties and accounted for an estimated 60% of rental units located in buildings of three or more units as noted on Table 14A. The following are key points about rental conditions in the County.

Market Rate Rental Housing

- Most of the market rate rental units in Crow Wing County are concentrated in the larger cities including Brainerd, Baxter, Crosby, Deerwood, Nisswa and Pequot Lakes. There are also a substantial number of rental single-family homes (all market rate) and rental units located above commercial retail space in Downtown Brainerd. A sampling of units located in smaller-buildings and in single-family homes was compiled and information on these properties is discussed in a separate section. The total number of market rate rental units found in other housing product types such as duplexes or single-family homes accounts for 55% of all rental units in the County.

- According to the Maxfield survey, the overall vacancy rate for market rate units at the time of the survey was 1.3%--lower than the stabilized vacancy rate of 5.0%, indicating that there is a demand for additional market rate rental units in the County. A vacancy rate of 5% provides sufficient choice for prospective renters and generally balanced rental market conditions. No market rate properties are currently in their initial lease-up periods. New market rate rentals are currently under construction in Baxter, Minnesota at Cypress Townhomes and Pine Grove Estates. Units are available for occupancy as of May 2015. Two-bedroom townhome units including all utilities except electricity are renting for $1,395 per month (quoted rent). All market rate general occupancy properties that were surveyed had reached stabilized occupancy at the time of the survey. The highest market rate rents in the County are found at newer rental properties located in Baxter and Brainerd, excluding single-family home rentals on various lakes throughout the County.

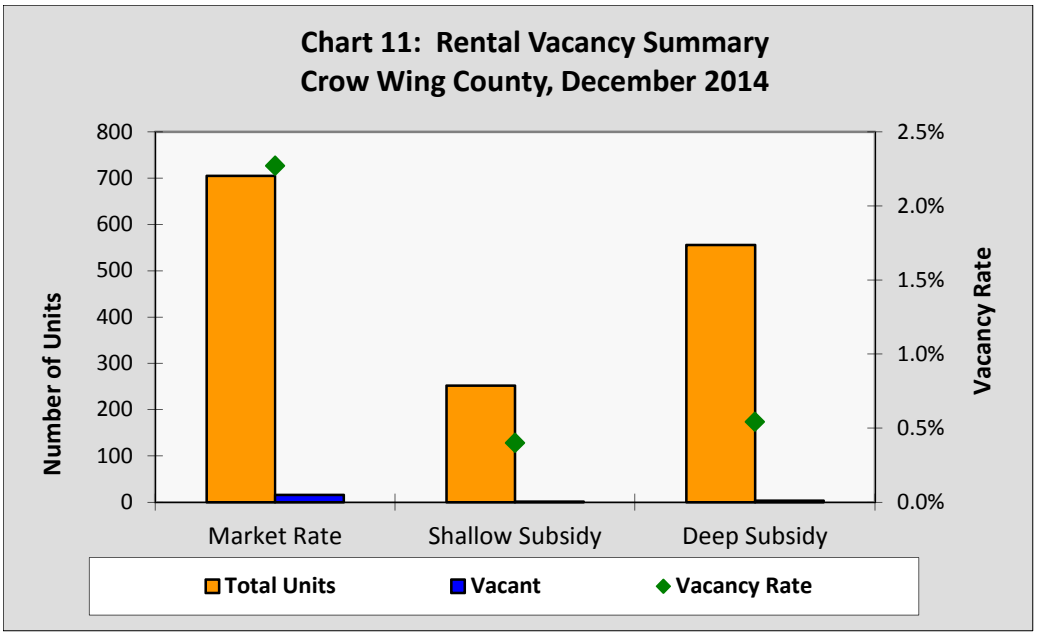
TABLE 17
RENTAL VACANCY SUMMARY
CROW WING COUNTY - SURVEYED GENERAL OCCUPANCY RENTAL DEVELOPMENTS
DECEMBER 2014

	Market Rate			Shallow-Subsidy			Deep-Subsidy			Total		
	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate	Total Units	Vacant	Vac. Rate
Baxter	270	2	0.7%	78	0	0.0%	0	0	0.0%	348	2	0.6%
Brainerd	307	12	3.9%	162	1	0.6%	412	2	0.5%	881	15	1.7%
Crosby	36	0	0.0%	0	0	0.0%	120	1	0.8%	156	1	0.6%
Deerwood	0	0	0.0%	0	0	0.0%	12	0	0.0%	12	0	0.0%
Ironton	0	0	0.0%	12	0	0.0%	0	0	0.0%	12	0	0.0%
Nisswa	24	1	0.0%	0	0	0.0%	0	0	0.0%	24	1	0.0%
Pequot Lakes	68	1	1.5%	0	0	0.0%	12	0	0.0%	80	1	1.3%
Total	705	16	2.3%	252	1	0.4%	556	3	0.5%	1,513	20	1.3%

Note: The surveyed units are those in larger rental buildings and a sampling of those in smaller buildings. The surveyed units account for about 31% of the County's total non-senior rental units including single-family home rentals. Additional rental units were identified through other databases and are discussed separately.

Source: Maxfield Research Inc.

- Chart 11 below highlights that the overall vacancy rate for market rate units in the County (2.3%) is higher than the vacancy rates for shallow-subsidy (0.4%) and deep-subsidy units (0.5%).



- The overall vacancy rate for market rate units was below the 5.0% market equilibrium rate indicating pent-up demand exists for rental units in Crow Wing County. The overall vacancy rates for publicly assisted units were very low (under 2%). Vacancies were distributed across properties, but most vacancies were found in Brainerd generally because Brainerd has the highest number of rental housing units in the County.

- The average monthly rent for market rate rental properties built in 2000 or later was $801 per month, for properties built between 1980 and 2000, it was $595 per month and for properties built pre-1980, it was $543 per month.

- Average monthly rents at all market rate properties in the County ranged from a low of $450 for one-bedroom units to a high of $1,395 for a brand new two-bedroom townhome in Baxter. Average rents were highest in Baxter, followed by Brainerd, which have greater proportions of newer units. Average rents are quoted for traditional rentals that include apartments in multi-unit buildings and rental townhomes. There are a number of permanent single-family homes, seasonal homes and cabins that are rented in Crow Wing County either year-round or at various times of the year.

- In addition to larger rental properties, there are many units rented in smaller dwellings such as single-family homes (urban and rural), duplexes, triplexes, four and five-plexes, mobile homes, cabins and lakefront homes. These properties vary widely in size, location, amenities and price. Table 18A presents information from our review and survey of these properties in communities in Crow Wing County. These properties may be rented for only a few months or may be available for long-term lease (six months or longer).

TABLE 18
RENT SUMMARY
CROW WING COUNTY - SURVEYED GENERAL OCCUPANCY RENTAL DEVELOPMENTS
DECEMBER 2014

	Market Rate				Shallow Subsidy			
	Total	--- Avg. Rent ---			Total	--- Avg. Rent ---		
City	Units	1BR	2BR	3BR	Units	1BR	2BR	3BR
Baxter	286	$722	$863	$1,280	78	--	$634	$728
Brainerd	355	$538	$635	$950	118	$560	$606	$685
Crosby	36	--	$721	$813	0	--	---	---
Deerwood	0	--	--	--	0	--	--	--
Ironton	0	--	--	--	12	--	$550	$650
Nisswa	24	$550	$663	--	0	--	--	--
Pequot Lakes	68	$520	$608	$738	0	--	--	--
Total	**769**	**$583**	**$698**	**$945**	**208**	**$560**	**$597**	**$688**

Source: Maxfield Research Inc.

- Rents at market rate developments ranged from 4% to 20% higher than those at affordable developments throughout the County. The largest difference is between the three-bedroom market rate units and the three-bedroom shallow-subsidy units. In the smaller communities, however, average rents at affordable developments are about the same or higher than those in market rate developments. This is common in Greater Minnesota, where affordable developments may often be newer than market rate developments.

- Table 18A shows the range of market rate rents for properties that are smaller in size including single-family homes, duplexes, triplexes, mobile homes, cabins and individual townhomes and condominiums that are available for rent by private owners. At any given time, there may be between 150 and 200 of these units advertised as available. Only a small portion is currently vacant. Most are advertised 30 to 60 days in advance of when they will become available once the current tenant moves out.

- As shown on the table, there is a broad range of pricing for single-family homes in Crow Wing County. Factors that affect pricing include location (on- or off-lake, square footage of dwelling, size of property (number of acres), age of property, condition, amenities, utility connections, etc. We include cabins in the single-family category. Small properties with few amenities and less than three bedrooms may rent for under $1,000 per month. Large lakefront homes with a high level of amenities and more than 1,500 square feet usually rent for $1,200 per month or higher. Other restrictions may be placed on these units by the owners such as no pets or short-term leases only (three months or less). Some properties include the utilities and some do not. A few properties were listed as being fully-furnished.

TABLE 18A
RENT SUMMARY
CROW WING COUNTY - GENERAL OCCUPANCY-OTHER RENTAL UNITS
DECEMBER 2014

	Apartments/Mobile Homes/Condos/THs				Single-Family Homes				
	--- Avg. Rent ---				--- Avg. Rent ---				
City	0BR	1BR	2BR	3BR	1BR	2BR	3BR	4BR	5BR
Baxter	--	$705	$765	$1,080	--	$634	$1,300	$1,300	$1,575
Brainerd	$400	$560	$740	$803	$560	$800	$995	$1,255	--
Crosby	--	--	$620	$813	--	---	--	--	$800
Crosslake	--		$650	$790	--	$800	$1,995	--	--
Deerwood	--	$550	--	--	--	--	--	--	--
Emily	--	$430	--	--	--	--	--	--	--
Garrison	--	$850	--	--	--	$600	--	--	--
Ironton	--	--	$575	--	--	$550	$895	--	$650
Jenkins	--	--		--	--	--	$1,300	--	--
Nisswa	--	$550	$750	--	$1,150	--	--	--	--
Pequot Lakes	--	$520	$608	$738	$595	--	--	$2,200	--
Other-Rural	--	---	--	--	--	$675	$2,000	$1,519	--
Total	**$400**	**$595**	**$673**	**$845**	**$768**	**$677**	**$1,297**	**$1,585**	**$1,008**

Note: Rental rates are quoted rents w/o adjustments for utilities or rent concessions.
Limited rent concessions were noted for some units (typically one month free); for single-family homes, tenant pays all utilities; smaller apartment buildings and duplexes usually include water, sewer, trash, but exclude heat and electric; some properties include heat.
The following types of dwellings are included in the above survey; single-family homes, townhomes, mobile homes, lakefront homes, duplexes and triplexes.

Sources: Craigs List; Maxfield Research Inc.

Apartment pricing is somewhat more consistent with rental pricing among the larger properties in each of the communities. Rents generally tend to be slightly lower in the cities outside of Brainerd and Baxter, but rental rates are increasing due to strong demand and low vacancies.

Shallow-Subsidy Rental Housing

A total of 208 general-occupancy rental units in Crow Wing County were identified as shallow-subsidy (affordable) or restricted to homeowners with low to moderate incomes, typically between 50% and 60% of the Area Median Household Family Income. Shallow-subsidy properties offer a "shallow" subsidy whereby income-qualified households pay reduced rents. Table 19 shows that average monthly rents at shallow-subsidy properties were $560 for one-bedroom units, $597 for two-bedroom units and $688 for three-bedroom units.

The shallow subsidy rental properties surveyed in Crow Wing are listed in Table 19, along with deep-subsidy properties. The following are key points.

- Shallow subsidy properties were found to have a total of 208 units, of which one unit was vacant for an overall vacancy rate of 0.5%. Several properties were in the middle of moving people into units that had just been released.

TABLE 19
SHALLOW SUBSIDY AND DEEP SUBSIDY GENERAL OCCUPANCY RENTAL DEVELOPMENTS
CROW WING COUNTY
JANUARY 2015

Project	City	Program	Total Units	Vacant
SHALLOW SUBSIDY				
Grand Oaks Townhomes	Baxter	LIHTC	24	0
Grand Oaks Townhomes	Baxter	LIHTC	24	0
Sprucewood Townhomes	Baxter	LIHTC	30	0
Circle Pines Apartments	Brainerd	RD	12	0
Valley View Townhomes	Brainerd	LIHTC	20	0
Trail Ridge Townhomes	Brainerd	LIHTC	18	0
Timberland Townhomes	Brainerd	LIHTC	30	0
Franklin Center (Artists Lofts)**	Brainerd	LIHTC	25	0
Ridgeview I*	Brainerd	RD	6	0
Ridgeview II*	Brainerd	RD	7	0
Ironton Townhomes	Ironton	RD	12	1
Subtotal			*208*	*1*
DEEP-SUBSIDY				
Northstar Apartments	Brainerd	Public	162	0
College Drive Townhomes	Brainerd	Sec. 8	24	0
Circle Pines	Brainerd	RD	16	0
Mississippi Terrace****	Brainerd	Sec. 8	40	0
Brainerd South	Brainerd	Public	60	2
Ridgeview I*	Brainerd	RD	21	0
Ridgeview II*	Brainerd	RD	18	0
Northern Lights	Brainerd	Sec. 811	24	0
Brainerd HRA - Scattered	Brainerd	Public	16	0
Oakridge Homes	Brainerd	n/a	8	0
Valley Trail Townhomes	Brainerd	Public	23	0
Dellwood & Edgewood Apts.	Crosby	Public	100	0
Crosby HRA - Scattered	Crosby	Public	20	0
Pinewood Manor	Deerwood	Sec. 8	12	0
Parkview II	Pequot Lakes	RD	12	1
Subtotal			*556*	*3*

Note: Income-qualified residents pay 30% of their income for rent at deep-subsidy properties and a fixed rent at shallow-subsidy properties. Residents at deep-subsidy properties tend to have lower household incomes than those at shallow-subsidy properties.

* Unit counts are separated by units with shallow and deep subsidy as identified by Rural Development.

** Franklin Lofts includes a portion of units with rents at 30% or less of adjusted gross income.

*** Pinewood Manor has been combined with another property in Aitkin and is referred to as Northwoods Housing.

****Senior units for Mississippi Terrace are included on the senior table.

Sources: MN Housing; Brainerd HRA; Crosby HRA; Pequot Lakes HRA; Maxfield Research Inc.

- Table 19 shows that seven of the shallow subsidy properties are located in Brainerd, three in Baxter and one in Ironton. A vacancy rate of less than 2% indicates a tight market for shallow-subsidy rentals.

- Virtually all of the shallow subsidy rental properties were fully-occupied at the time of the survey.

- The shallow-subsidy (affordable) units located in Crow County have been developed primarily under two programs:

  Low-Income Housing Tax Credits (LIHTC) (MN Housing)
  Rural Development (US Department of Agriculture)

- According to information obtained from Rural Development, six family and nine senior properties have been funded through Rural Development. Most of these properties were funded in the late 1980s through mid-1990s. However, this program continues to be available in communities that are located outside of the Twin Cities Metropolitan Area. Properties may be developed either as general occupancy or senior. Funding may be available through the program to provide additional "rental assistance" for very low income households. Properties have a fixed rent which is called the "basic rent." Households either pay the basic rent or pay a rental rate that is between the basic and the market rent depending on their level of income. Rental assistance is often provided for a specific number of units at the property, but is not designated to a unit in the building. Therefore, if rental assistance is available for 10 units in the building and all of those units are currently occupied by households that meet the lower income requirement, then there would be no more rental assistance available until a household relinquished their assistance by moving out.

- Income guidelines for properties developed under the Rural Development program in Crow Wing County have the following maximum income limits at 50% of Area Median Income. Rents are typically identified as a basic rent. The resident's income is utilized to determine the rent level that they will pay.

Maximum Income Limits (Rural Development)

	50%
1 Person	$21,600
2 Person	$24,700
3 Person	$27,800
4 Person	$30,850
5 Person	$33,350
6 Person	$35,800

- Properties funded under MN Housing's Low-Income Housing Tax Credit (LIHTC) program have published the income guidelines and maximum rent limits for these types of properties. Properties placed in service on varying dates may have different rent limits associated

with them. For properties placed in service after 12/18/2013, the most recent income limits available, the maximum income limits at 50% and 60% of area median household income are shown below by household size. Income limits and maximum rental limits are reviewed each year by MN Housing and changes published usually within the 1st quarter of the current year.

Maximum Income Limits (LIHTC)

	50%	60%
1 Person	$21,250	$25,500
2 Person	$24,300	$29,160
3 Person	$27,350	$32,820
4 Person	$30,350	$36,420
5 Person	$32,800	$39,360
6 Person	$35,250	$42,300

Maximum Rental Rates

	50%	60%
0BR	$531	$637
1BR	$569	$683
2BR	$683	$820
3BR	$789	$947

- Demand for all types of rental units across all income ranges is strong at this time, although demand is greatest for housing that is targeted to low and moderate income households. New rental product is being constructed in both Brainerd and in Baxter where incomes are higher and the demand for market rate rental units is generally greater. For those looking for shallow subsidy or deep subsidy units, demand is very tight and vacancy rates are effectively at 0.0%. Development of additional units is needed, but funding for various programs remains limited.

Deep Subsidy Rental Housing

There are 13 general occupancy rental developments in Crow Wing County with a total of 556 units that offer "deep" subsidies in which the monthly rents are based on 30% of a qualified household's Adjusted Gross Income. Properties that provide deep-subsidy units include public housing, mixed-income properties, Section 8 and Rural Development. Rural Development properties offer additional subsidy or "rental assistance" which increases the affordability of the moderate income units to those whose incomes are at or below 50% of the area median household income. Rental assistance comprises the difference between the affordable rent and the household paying no more than 30% of their income for housing.

Public housing's income requirement is at or below 80% of the area median household income adjusted for household size and then the resident pays no more than 30% of their gross adjusted income for rent. With a public housing requirement set at 80%, public housing units span a

broad range of incomes providing housing for those with low and moderate incomes. For mixed-income properties, a majority of the units have been set aside for households with low incomes (at or below 50% of the area median household income) and then the resident pays no more than 30% of their adjusted gross income for their rent.

In addition to deep-subsidy units that are located in traditional apartment-style buildings and townhomes, the Brainerd HRA and the Crosby HRA also support scattered site housing in their respective communities where family households pay no more than 30% of their adjusted gross income by household size for these units. Scattered site housing may be any type of housing unit, but in Crow Wing County, it is typically single-family or duplex units that are rented. Brainerd HRA has 16 units of scattered site housing and Crosby HRA has 20 units of scattered site housing.

- The 13 properties combine for a total of 556 units including the scattered site housing.

- Three vacancies were identified among these units for an overall vacancy rate of 0.5%, including the scattered site units. Most often, vacancies that are found through any one survey are usually the cause of unit turnover where one household is vacating the unit and another household may be ready to move in as waiting lists for most deep-subsidy properties tend to be quite long.

- The overall unit mix at the deep-subsidy properties consists primarily of one- and two-bedroom units, although townhome properties and single-family homes often provide a mix of two- and three-bedroom units targeted to families. Our survey found three, four-bedroom units, one at Valley Trail Townhomes, one at Sprucewood Townhomes and one scattered site through the Crosby HRA. Units at Sprucewood are considered shallow-subsidy, while Valley Trail and Crosby HRA units are considered deep-subsidy.

Housing Choice Voucher Program

The Housing Choice Voucher Program (also known as Section 8) utilizes the existing private rental market in the County to provide decent, safe and sanitary housing opportunities for low-income families, elderly, handicapped and disabled persons at an affordable cost. The Brainerd HRA administers the Section 8 Voucher program for Crow Wing County. Currently, the Brainerd HRA has a total of 320 housing choice vouchers that it administers for income-qualified households. The Section 8 wait list is open and is currently accepting new applicants. Housing Choice Vouchers assist households with incomes at or below 50% of the area median household family income and adjusted for household size. For a family of four people, the maximum income limit is currently $30,350 (2014).

- Program participants pay a minimum of 30% of their monthly adjusted income toward rent. The program provides rental assistance, which is the difference between the participants' rent portion and the contract rent.

- To be eligible for use with the *Housing Choice Voucher* program, units must have rents at or below the Fair Market Rents (FMRs) as established by the Department of Housing and Urban Development. As established in 1995, the definition of FMR is described as, "the 40th percentile of gross rents for non-substandard rental units occupied by recent movers in a local housing market." Fair Market Rents for Crow Wing County for Fiscal Year 2014 are shown below.

FY2014 Fair Market Rents (Crow Wing County)	
Efficiency	$430
1BR	$533
2BR	$721
3BR	$1,062
4BR	$1,066

Overall, about 60% of the County's market rate units had rents at or below the Fair Market Rents. Almost all of the units in developments built before 2000 had rents that would qualify under the current 2014 Fair Market Rents.

Income Limits (Section 8)	
1 person	$21,250
2 person	$24,300
3 person	$27,350
4 person	$30,350
5 person	$32,800
6 person	$35,250

The Fair Market Rents identify a maximum payment threshold for rental assistance that would be provided to the household. The level of assistance is determined by the maximum amount of rent to be paid by the household (30% of their income adjusted for family size) and the Fair Market Rent. Voucher holders cannot pay more than 40% of their income toward rent and the HRA will subsidize up to the payment standard plus utilities. Rent must be reasonable. As a result, most households tend to choose units that are very close to or meet the Fair Market Rent.

Housing Choice Vouchers are mobile. Therefore, utilization by community may vary from year to year depending on where voucher holders choose to live.

Based on the above Fair Market Rents and considering market rate units that are available in Brainerd, Baxter, Crosby, Crosslake, Deerwood, Nisswa and Pequot Lakes, we find that there are units that would generally be available at or below these rent levels from efficiency through three-bedroom units. Properties that contain four- and five-bedrooms tend to be located on area lakes and are upscale in nature with rent levels that range from about $1,200 to $2,000 per month. In addition, a number of these single-family homes can only be rented for eight to nine months of the year. This places a burden on households that need permanent housing year-round and require larger size units.

Mobile Homes

Maxfield Research Inc. identified a total of ten mobile home locations in the County. Three mobile home parks are located in Brainerd, two in Garrison, two in Crosby, two in Crosslake and one in Pequot Lakes. Wilderness Park is the only one of the ten that is association owned. The remaining parks are all privately owned. Manufactured homes typically provide an affordable ownership option for households or may provide an affordable rental option if the park will rent a manufactured home. Lot rentals range from about $260 to $280 per month. Purchase of a manufactured home for a lot in one of the parks ranges from a low of $21,500 to a high of more than $100,000. None of these parks are restricted to households age 55 or older, although that is common in other locations in the country, usually in the southern region of the U.S. Many of these parks provide permanent housing to their residents, while others have a proportion of their units rented seasonally where people leave during the winter months.

In total, these ten manufactured home parks have a total of 586 pad sites. We were unable to obtain information on the number of pad sites for the Garrison Trailer Park.

Table 19A below presents information on the location, number of lots and ownership for the manufactured home/trailer parks.

TABLE 19A
MOBILE/MANUFACTURED HOME PARKS IN CROW WING COUNTY
December 2014

Mobile Home Parks	City	No. of Lots	Comments
Pequot Terrace Estates	Pequot Lakes	38	Privately owned
Town's Edge	Crosby	27	Privately owned
Serpent Lake	Crosby	10	Privately owned
Garrison Mobile Home Park	Garrison	n/a	Privately owned
Bob's Mobile Home Park	Garrison	31	Privately owned
Stonybrook South	Brainerd	158	Privately owned
Lazy Acres Park	Brainerd	21	Privately owned
Meadow View Manor	Brainerd	94	Privately owned
Wilderness Park	Crosslake	141	Owner's Association
Chatham Park South	Crosslake	66	Privately owned
Total		**586**	

Sources: Park Owners; Mobile Home Village; Maxfield Research Inc.

Cost-Burdened Renters

Table 20 shows the number and percent of cost-burdened renter households by community in Crow Wing County. This information is compiled through American Community Survey data which is published by the US Census Bureau. The table shows the number and percent of renter households that pay 35% or more of their income for rent (cost-burdened) and those that pay 50% or more of their income for rent (severely cost-burdened).

As shown on the table, the proportion of cost-burdened renter households as compared to the total number of renter households in Crow Wing County has decreased somewhat between 2000 and 2012. However, the number of cost-burdened households has grown substantially since 2000 primarily due to growth in the renter household base as a whole in Crow Wing County.

In 2000, among the cities in the County, moderately cost-burdened households paying 35% or more of their income for rent comprised nearly 27% of all households. Households that were classified as severely cost-burdened, paying 50% or more of their income for rent accounted for 16% of all renter households. For the County as a whole, these figures were 27% for moderately cost-burdened and 17% for severely cost-burdened. By 2012, the County figures had increased to 30% for moderately cost-burdened and 35% for severely cost-burdened.

As shown on the table, the proportion of severely cost-burdened households, those that pay more than 50% of their income for rent increased dramatically as a proportion of all renter households. In 2000, the proportion of households in the cities paying 50% or more of their income for rent stood at about 16%. By 2012, that proportion had risen to 30% of all renter households. The proportion of renter households paying 50% or more of their income for rent also increased considerably in the Townships to a total of 3.25% up from only 1% in 2000.

For those with the lowest incomes, a tight rental market and rising rents have resulted in a higher proportion of renter households in the County that are severely cost-burdened. This highlights the continued need for affordable rental options in the County.

TABLE 20
COST-BURDENED RENTER HOUSEHOLDS
CROW WING COUNTY
2000 TO 2012

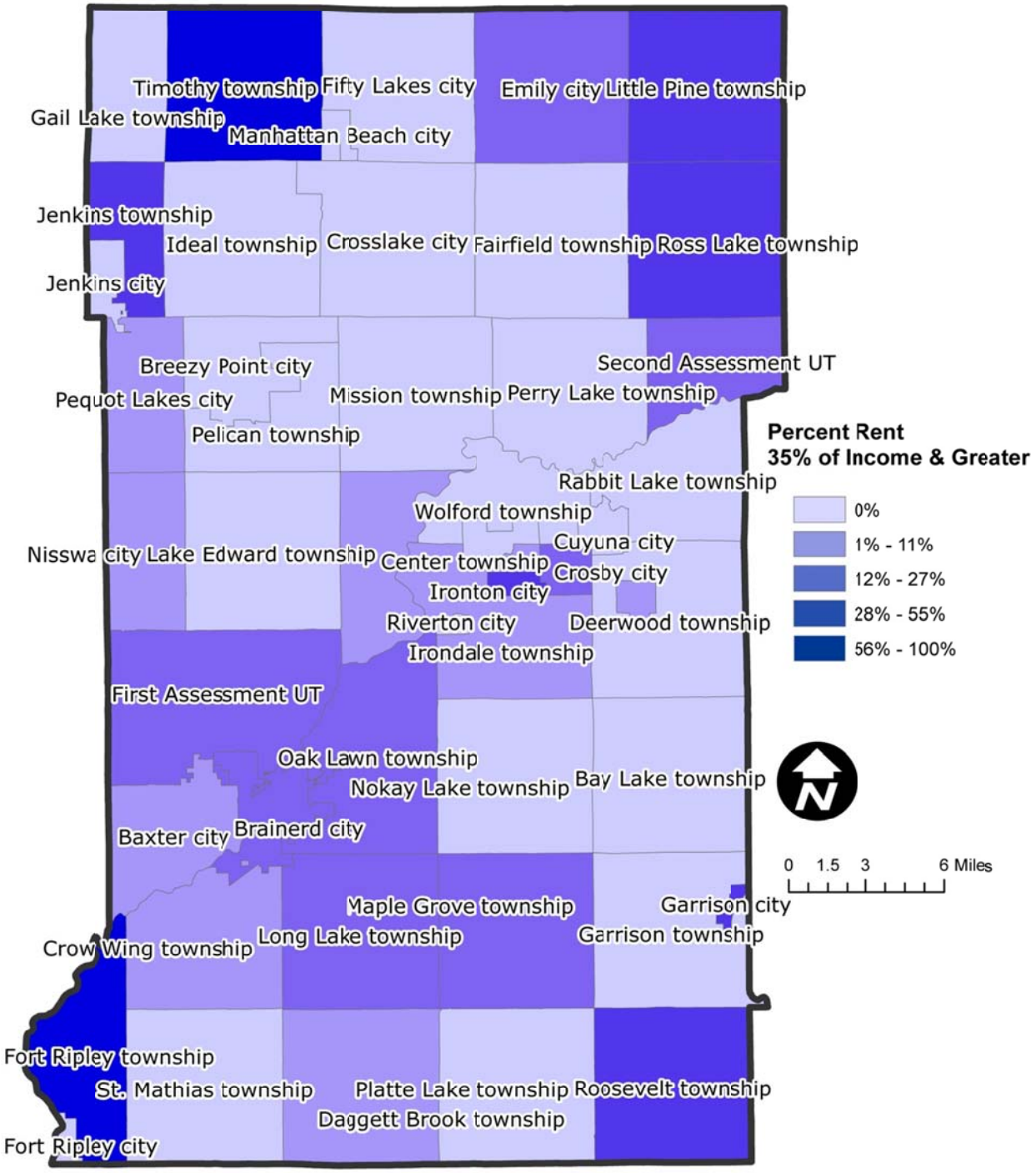
	Cost-Burdened Renter HHs (35% or greater)				Change		Cost-Burdened Renter HHs (50% or greater)				Change	
	Census				2000 - 2012		Census				2000 - 2012	
	2000		2012				2000		2012			
	No.	Pct.*	No.	Pct.*	No.	Pct.	No.	Pct.*	No.	Pct.*	No.	Pct.
Cities												
Baxter	39	0.90%	287	4.27%	248	635.9%	23	0.53%	226	3.36%	203	0.0%
Brainerd	865	19.85%	1,293	19.22%	428	49.5%	529	12.14%	841	12.50%	312	59.0%
Breezy Point	13	0.30%	0	0.00%	-13	-100.0%	7	0.16%	0	0.00%	-7	-100.0%
Crosby	103	2.36%	143	2.13%	40	38.8%	59	1.35%	75	1.11%	16	0.0%
Crosslake	14	0.32%	7	0.10%	-7	-50.0%	12	0.28%	7	0.10%	-5	-41.7%
Cuyuna	0	0.00%	2	0.03%	2	n/a	0	0.00%	2	0.03%	2	n/a
Deerwood	17	0.39%	17	0.25%	0	0.0%	2	0.05%	12	0.18%	10	500.0%
Emily	11	0.25%	23	0.34%	12	109.1%	9	0.21%	15	0.22%	6	66.7%
Fifty Lakes	0	0.00%	4	0.06%	4	n/a	0	0.00%	4	0.06%	4	n/a
Fort Ripley	0	0.00%	0	0.00%	0	n/a	0	0.00%	0	0.00%	0	n/a
Garrison	6	0.14%	6	0.09%	0	0.0%	4	0.09%	0	0.00%	-4	-100.0%
Ironton	18	0.41%	76	1.13%	58	322.2%	12	0.28%	29	0.43%	17	141.7%
Jenkins	5	0.11%	4	0.06%	-1	-20.0%	3	0.07%	4	0.06%	1	33.3%
Manhattan Beach	0	0.00%	1	0.01%	1	n/a	0	0.00%	1	0.01%	1	n/a
Nisswa	17	0.39%	10	0.15%	-7	-41.2%	11	0.25%	6	0.09%	-5	-45.5%
Pequot Lakes	54	1.24%	126	1.87%	72	133.3%	28	0.64%	99	1.47%	71	253.6%
Riverton	0	0.00%	0	0.00%	0	n/a	0	0.00%	0	0.00%	0	n/a
Trommald	4	0.09%	0	0.00%	-4	-100.0%	4	0.09%	0	0.00%	-4	-100.0%
Subtotal	**1,166**	**26.76%**	**1,999**	**29.71%**	**833**	**71.4%**	**703**	**16.13%**	**1,321**	**19.63%**	**618**	**87.91%**
Townships												
Subtotal	**82**	**1.88%**	**384**	**5.71%**	**302**	**368.3%**	**49**	**1.12%**	**219**	**3.25%**	**170**	**346.9%**
Crow Wing County	**1,248**	**28.6%**	**2,383**	**35.4%**	**1,135**	**90.9%**	**752**	**17.3%**	**1,540**	**22.9%**	**788**	**104.8%**

Note: * Percent equals percent of all renter households in Crow Wing County.

Sources: U.S. Census, Maxfield Research, Inc.

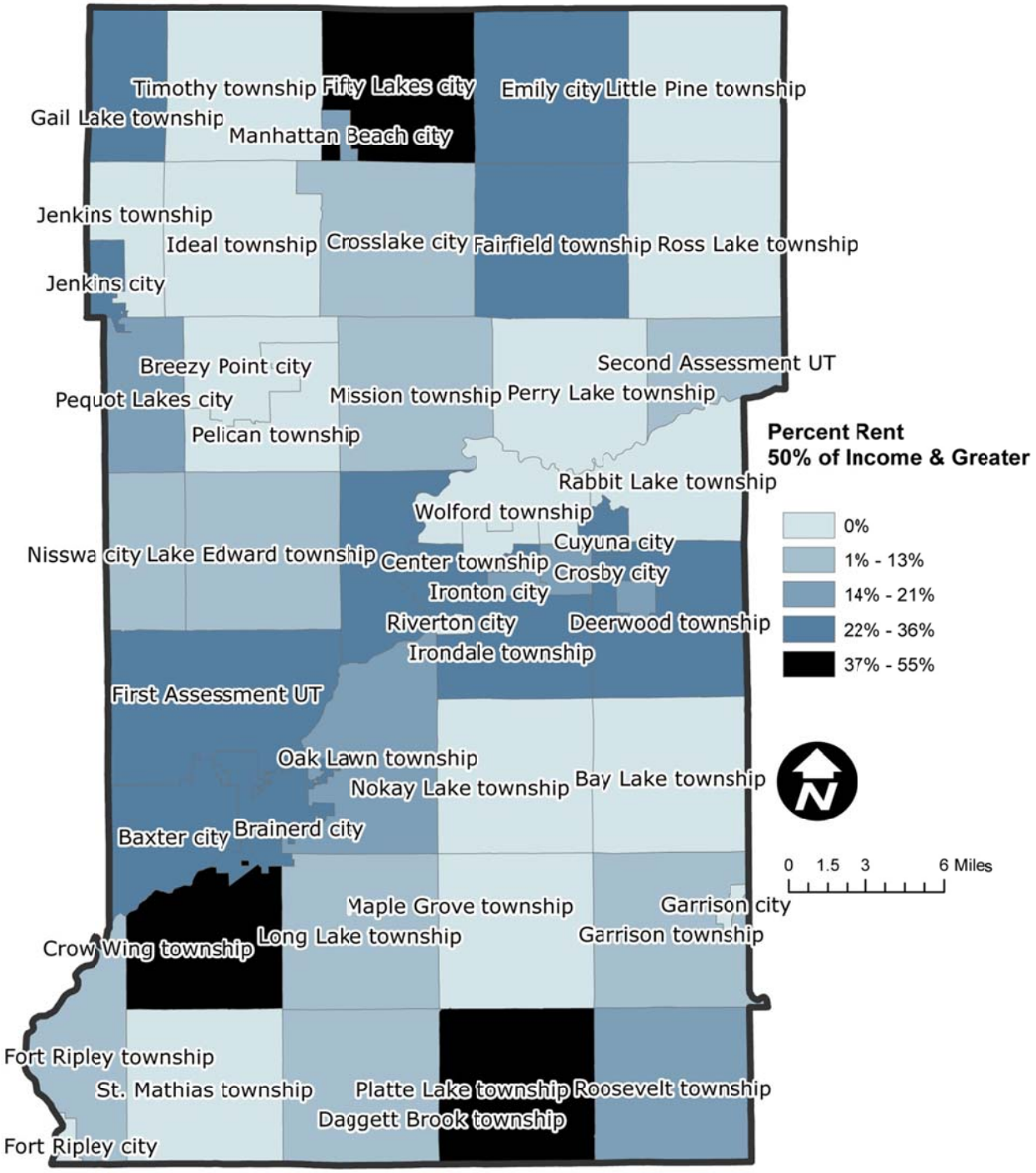
Map 5

Crow Wing County Subdivisions
Cost-Burdened Households
Percent of Rent 35% of Income & Greater



Map 6

Crow Wing County Subdivisions
Cost-Burdened Households
Percent of Rent 50% of Income & Greater



Pending Rental Developments

Interviews were conducted with representatives of communities in the County to reveal planned and pending general-occupancy rental developments that may come on-line in the near future.

Although not expected to be entirely rental, a study is underway to determine the potential demand for a housing community that may be targeted toward providing housing and services to Veterans and military service members and their families.

Two, six-plex buildings recently started construction in Baxter, Minnesota on Cypress Court. Listed as Cypress Court-Phase III, there will be a total of 12 units, which was decreased from a planned 50-unit rental building on the same property. These units are expected to be available by March 2015.

Construction recently began on two, 35-unit buildings (Pine Grove Estates) that are located on Clearwater Road in Baxter, Minnesota. These units will be ready for occupancy by Spring 2015. Senior properties are discussed in a later section of the report.

Central Lakes Community College is considering the development of rental units that would be targeted to students attending the College. The Central Lakes Foundation would sponsor the housing, which would be located on-campus. This project is currently in the planning stages.

Market Conditions
Senior Housing

Introduction

This section evaluates market conditions for senior housing in Crow Wing County by examining data on:

- Inventory and performance of market rate senior housing developments,
- Inventory and performance of deep-subsidy and shallow-subsidy senior developments,
- planned and proposed senior housing developments, and
- interviews with housing professionals and municipal staff members who are familiar with senior housing trends.

This section of the report includes summary data of current market conditions.

Senior Housing Defined

The term "senior housing" refers to any housing development that is restricted to people age 55 or older. Senior housing includes an entire spectrum of housing alternatives, with overlapping markets making the differences somewhat ambiguous. However, the level of support services offered best distinguishes them. Maxfield Research Inc. classifies senior housing developments into four categories based on the level of support services:

Adult/Few Services; where few, if any, support services are provided. "Adult" housing includes both rental and ownership (such as senior condominiums, cooperatives, or townhomes).

Congregate; where support services such as meals and light housekeeping are provided, either on an optional basis for an additional fee (optional-service) or included in the monthly fee (service-intensive).

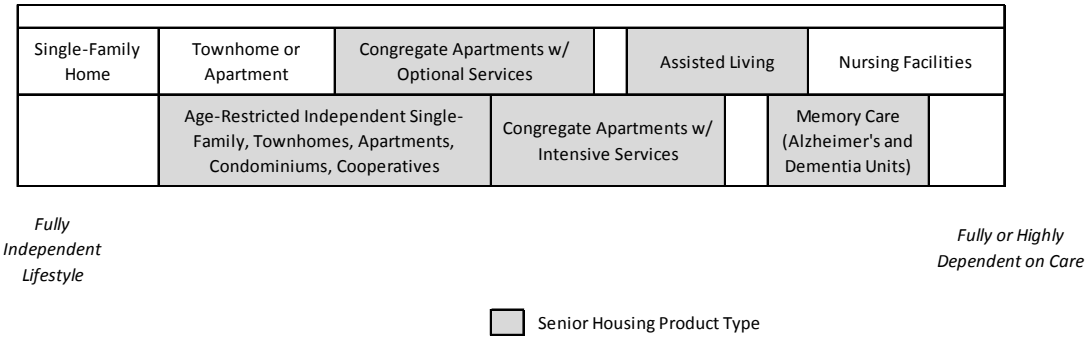
Assisted Living; where two or three daily meals as well as basic support services such as transportation, housekeeping and/or linen changes are included in the fees. Personal care services such as assistance with bathing, grooming, and dressing is included in the monthly fees or is available for an additional fee.

Memory Care; where more service-intensive personal care is required for people with dementia and Alzheimer's disease. Typically, support services and meal plans are similar to those found at assisted living facilities, but the heightened levels of personalized care demand more staffing and higher rental fees.

These four senior housing products tend to share several characteristics. First, they usually offer individual living apartments with living areas, bathrooms, and kitchens or kitchenettes. Second, they generally have an emergency response system with pull-cords or pendants. Third, they often have a community room and other common space to encourage socialization. Finally, they are age-restricted and offer conveniences desired by seniors, although assisted living developments sometimes serve non-elderly people with special health considerations.

The four senior housing products offered today form a continuum of care (Figure 1), from a low level to a fairly intensive one. Often the service offerings at one type overlap with those at another. In general, however, adult developments tend to attract younger, more independent seniors, while assisted living and memory care developments tend to attract older, frailer seniors.

FIGURE 1
CONTINUUM OF HOUSING AND SERVICES FOR SENIORS



Source: Maxfield Research Inc.

Senior Housing Market Trends

There has gradually been a growing acceptance of senior housing in Minnesota along with absolute growth in the number of senior households. In 1990, there were an estimated 11,000 market rate senior units in the seven-county Twin Cities Metro Area. Although there have been a number of senior housing developments constructed in Greater Minnesota during the 1990s and 2000s, the proportion of market rate senior housing is much lower outside of the Metropolitan Area. Since 2010, development of market rate senior housing has slowed somewhat primarily due to the earlier economic recession and also to demographic shifts which resulted in lower numbers of seniors ages 75 to 84, which are the prime years for many seniors to relocate to senior housing. In Crow Wing County, seniors that are living on lake properties often delay moving to senior housing until they must because of a preference for remaining in their residence due to the natural amenities that are available. Seniors residing in cities and on non-lake properties are often more likely to consider relocating to a senior property.

Crow Wing County currently has a number of housing product choices in market rate senior housing, but they are primarily concentrated in the larger cities of Baxter, Brainerd, Crosby, Nisswa and Pequot Lakes. A new service-enriched senior housing property is planned in Baxter, Minnesota by Ebenezer that will offer a full continuum of care including congregate, assisted living and memory care. The congregate building opened in late fall 2014 and the assisted living and memory care are slated to open in late 2015. Although there are a variety of product choices across the State for those that want to reside in senior housing, products in Crow Wing County have been generally focused on offering service-based senior housing.

Market Rate Senior Developments in Crow Wing County

Maxfield surveyed market rate senior housing developments in Crow Wing County to analyze current market conditions. The developments are listed in Table 21, by service level, along with information on location, year built, total units, general price range for housing and services and vacant units.

Information on Crow Wing County's market rate senior housing market is summarized in the following charts and tables. The following are key points.

- Market rate service-enriched (housing that also provides services to residents, either optional or included in a monthly rent/fee) senior housing is available in Baxter, Brainerd, Crosby, Crosslake, Nisswa and Pequot Lakes. Except for properties in Brainerd and Baxter, most of the other properties are small with fewer than 50 units, each. Additional market rate senior housing could be developed throughout the County, but a minimum number of units is typically ten for assisted living and memory care facilities in order to be able to efficiently provide labor and services at reasonable cost. As the baby boom and senior populations increase in Crow Wing County, we anticipate increased demand for senior housing. However, development of senior housing outside of the larger cities is likely to require smaller residential formats. These types of products are being developed elsewhere in the US and in Minnesota. Diamond Willow has focused on providing care in buildings of ten beds each for those that typically need enhanced assisted living and/or memory care assistance. Other senior housing providers have followed a similar template in offering higher levels of care.

- Since 2000, approximately 680 units of senior housing have been added in the County including 84 units of adult, independent living, 160 units of independent living with optional or included services, 289 units of assisted living, 32 units of enhanced (higher service) assisted living and 137 units of memory care.

- Table 21 on the following page shows that with the opening of Northern Lakes Senior Living in October 2014, there are now 369 units of independent living with optional services in Crow Wing County. Residents will have the option to obtain services a-la-carte through Ebenezer if they elect to do so.

TABLE 21
MARKET RATE SENIOR HOUSING PROPERTIES
CROW WING COUNTY
January 2015

Project	Location	Year Built	Base Price Range**	Number of Units	Vacant Units
Adult, Age-Restricted Ownership					
Pineview Townhomes	Crosslake	1999	$149,000 - $160,000	16	0
Crossroads Townhomes	Nisswa	1996	$137,500 - $196,500	23	0
Homestead Cooperative	Crosslake	1998	n/a - n/a	20	0
				59	**0**
Adult, Age-Restricted Rental					
Arbor Glen[1]	Baxter	2003	$725 - $1,220	48	0
Autumn Glenn[1]	Baxter	2008	$725 - $1,220	36	0
				84	**0**
Congregate					
Excelsior Place	Baxter	2003	$2,090 - $2,825	50	7
Northern Lakes Senior Living*	Baxter	2014	$1,050 - $1,400	60	n/a
Bethany Senior Living (Good Sam-Bethany)	Brainerd	1982	$1,030 - $1,110	26	0
Carefree Living	Brainerd	1986	$1,750 - $2,050	51	0
Woodland Senior Living	Brainerd	1982	$1,253 - $1,653+	132	2
Heartwood Living - The Terrace	Crosby	2008	$1,176 - $2,630	50	0
				369	**9**
Assisted Living					
Almond House	Baxter	n/a	$2,760+ - $3,090+	10	0
Birch Manor[2]	Baxter	2014	$4,000 - $5,500	10	n/a
Northern Lakes Assisted Living	Baxter	2015	n/a - n/a	40	n/a
Central MN Senior Care	Brainerd	n/a	$3,600 - $3,800	11	1
Edgewood Vista[3]	Brainerd	2005	$1,795 - $4,450	97	3
Bethany Senior Living (Good Sam. - Bethany)[3]	Brainerd	1982	$1,800 - $2,800	11	0
Harmony House	Brainerd	1997	$3,750 - $6,060	20	0
Senior Class Care	Nisswa	2011	$2,690+	20	0
Heritage House and Shiloh AL Suites[4]	Pequot Lakes	2000/2013	$3,840 - $6,240	64	4
Senior Class Care	Pequot Lakes	2009	$2,690+	8	0
Heartwood Living - The Commons	Crosby	2008	$2,467 - $3,188	36	1
Golden Horizons of Crosslake[3]	Crosslake	2008	$1,950+ - $2,874+	22	1
				349	**10**
Enhanced Care Suites					
Birchwood Samaritan House (Good Sam. - Woodland)	Brainerd	2007	$3,077+	16	0
Diamond Willow - Fjord Suites	Baxter	2006	$5,625+	8	0
Diamond Willow - Scandia Suites	Baxter	2006	$5,625+	8	0
				32	**0**
Memory Care					
Almond House	Baxter	n/a	$2,760+ - $3,090+	10	0
Northern Lakes Assisted Living	Baxter	2015	n/a - n/a	20	n/a
Carefree Living	Brainerd	1986	$2,900+ - $3,200+	15	0
Heritage House and Shiloh AL Suites[4]	Pequot Lakes	2000/2013	$3,600+ - $3,800+	10	1
Edgewood Vista	Brainerd	2005	$4,050+ - $4,550+	14	0
Elmwood Samaritan House (Good Sam. - Woodland)	Brainerd	2007	$3,077+	16	1
Oakwood Samaritan House (Good Sam. - Woodland)	Brainerd	2007	$3,077+	16	0
Heartwood Living - Hallet Cottages	Crosby	2008	$1,655+	16	0
Heartwood Living - The Arbor	Crosby	2008	$3,146+ - $3,634+	12	1
Golden Horizons of Crosslake[5]	Crosslake	2008	$3,000+ - $3,490+	13	0
Senior Class Care[6]	Nisswa	2014	$2,690+	10	n/a
				152	**3**
Total				*1,045	22

Note: This total excludes 28 deep-subsidy units at Arbor Glen and Autumn Glenn which are included on a separate table.

[1] Unit totals have been adjusted to exclude deep-subsidy units (28) from the totals for Arbor Glen and Autumn Glenn.

[2] All private pay; only female residents; opened in December 2014; currently taking calls for placement; all inclusive fee.

[3] Residents can receive congregate or assisted living level services. Number of units reflects number of residents receiving assisted living.

[4] Heritage House residents receive Elderly Waivers; Shiloh Suites are private pay.

[5] Approximately 50% of residents receive Elderly Waivers; Independent living reflects base price only; MC levels of care range from $240 to $2,400 per month.

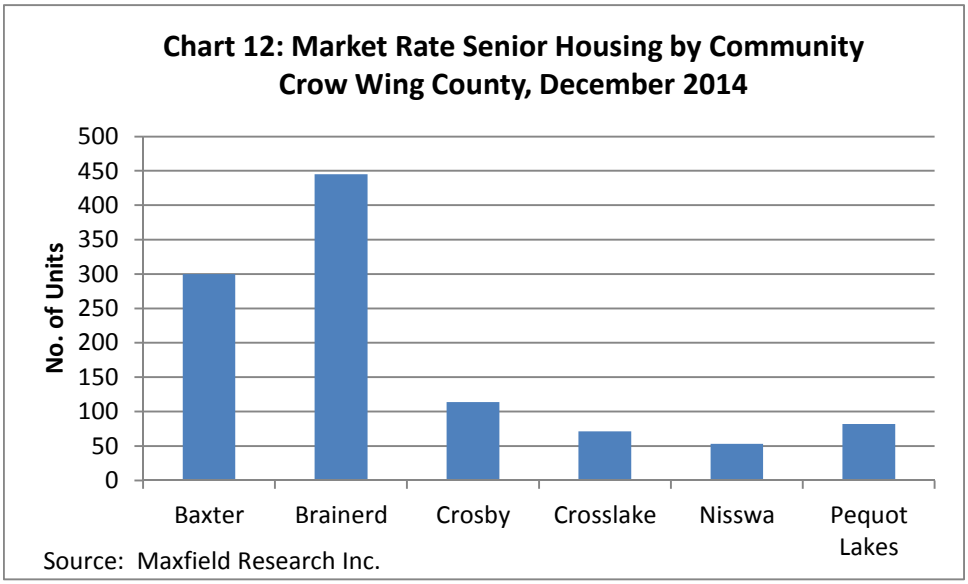
[6] Opening end of January 2014 with ten suites for memory care.

* Base price range reflects independent living only and includes light housekeeping; meals are an additional charge.

** Base price range reflects housing costs plus services included in the base price; additional charges apply for higher levels of care.

Source: Maxfield Research Inc.

- Chart 12 on the following page, shows all of the market rate senior housing developments in the County are located in six communities with the greatest number located in Brainerd. The six communities are Brainerd, Baxter, Crosby, Crosslake, Nisswa and Pequot Lakes.

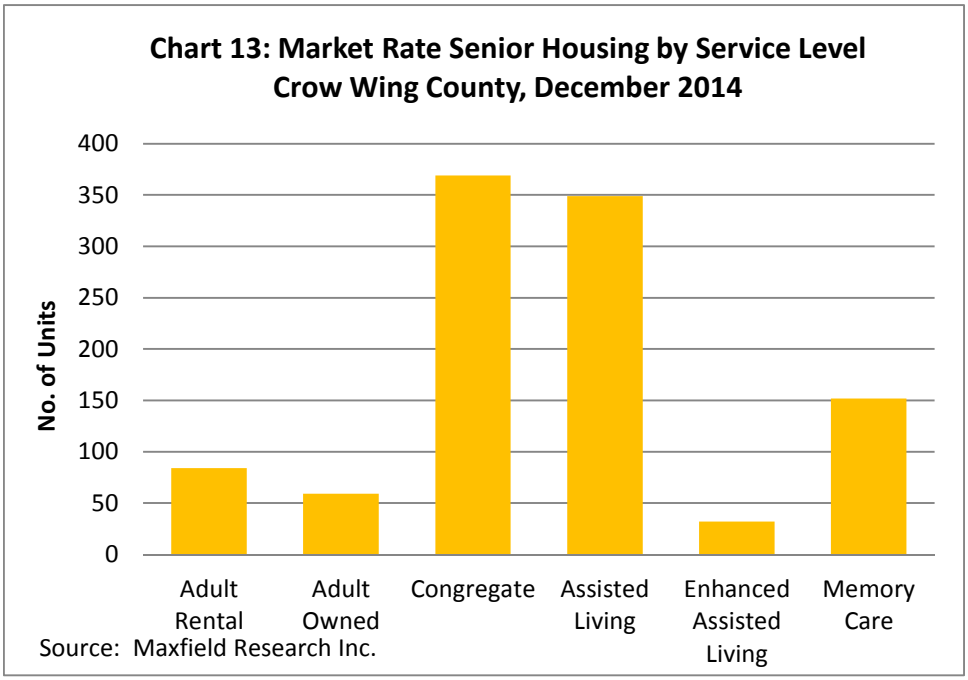


- As shown on the Table, most senior housing is focused on providing services to seniors through assisted living and memory care products. In addition to service enriched care through assisted living and memory care, we identified 369 units of independent living with included or optional services. Table 21 shows that 14.0% of the units are age-restricted with no services (ownership or rental), 35.3% are congregate, 36.5% are assisted living, and 14.5% are memory care. New units placed into the market have included nearly all service levels, but have focused on assisted living and memory care.

- Chart 13 highlights the distribution by service level of the County's market rate senior housing supply. Vacancies are lowest among the active independent living properties and highest among the assisted living properties, although all service levels exhibit vacancy rates that are below the market equilibrium levels of 5% for independent living and 7% for assisted living and memory care. This indicates that there is demand for additional senior housing at all service levels in the County.

- Overall, market rate senior housing developments in Crow Wing County are performing well. As of December 2014, many facilities were fully-occupied and others had only one or two units/beds available. Three properties currently are in their initial lease-up periods as they only recently or are about to open. Northern Lakes Senior Living (independent) opened October 1, 2014, Birch Manor opened mid-December 2014, Shiloh Assisted Living Suites opened in 2014 and Senior Care is opening a memory care addition at the end of January 2015. Excluding these properties, the stabilized senior properties currently have vacancy rates of 0.0% for independent living, 2.5% for assisted living, 0.0% for enhanced care,

and 2.0% for memory care. Residents are able to access some services from Ebenezer if the wish but a full assisted living and memory care building will be available in 2015.



- Seniors with greater care needs can allocate a higher portion of their income toward housing because they have fewer other expenses. Typically, seniors are able and willing to allocate 40% of their income for adult units, 65% for congregate and 85% to 90% for assisted living and memory care. In addition, most seniors allocate at least a portion of the equity from their single-family home and other savings to pay for senior housing with services. Thus, seniors with lower incomes can often afford market rate senior housing. This is particularly true for assisted living where many seniors are willing to spend down assets to avoid placement in a nursing home.

Shallow-Subsidy and Deep-Subsidy Senior Housing

Maxfield Research Inc. identified a total of 325 shallow-subsidy and deep-subsidy senior housing units in 13 properties in Crow Wing County. These properties are listed on Table 22, along with their location, total units, and vacant units. Some of the properties contain both deep-subsidy and shallow-subsidy units. The following are key points about senior housing that has some type of rental assistance available in the County.

- The following properties were financed through Rural Development: Excelsior Court, Oak Crest Manor, Oak Crest Manor II, Ironton Villa, Ironton Terrace, Ironton Villa, Parkview I, Pine Shadows, Indian Carry, Woodland and Alpine. Properties funded in this manner require the resident to meet income limits, but charge a fixed minimum rent (called the basic

rent). The basic rent is the minimum rent that must be paid by the resident depending on their income unless the property also has additional "rental assistance." If the resident's income allocation results in a rent that is between the basic and what is currently called the "note" rent, the resident pays that amount up to the note rent. Additional rental assistance allows residents with incomes lower than the amount for the "basic" rent to be able to reside at the property utilizing the additional funds provided by rental assistance.

TABLE 22
DEEP-SUBSIDY AND SHALLOW-SUBSIDY SENIOR RENTAL PROPERTIES
CROW WING COUNTY
December 2014

Project	City	Funding Program	Total Units	Vacant
DEEP SUBSIDY				
Arbor Glen/Autumn Glenn	Baxter	Sec. 8	28	0
Excelsior Court	Baxter	RD	16	0
Oak Crest Manor	Brainerd	RD	16	0
Oak Crest Manor II	Brainerd	RD	25	1
Mississippi Terrace	Brainerd	Sec. 8	73	0
Ironton Terrace*	Deerwood	Sec. 8	24	0
Indian Carry	Deerwood	RD	7	0
Woodland	Deerwood	RD	9	0
Ironton Villa	Ironton	RD	10	0
Pine Shadows	Nisswa	RD	8	0
Alpine Apartments	Pequot Lakes	RD	7	0
Parkview I	Pequot Lakes	RD	24	0
Sibley Terrace	Pequot Lakes	Public	20	0
Subtotal			*267*	*1*
SHALLOW SUBSIDY				
Excelsior Court	Baxter	RD	8	0
Oak Crest Manor	Brainerd	RD	14	0
Oak Crest Manor II	Brainerd	RD	5	0
Indian Carry	Deerwood	RD	13	0
Woodland	Deerwood	RD	11	0
Ironton Villa	Ironton	RD	6	1
Alpine Apartments	Pequot Lakes	RD	1	0
Subtotal			*58*	*1*

Notes: Sibley Terrace has a senior preference.
Dellwood and Edgewood Apartments in Crosby serve a high proportion of low-income seniors, but the property is not restricted to 62 or older.
** Ironton Terrace has one 2BR caretaker unit excluded.*

Source: Maxfield Research Inc.

- Residents that live at properties that have project-based Section 8 or were funded through the HUD 202 program or have rental assistance available (Rural Development) pay monthly rents that are based solely on 30% of their Adjusted Gross Income. Residents residing in these properties typically have very low incomes and could not afford monthly rents at affordable senior rental developments. Deep-subsidy senior properties include either project-based Section 8, public housing or Rural Development properties. Some of these properties are also open to households that have a physical or cognitive limitation in addition to seniors age 55+ or 62+.

- Funding through project-based Section 8 has virtually disappeared as a funding tool for the development of very low income housing. HUD's Section 202 program funding has also been significantly reduced and is targeted primarily in urban areas in census tracts with high concentrations of seniors that have low incomes. Rural Development funding remains available for seniors and MN Housing recently indicated that it would again consider the potential to support tax credit development for households age 55 and older. This has not been a focus of MN Housing since the mid-1990s when a number of senior tax credit properties were developed, many in the Twin Cities. A State-wide consortium of HRAs and EDAs is working to develop a special proposal to the State legislature to increase funding for low and moderate income senior housing because of high demand and limited availability.

- Senior properties classified as deep- and shallow-subsidy had a total of two units vacant of 325, which equals a vacancy rate of 0.6%. This rate is very low and indicates a high need for affordable housing to serve seniors in Crow Wing County. Many of the properties contacted have waiting lists and several property managers indicated that there is a need for additional affordable senior housing, deep-subsidy and shallow-subsidy.

Pending Senior Housing Developments

Interviews with representatives of communities in the County revealed that there is currently additional senior housing under development in Baxter.

Ebenezer and Michael Development have partnered on a 140-unit senior living campus called Northern Lakes Senior Living. The building is located adjacent to Michael Development's Arbor Glen and Autumn Glen properties, which are independent living properties and age-restricted to households 55 or older. The first building, which opened October 2014, is independent living with optional services. As of the beginning of January 2015, 18 units have been leased. Pricing for the independent units is $1,050 for one-bedroom units, $1,250 for one-bedroom plus den units and $1,400 per month for two-bedroom and two-bedroom plus den units. A Town Centre amenities area is under construction as is a combined assisted living/memory care building that will be connected to the independent living building. There will be 20 units of memory care on the first floor and 40 units of assisted living on floors two and three.

Recently, there have been a few new additions to existing senior properties or a new small property. These are shown on the market rate senior living table earlier in this section. New properties include:

Birch Manor – 10 beds of assisted living for women only in Baxter (all private pay)
Shiloh Suites – 20 beds of assisted living on the campus of Heritage House in Pequot Lakes (private pay)
Senior Care – 10 beds of memory care on campus of Senior Care in Nisswa

At this time, we did not hear of additional senior care facilities that are planned for Crow Wing County, although several existing providers have been active in expanding their senior housing offerings.

Market Conditions For-Sale Housing

Introduction

This section of the report summarizes recent trends and the current supply of for-sale housing in Crow Wing County, including single-family, townhomes, and condominiums.

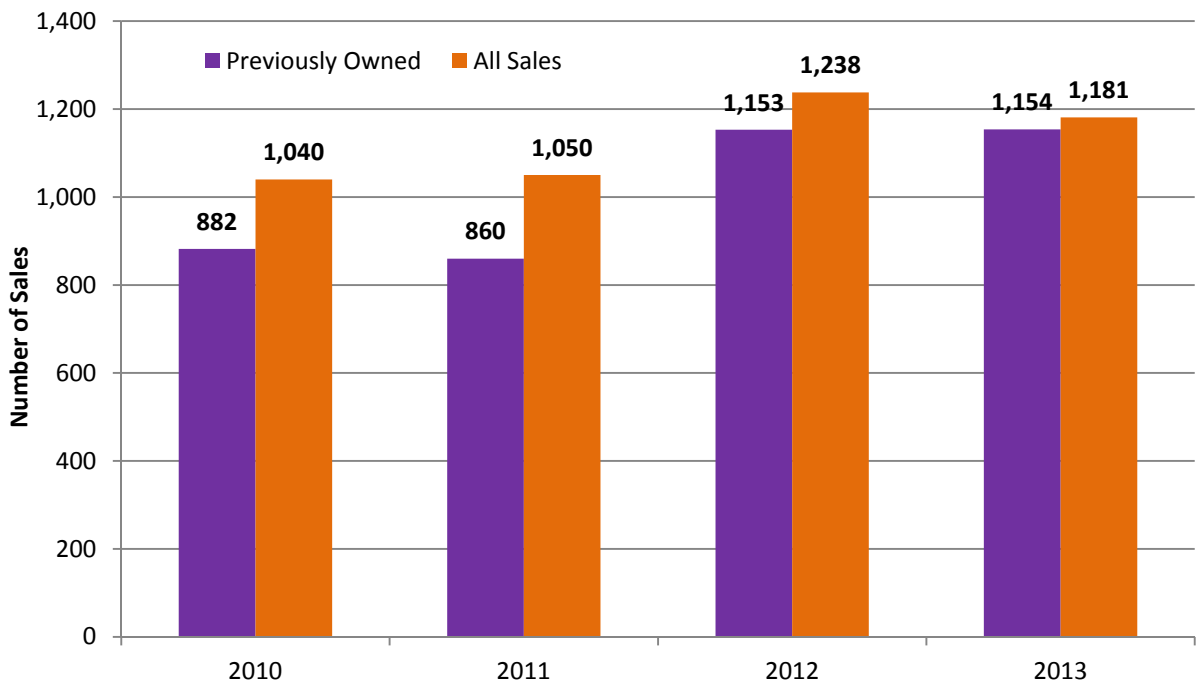
This section examines the market conditions for for-sale housing in Crow Wing County by examining data on:

- home resale value trends since 2008,
- pricing and trends of new construction housing,
- planned and proposed for-sale housing developments, and
- interviews with housing professionals and municipal staff members who are familiar with for-sale housing trends.

Home Resales

Table 23 and the accompanying charts show trends in average resale price of homes in Crow Wing County by cities and townships from 2010 through 2013. Data on resales of existing homes was provided by the Greater Lakes Area Association of Realtors. The following are key findings about the resale housing market.

- As shown on Chart 14, sales of previously owned homes increased overall from 2010 to 2012, with a modest dip in 2011. Sales of previously owned homes remained stable between 2012 and 2013. Sales of all homes rose from 2010 through 2012, then dropped modestly in 2013. Home sales also decreased modestly in many other areas of the state in 2013.



Source: Greater Lakes Area Association of Realtors;

- The average resale price of owned homes in Crow Wing County increased in the cities and in the townships from 2010 to 2012. In 2013, prices decreased in the cities, but remained essentially stable in the townships. As of year-end 2013, the average price of resales in the cities was just above $150,000 and was just under $250,000 in the townships. Pricing in the townships is affected to a greater degree by sales of lakefront property. According to the Greater Lakes Area Association of Realtors, the overall average home price was $152,000 as of 2012 and $156,250 as of 2013.

- Although average home prices fluctuated in Crow Wing County, prices of lakefront property remained more stable than did prices of non-lakefront property. Different communities experienced varying degrees of home prices fluctuations.

Chart 15: Average Home Resale Price-Crow Wing County 2010 through 2013

Sources: Crow Wing County Assessor

- Table 22 shows pricing by community from 2010 through 2013 for lakefront and non-lakefront home sales. Nearly all communities experienced price fluctuations during this period. This is due primarily to some communities having a very limited number of sales which results in a heavier weighting on just a few sales. Overall, home prices of waterfront property tended to experience less fluctuation year to year than did non-waterfront property.

- Federal tax incentives offered to homeowners in 2010 boosted the price of homes and reduced market times temporarily. After the tax incentive had expired, prices decreased again and market times increased.

- As shown on the table, home prices of non-waterfront properties in the cities decreased from $139,900 in 2010 to $112,500 in 2013. Home prices of waterfront properties decreased from $332,400 to $302,800. However, the number of homes sold increased during this period in the cities and the townships showing that market activity has improved.

	Table 23 Average Home Resale Price Crow Wing County Area 2010 through 2013 Improved				Table 23 Average Home Resale Price Crow Wing County Area 2010 through 2013 Improved - Waterfront				Table 23 Average Resale Price Crow Wing County Area 2010 - 2013 Improved - Non-Waterfront			
Cities	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**
Baxter	$171,727	$177,530	$177,824	$177,908	$246,197	$269,450	$167,778	$227,223	$165,546	$162,461	$240,110	$169,779
Brainerd	$109,262	$104,729	$115,261	$106,847	$187,375	$188,300	$208,250	$197,100	$105,751	$101,430	$109,917	$102,854
Breezy Point	$207,792	$172,645	$149,354	$200,519	$301,843	$312,450	$271,547	$270,909	$165,042	$130,804	$102,920	$150,464
Crosby	$72,261	---	$103,208	$81,933	---	---	$280,000	---	$72,261	---	$88,475	$81,933
Crosslake	$492,876	$457,213	$419,468	$408,239	$605,275	$553,495	$486,818	$497,477	$223,118	$233,414	$187,950	$168,918
Cuyuna	$283,000	$50,000	$228,667	$79,900	$380,000	---	$384,000	---	$380,000	$50,000	$151,000	$79,900
Deerwood	$135,659	$173,000	$197,950	$134,375	$230,000	$234,500	$289,917	$161,000	$116,791	$50,000	$60,000	$107,750
Emily	$275,000	$240,418	$230,850	$212,147	$305,714	$258,986	$239,333	$253,491	$203,333	$172,333	$154,500	$98,450
Fifty Lakes	$248,900	$416,500	$313,489	$272,640	$288,750	$416,500	$361,857	$272,640	$89,500	---	$144,200	---
Fort Ripley	---	---	---	$38,500	---	---	---	---	---	---	---	$38,500
Garrison	$100,000	$101,750	$105,000	$82,067	---	---	---	---	$100,000	$101,750	$105,000	$82,067
Ironton	$63,940	$79,000	$63,475	$83,147	---	---	---	---	$63,940	$79,000	$63,475	$83,147
Jenkins	$19,500	$125,800	$117,475	$132,667	---	---	---	---	$19,500	$125,800	$117,475	$132,667
Manh. Beach	$327,500	---	$250,000	$121,750	$327,500		$250,000		---	---	---	$121,750
Nisswa	$384,003	$269,655	$310,713	$422,901	$601,385	$391,417	$402,164	$594,134	$217,771	$192,753	$235,889	$206,007
Pequot Lakes	$101,765	$172,093	$201,238	$174,867	$182,500	$321,333	$315,588	$251,313	$100,916	$134,783	$130,869	$134,096
Riverton	$75,000	---	---	---	---	---	---	---	$75,000	---	---	---
Trommald	---	---	---	$42,500	---	---	---	---	---	---	---	$42,500
Subtotal	**$191,762**	**$195,410**	**$198,931**	**$163,112**	**$332,413**	**$327,381**	**$304,771**	**$302,810**	**$139,898**	**$127,877**	**$135,127**	**$112,549**

Table 23 Average Home Resale Price Crow Wing County Area 2010 through 2013 Improved					Table 23 Average Home Resale Price Crow Wing County Area 2010 through 2013 Improved - Waterfront				Table 23 Average Resale Price Crow Wing County Area 2010 - 2013 Improved - Non-Waterfront			
Townships	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**
Bay Lake	$299,444	$369,804	$311,148	$355,264	---	$371,354	$326,972	$380,114	$299,444	$360,500	$145,000	$264,147
Center	$247,333	$219,993	$277,300	$229,156	$247,333	$255,938	$319,067	$264,908	---	$178,914	$152,000	$136,200
Crow Wing	$162,527	$197,605	$133,600	$202,005	---	---	---	---	$162,527	$197,605	$133,600	$202,005
Daggett Brook	$147,250	$173,500	---	$170,533	---	---	---	$248,600	$147,250	$173,500	---	$131,500
Deerwood	$206,700	$278,389	$272,142	$241,475	$259,000	$304,643	$330,214	$303,222	$128,250	$186,500	$272,142	$172,009
Fairfield	$80,000	$214,050	$301,500	$232,633	---	$200,000	$301,500	$245,750	$80,000	$228,100	---	$206,400
Fort Ripley	$174,600	$168,750	$195,181	$157,205	$189,333	$141,500	$234,835	$159,059	$152,500	$196,000	$234,835	$154,980
Gail Lake	$79,900	$375,000	$181,167	---	$79,900	---	$181,167	---	---	$375,000	---	---
Garrison	$193,000	$176,358	$166,449	$221,429	$232,000	$221,857	$170,073	$242,083	$37,000	$70,192	$155,575	$97,500
Ideal	$523,131	$456,500	$446,738	$599,772	$557,375	$498,875	$592,467	$705,814	$146,450	$174,000	$82,417	$228,625
Irondale	$146,222	---	$153,792	$223,621	$147,500	---	$264,975	$359,380	$159,667	---	$104,378	$148,200
Jenkins	$91,250	$479,125	$144,188	$183,667	---	$504,429	$700,000	$222,500	$91,250	$302,000	$144,188	$106,000
Lake Edward	$276,167	$227,053	---	$269,700	$361,278	$274,000	---	$324,317	$148,500	$174,889	$163,788	$146,813
Little Pine	$55,000	---	$430,000	$173,100	---	---	$430,000	$333,000	$55,000	---	---	$93,150
Long Lake	$162,573	$183,543	$170,500	$168,617	$202,380	$226,600	$181,375	$186,350	$129,400	$151,250	$174,500	$159,750
Maple Grove	$176,917	$197,875	$206,175	$245,833	$198,375	$238,417	$213,500	$295,714	$134,000	$76,250	$184,200	$71,250
Mission	$257,136	$621,547	$355,733	$311,665	$288,500	$698,856	$378,643	$338,294	$116,000	$235,000	$35,000	$72,000
Nokay Lake	$188,900	$154,194	$129,000	$210,681	$254,500	$139,500	$129,000	$229,750	$103,250	$163,990	---	$178,900
Oak Lawn	$159,514	$148,500	$177,480	$150,125	---	$145,000	$179,400	$215,000	$159,514	$149,375	$177,000	$144,718
Pelican	$152,633	$398,250	$379,597	$471,375	---	$398,250	$467,496	$521,150	$152,633	---	$174,500	$222,500
Perry Lake	$84,000	---	$148,000	$217,500	---	---	---	$217,500	$84,000	---	$148,000	$102,500
Platte Lake	---	$176,500	---	$100,333	---	---	---	$191,000	---	$176,500	---	$55,000
Rabbit Lake	$269,333	$285,000	$296,500	$197,500	$319,000	$475,000	$296,500	$206,250	$63,311	$95,000	---	$180,000
Roosevelt	$176,400	$134,711	$146,250	$172,777	$206,750	$189,233	$159,583	$182,008	$55,000	$25,667	$93,875	$62,000
Ross Lake	$176,488	$166,250	$166,667	$173,100	$203,500	$166,250	$192,500	$173,100	$122,465	---	$115,000	---
St. Mathias	$205,333	$188,000	$185,480	$264,500	---	---	$183,000	---	$205,333	$188,000	$186,100	$264,500
Timothy	$66,000	$184,567	---	$248,333		$438,800		$142,500	$66,000	$57,451	---	$460,000
Wolford	$341,833	$209,983	$241,250	$254,333		$212,000	$246,000	$346,750	$341,833	$199,900	$226,000	$69,500
Subtotals	**$188,873**	**$255,402**	**$233,993**	**$238,749**	**$249,782**	**$305,025**	**$294,467**	**$281,365**	**$133,623**	**$179,808**	**$155,105**	**$158,852**

Unorg. Territ.	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**	**2010**	**2011**	**2012**	**2013**
1st Assess.	$201,970	$549,500	$208,803	$228,766	$256,197	---	$252,348	$315,764	$174,856	$549,500	$181,315	$186,155
2nd Assess.	---	---	$155,000	$104,950	---	---	$155,000	$140,000	---	---	---	$69,900
Subtotals	**$201,970**	**$549,500**	**$181,902**	**$166,858**	**$256,197**	**----**	**$203,674**	**$227,882**	**$174,856**	**$549,500**	**$181,315**	**$128,028**
Crow Wing	**$194,202**	**$333,437**	**$204,942**	**$189,573**	**$279,464**	**$316,203**	**$267,637**	**$270,685**	**$149,459**	**$285,728**	**$157,182**	**$133,143**

Sources: Crow Wing County Assessor; Maxfield Research Inc.

- Home prices of non-waterfront properties in the townships fluctuated, but increased between 2012 and 2013 from $155,105 to $158,852. Waterfront properties in the townships decreased modestly during this same period from $305,025 in 2011 to $281,635 in 2013.

Newer Subdivisions

- New single-family development has been concentrated in Baxter, Brainerd, Breezy Point, Nisswa and Pequot Lakes in addition to Crow Wing Township, Deerwood Township, Lake Edward Township and Oak Lawn Township.

- Brainerd Oaks and Northtown Subdivisions, both in Brainerd, have experienced challenges with absorption of lots primarily due to the economic downturn. Brainerd Oaks currently has 61 platted lots (original plat had 96 lots) with a total of 13 homes that have been developed in the subdivision. The remaining vacant lots are currently owned by Crow Wing County due to tax forefeiture, largely a result of the economic downturn. Northtown subdivision has a total of 164 lots. New construction homes are being marketed in the Northtown subdivision, but absorption has been very slow to date. Lot prices in the Northtown subdivision are being advertised at $10,900 and $11,900 for a lot size with approximately 70’ to 80’ feet of width. Lots are generally rectangular in shape. This is somewhat different from the Brainerd Oaks subdivision whose lots are somewhat longer and narrower.

- There are nine lots currently being marketed in Baxter at the intersection of Cedar Scenic Road and Oakwood Drive. These lots abut County tax forfeit property. The lots are each approximately 1/3 acre in size with most having a front width of 110 feet. Lot pricing ranges from $40,900 to $41,900 depending on the size of the lot. The City owns some of these lots. Minimum home size for these lots is 2,000 square feet with a minimum value of $225,000 including home and lot. WAC and SAC charges and building permit fees are not included in the above pricing.

- According to the City, a local builder recently purchase about 40 acres of land that had been foreclosed on that is located in Baxter on Rush Lake. The builder is building and selling one home at a time. Lots are about ½ acre in size. Thus far, one home has been developed and sold.

- Land is available for residential development throughout the County including tax forfeit property. Non-lakefront finished lot prices range from a low of about $11,000 per lot in the Northtown subdivision to a high of about $80,000. Lakefront lots of approximately one acre in size are selling for between $150,000 and $180,000 per lot, raw land.

- Raw land prices for residential development are averaging about $4,000 per acre outside of the municipal area.

- Waterfront property (large acreage) is listed for between $115,000 and $300,000 per acre depending on the lake, location and size of the property. There is a substantial amount of acreage for sale at all property sizes and price ranges.

- In addition to raw land being sold by private owners, there is also tax forfeit land that is available through Crow Wing County. The County continues to market tax forfeit properties that have not sold through auction on its website. Properties are located throughout the county in communities such as Baxter, Brainerd, Crosby, Crosslake, Emily, Garrison, Fifty Lakes, Ironton, Pequot Lakes and Riverton in addition to a number of Townships. Many of the properties are less than one acre in size. Appraised land values can be as low as $6,000 for some lots that are only 0.17 acres in size.

- Market activity in home sales and lot sales has improved in the areas outside of the cities, but has generally remained somewhat slow within the municipalities if property is off-lake. There is still a strong desire by many to purchase in high-amenity locations with lot sizes that are generally one-half acre or larger in size.

Home Foreclosures

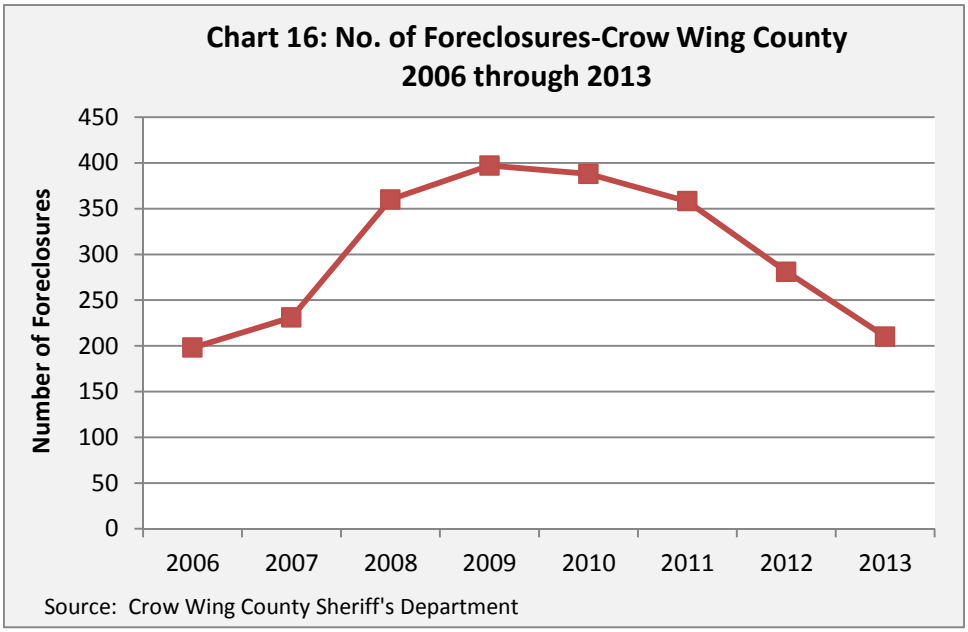
- Table 23A presents home foreclosure trends in Crow Wing County from 2005 through 2013 as recorded by the Crow Wing County Sheriff's office which tracks this information. Home foreclosures have been published in a report by Minnesota Housing Link which has compiled data on home foreclosures in the State back to 2005. Data shows that home foreclosures in Crow Wing County increased until 2009 when the total reached a peak of 397 foreclosures. Since 2009, home foreclosures in the County decreased to 210 as of year-end 2013. Crow Wing County ranked 13th in the State in number of home foreclosures as of year-end 2013. The higher number of foreclosures most likely reflects the substantial number of seasonal dwelling units located in the County as compared to other counties where the totals primarily reflect permanent dwelling units.

TABLE 23A
HOME FORECLOSURES IN CROW WING COUNTY
2005 THROUGH 2013

	2005	2006	2007	2008	2009	2010	2011	2012	2013
Crow Wing County	--	198	231	360	397	388	358	281	210
Minnesota	6,466	11,816	20,404	26,268	23,019	25,673	21,298	17,895	11,834

Source: Crow Wing County Sheriff's Department

Chart 16 visually depicts the trend in home foreclosures from 2006 through 2013 in the County.



Conclusions and Recommendations

Introduction

This section of the report presents calculations of demand for various housing products in Crow Wing County from 2014 to 2030, and provides recommendations for types of housing that could be supported in the short-term. The demand calculations and housing recommendations were made based on the analysis of data presented in this report, including demographic and employment growth trends and characteristics, housing stock characteristics, and housing market conditions.

This section includes:

- housing demand calculations from 2014 to 2020,
- housing demand calculations from 2020 to 2030,
- overall housing recommendations for Crow Wing County,
- a summary of demographic and housing characteristics and market conditions for each community, and
- housing recommendations for each community.

Demographic Profile and Housing Demand

The demographic profile in Crow Wing County will affect housing demand and the types of housing that are needed. The various household types are:

1. *Entry-level householders*
   - Often prefer to rent basic, inexpensive apartments
   - Usually singles or couples in their early 20's without children
   - Will often “double-up” with roommates in apartment setting

2. *First-time homebuyers and move-up renters*
   - Often prefer to purchase modestly-priced single-family homes and townhomes or rent more upscale apartments
   - Usually married or cohabiting couples, some with children, in their mid-20's or 30's

3. *Move-up homebuyers*
   - Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
   - Typically families with children where householders are in their late 30's to 40's

4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
   - Prefer owning and some will move to alternative lower-maintenance housing products
   - Generally couples in their 50's or 60's

5. *Younger independent seniors*
   - Prefer owning but will consider renting their housing
   - Some will move to alternative lower-maintenance housing products
   - Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce their responsibilities for upkeep and maintenance
   - Generally in their late 60's or 70's

6. *Older seniors*
   - May need to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
   - Generally single females (widows) in their mid-70's or older

Demand for housing can come from several sources including: household growth, changes in housing preferences, and replacement need. Household growth necessitates building new housing unless there is enough desirable vacant housing available to absorb the increase in households. Demand is also affected by shifting demographic factors such as the aging of the population, which dictates the type of housing preferred. New housing to meet replacement needs is required, even in the absence of household growth, when existing units no longer meet the needs of the population and when renovation is not feasible because the structure is physically or functionally obsolete. While an average replacement factor for housing that is more than 50 years old is 0.5% per year, the actual demolition and replacement of housing rarely reaches this total. The proportion of housing replacement could change if there is an active and extensive housing revitalization program which provides extensive upgrading and remodeling to older homes. There are an estimated 4,900 homes built prior to 1950. According to the replacement factor, 25 units annually would need to be replaced in the County to reach the benchmark figure.

Demand for housing in Crow Wing County will continue to be driven by two primary segments, households seeking seasonal or second homes and those that need permanent year-round housing. Each year, some properties are likely to convert from seasonal to year-round homes as older adults retire and prefer to relocate to Crow Wing County. However, the number of seasonal housing units is expected to continue to remain high relative to the number of permanent housing units. This was taken into account in developing the household growth projections from 2014 to 2030. Between 2014 and 2020, Crow Wing County is projected to add 2,429 new households. Between 2020 and 2030, another 2,541 households are projected to be added. Since each household equates to an occupied housing unit, the County will need to support and encourage the development of 4,970 year-round housing units over the 16-year period, which excludes homes built for seasonal or recreational use. Most market rate housing will be developed through the private market responding to existing market forces of demand and supply to create new housing.

Where there is a need for housing that requires some type of additional assistance to make the housing more affordable to the market and to meet demand from low- and moderate income households, public financial support may be required. Programs currently available include tax increment financing, general obligation bonds, low-income housing tax credits, Rural Development and other specialized funding that may be available through State or federal agencies.

Rental Housing Demand

Tables 24 and 25 show rental demand calculations for Crow Wing County from 2014 to 2020 and from 2020 to 2030, respectively. The tables display demand for general-occupancy rental housing by “deep-subsidy” (affordable to households with incomes at or below 50% of median), “shallow-subsidy” (affordable to households with incomes between 50% and 80% of median), and market rate (80% of median or above). Senior housing is also displayed by deep- and shallow-subsidy and market rate by service level.

Demand calculations in Tables 24 and 25 are shown by community, and the townships combined. To the degree that households are mobile and different market segments are willing to seek out various housing products in adjacent communities, or even outside the County, the demand figures in the Tables may experience fluctuations between jurisdictions.

The following are key points from Tables 24 and 25.

- Crow Wing County is projected to add 2,429 households between 2014 and 2020. Because of the current tight demand for rental housing in the County, the demand calculations project a slightly higher proportion of rental housing demand between 2014 and 2020, especially in the cities. Of the total, we project a demand for approximately 756 rental housing units in the County over the next six-year period or about 31% of the total projected demand for new housing. Market demand is currently weighted more heavily toward rental than ownership housing, but as the economy improves, we will continue to see the for-sale housing market expand again. Owner-occupied housing currently accounts for between 80% and 90% of all households in the County, although some of the cities have higher proportions of rental housing. Despite a focus toward increasing the number of rental units across the County, development of for-sale housing is expected to outweigh the development of rental housing. Because of the high development costs for new market rate rental housing, we anticipate that new rental housing developed may be weighted slightly more toward workforce rentals (moderate-income). Because vacancy rates are low at this time, about 3.0% for market rate rental housing and less than 2.0% for publicly assisted housing, additional rental housing units could be developed in order to increase the vacancy rate in the market to a more balanced figure and supply needed units to the market. A 5% vacancy rate indicates market equilibrium. In order to raise the vacancy rate. About 872 new rental units are expected to be needed between 2020 and 2030 in order to satisfy demand from additional household growth during that period. The tables are displayed on pages 94 and 95.

- Overall, we project that an estimated 31% (2014 to 2020) to 34% (2020 to 2030) of the new housing units added will need to be rental to satisfy renter demand at all income levels. This is above the County's rental proportion of 24% in 2010, but responds to very low vacancy rates and waiting lists for deep-subsidy and shallow-subsidy properties as well as a demand for additional affordable independent senior housing. A primary factor for the slight increase of the rental proportion is that we anticipate that a portion of households currently in the ownership market may decide to move over to rental particularly as households age. The County continues to add a high volume of ownership housing which places downward pressure on the overall rental percentage even with the development of additional rental housing.

- Based on the growth of younger and older age groups and current market conditions, we project that about 58% of the County's renter demand between 2014 and 2020 will be for general-occupancy units and the remainder will be for age-restricted (55+) units. This equates to demand for 439 general-occupancy units and 317 senior rental units.

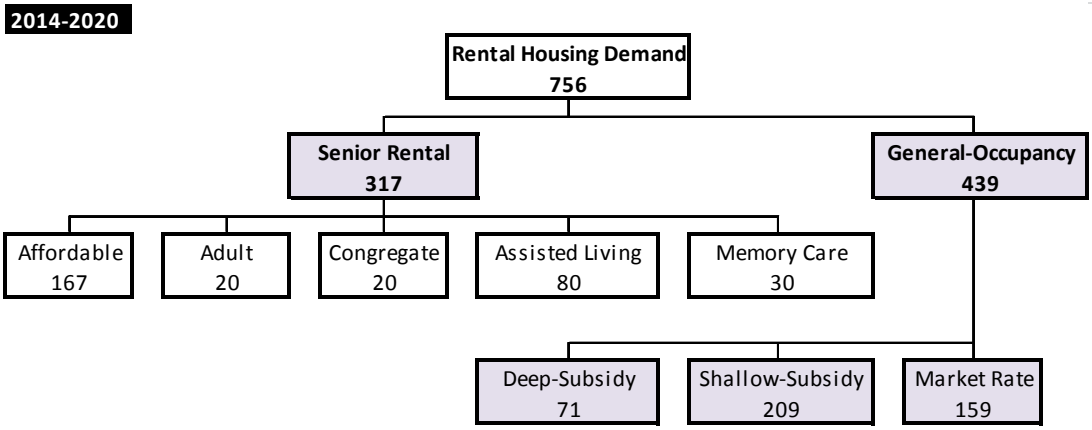
- Between 2014 and 2020, about 53% of the senior rental demand (317 units) and 64% of the general-occupancy rental demand (439 units) will be from low to moderate-income households who cannot afford market rents and therefore would need shallow-subsidy or deep-subsidy housing.

- Demand for market rate general-occupancy rental housing will be concentrated in the larger communities of Baxter, Brainerd, Pequot Lakes, and Nisswa. These communities are expected to have higher proportions of young adults that will, on average, have somewhat higher incomes.

- Seniors from the smaller communities in the County will also need/desire senior housing. Demand in these cities however, may be too limited to support a development or may require a different housing model. Demand from seniors in the small cities may have to be met by developments in the larger cities.

Figure 2 below displays a summary of demand calculations for various rental products in Crow Wing County from 2014 to 2020.

Figure 2
Crow Wing County Rental Housing Demand Summary – 2014 to 2020



- Crow Wing County is projected to add about 2,541 households between 2020 and 2030. Overall, we project that about 34% of the new housing units added will need to be rental to satisfy renter demand – slightly higher than the previous period from 2014 to 2020. The increase will be primarily due to the aging population, but also a portion of the population that will prefer to rent rather than own their housing.

- Between 2020 and 2030, we project demand for 872 rental units of which 516 will be general-occupancy and 356 senior rental units. Senior housing demand is projected to account for about 41% of the rental demand from 2020 to 2030, the same as the period 2014 to 2020. The increase is primarily due to the aging population and a portion of that population that will prefer to rent rather than own their housing.

TABLE 24
DEMAND FOR ADDITIONAL RENTAL HOUSING
CROW WING COUNTY
2014 to 2020

	Baxter	Brainerd	Breezy Point	Crosby	Crosslake	Deerwood	Emily	Garrison	Ironton	Jenkins	Nisswa	Pequot Lakes	Other Cities & Townships	Crow Wing County
Projected Household Growth	679	166	198	61	85	16	8	6	13	14	95	267	821	2,429
Estimated percent renters	33%	57%	28%	57%	24%	100%	100%	100%	100%	57%	38%	30%	19%	31%
Total New Renters	**225**	**94**	**55**	**35**	**20**	**16**	**8**	**6**	**13**	**8**	**36**	**80**	**160**	**756**
Proportion General-Occupancy/Senior	*80 / 20*	*68 / 32*	*64 / 36*	*43 / 57*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*67 / 33*	*0 / 0*	*0 / 0*	*58 / 42*
No. of Units (G-O/Senior)	130 / 95	64 / 30	35 / 20	15 / 20	20 / 0	16 / 0	8 / 0	6 / 0	13 / 0	8 / 0	24 / 12	60 / 20	40 / 120	439 / 317
General Occupancy														
Percent Subsidized	*38%*	*31%*	*100%*	*100%*	*100%*	*100%*	*0%*	*100%*	*62%*	*100%*	*50%*	*50%*	*100%*	*59%*
Shallow Subsidy (50-80% of Median)	30	20	35	10	20	10	0	6	8	8	12	30	20	209
Deep Subsidy (50% or less of Median)	20	0	0	5	0	6	0	0	0	0	0	0	20	51
Number (total)	50	20	35	15	20	16	0	6	8	8	12	30	40	260
Percent Market Rate	*62%*	*69%*	*0%*	*0%*	*0%*	*0%*	*100%*	*0%*	*38%*	*0%*	*50%*	*50%*	*0%*	*41%*
Number	80	44	0	0	0	0	8	0	5	0	12	30	0	179
Senior Rental Housing														
Percent Affordable Adult (Independent)	*37%*	*100%*	*100%*	*100%*	--	--	--	---	---	---	*100%*	*0%*	*42%*	*53%*
Number	35	30	20	20	0	0	0	0	0	0	12	0	50	167
Percent Market Rate (excl. owned housing)	*63%*	*0%*	*0%*	*0%*	--	--	--	---	---	---	*0%*	*100%*	*58%*	*47%*
Adult	0	0	0	0	0	0	0	0	0	0	0	20	0	20
Congregate	0	0	0	0	0	0	0	0	0	0	0	0	20	20
Assisted Living	40	0	0	0	0	0	0	0	0	0	0	0	40	80
Memory Care	20	0	0	0	0	0	0	0	0	0	0	0	10	30
Number (total)	60	0	0	0	0	0	0	0	0	0	0	20	70	150

Note: Demand figures already account for projects that have been approved and are scheduled to proceed with construction.
Some totals may not add directly due to rounding.

Source: Maxfield Research Inc.

TABLE 25
DEMAND FOR ADDITIONAL RENTAL HOUSING
CROW WING COUNTY
2020 to 2030

	Baxter	Brainerd	Breezy Point	Crosby	Crosslake	Deerwood	Emily	Garrison	Ironton	Jenkins	Nisswa	Pequot Lakes	Other Cities & Townships	Crow Wing County
Projected Household Growth	800	104	150	70	110	16	20	9	15	35	100	250	862	2,541
Estimated percent renters	29%	48%	47%	57%	45%	63%	15%	56%	53%	57%	55%	54%	22%	34%
Total New Renters	**235**	**50**	**70**	**40**	**50**	**10**	**3**	**5**	**8**	**20**	**55**	**135**	**191**	**872**
Proportion General-Occupancy/Senior	*68 / 32*	*60 / 40*	*64 / 36*	*75 / 25*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*100 / 0*	*64 / 36*	*33 / 67*	*39 / 61*	*59 / 41*
No. of Units (G-O/Senior)	160 / 75	30 / 20	45 / 25	30 / 10	50 / 0	10 / 0	3 / 0	5 / 0	8 / 0	20 / 0	35 / 20	45 / 90	75 / 116	516 / 356
General Occupancy														
Percent Subsidized	*38%*	*0%*	*44%*	*100%*	*50%*	*100%*	*100%*	*100%*	*100%*	*50%*	*43%*	*56%*	*47%*	*48%*
Shallow Subsidy (50-80% of Median)	50	0	20	25	25	10	0	5	8	10	10	20	30	213
Deep Subsidy (50% of Median)	10	0	0	5	0	0	3	0	0	0	5	5	5	33
Number (total)	60	0	20	30	25	10	3	5	8	10	15	25	35	246
Percent Market Rate	*63%*	*100%*	*56%*	*0%*	*50%*	*0%*	*0%*	*0%*	*0%*	*50%*	*57%*	*44%*	*53%*	*52%*
Number	100	30	25	0	25	0	0	0	0	10	20	20	40	270
Senior Rental Housing														
Percent Affordable Adult	*40%*	*0%*	*100%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*33%*	*26%*	*32%*
Number	30	0	25	0	0	0	0	0	0	0	0	30	30	115
Percent Market Rate (excl. owned housing)	*60%*	*100%*	*0%*	*100%*	*0%*	*0%*	*0%*	*0%*	*0%*	*0%*	*100%*	*67%*	*74%*	*68%*
Adult	25	0	*0*	10	0	0	0	0	0	0	20	0	26	81
Congregate	0	0	0	0	0	0	0	0	0	0	0	20	20	40
Assisted Living	10	10	0	0	0	0	0	0	0	0	0	20	20	60
Memory Care	10	10	0	0	0	0	0	0	0	0	0	20	20	60
Number (total)	45	20	0	10	0	0	0	0	0	0	20	60	86	241

Note: Some totals may not add directly due to rounding.
Source: Maxfield Research Inc.

- Between 2020 and 2030, approximately 55% of the senior demand (196 units) is projected to be from younger, active seniors seeking adult housing – affordable and market rate. The remaining demand will be from older, frailer seniors needing housing with support services.

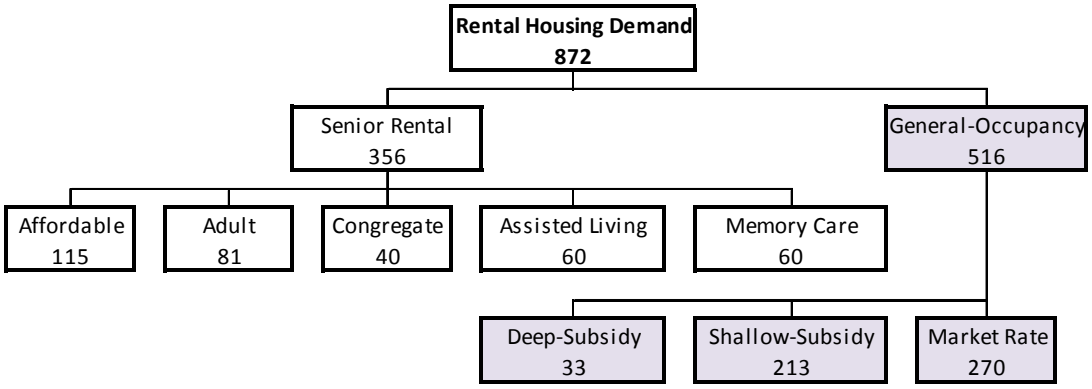
- The first baby boomers (born in 1946) will reach age 75 during the year 2021. We anticipate that demand for senior housing – with and without services – will start to increase more rapidly after 2020 when a greater proportion of the baby boom generation reaches their late-70s and early-80s. This is the time when many older adults begin to consider alternate housing or may have situations which require them to seek out supportive living services.

- Between 2014 and 2020, the majority of the County's general-occupancy rental demand is expected to be concentrated in the larger cities of Baxter, Brainerd, Crosby, Nisswa, and Pequot Lakes. Between 2020 and 2030, these communities are projected to account for about 62% of the County's general-occupancy rental demand. As the smaller communities grow over the next decades, particularly in terms of job growth, rental demand will also increase. We project general-occupancy rental demand in the smaller communities to account for the remaining demand other than a modest proportion that would be developed in the townships. In addition, we anticipate that some replacement rental housing may be needed, especially in the smaller communities to keep up with demand.

Figure 3 displays a summary of demand calculations for various rental products in Crow Wing County from 2020 to 2030.

Figure 3
Crow Wing County Rental Housing Demand Summary – 2020 to 2030

2020-2030



For-Sale Housing Demand

Tables 26 and 27 respectively, show for-sale demand calculations in Crow Wing County from 2014 to 2020 and from 2020 to 2030, respectively. The table displays for-sale demand by single-family, multifamily (primarily townhomes), and senior housing. Single-family demand is calculated for modest homes (<$300,000), move-up homes ($300,000 to $500,000) and executive homes ($500,000+). Multifamily housing is calculated by modest homes (<$150,000) and move-up homes ($150,000+). The price ranges for these housing products are quoted in 2014 dollars.

As with rental housing, it should be noted that to the extent that households are mobile and different market segments are willing to seek out various housing products in adjacent communities, or even outside the County, the demand figures in Tables 26 and 27 may experience fluctuations between communities.

The following are key points from Tables 26 and 27.

- Overall, 69% of the housing demand in Crow Wing County between 2014 and 2020 will be for ownership housing, or about 1,673 homes. Between 2020 and 2030, about 65% of the housing demand will be for for-sale units, or about 1,669 homes.

- Demand for ownership housing in Crow Wing County over the next six years is projected to increase, as the Region continues to shake off the vestiges of the Recession and the economy improves. –

- Most of the communities in the County have land available to accommodate new single-family homes, either within their existing city limits or through annexations. With strong demand from young and mid-age families, single-family homes are projected to account for the majority of the for-sale demand from 2014 to 2020.

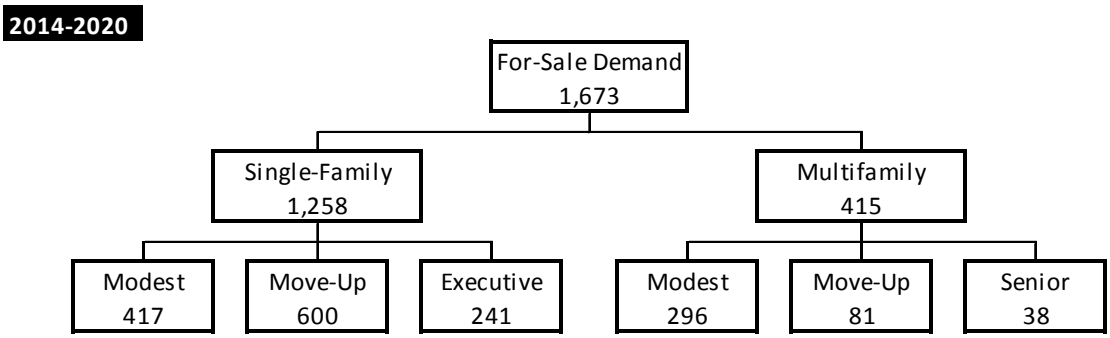
- While there are various target markets for multifamily ownership housing, the majority of demand to 2020 will be from older households who are seeking to “right-size” their living spaces. As single-family home prices rise, younger households that want to enter the for-sale market will again consider purchasing townhomes. Most of the demand for higher priced units will be from empty-nesters seeking to downsize from their existing single-family homes into a one-level townhome.

- As land diminishes in the more fully-developed communities, home prices are expected to rise. This will create a greater need for affordable ownership housing in addition to owned multifamily housing.

- For-sale senior housing has been around for some time, but gained popularity primarily through the cooperative housing product with some limited development of single-level townhomes. There are four age-restricted for-sale developments in the County. Between 2014 and 2020, we project demand for 38 units of for-sale senior housing in the County. We expect that most of this demand will be manifested in the purchase of shares in a senior housing cooperative or through the purchase of age-restricted twinhomes or villas. Because seniors generally prefer to purchase a new multifamily unit outright by utilizing the proceeds of an existing home sale, pricing for most senior housing units should be in the around $250,000 or less.

Figure 4 displays a summary of demand calculations for various for-sale housing products in Crow Wing County from 2014 to 2020.

Figure 4
Crow Wing County For-Sale Housing Demand Summary – 2014 to 2020



- Between 2014 and 2020, we estimated demand for about 1,258 single-family homes and 415 multifamily homes in Crow Wing County. Again, most of this growth in the short-term is expected to occur in the larger cities with growth increasing in the smaller communities later in the decade.

- Although the County's smaller communities will continue to experience gradually increasing demand for single-family homes toward the end of this decade, most of the demand for multifamily is likely to occur in the larger cities and larger townships adjacent to those communities.

TABLE 26
DEMAND FOR ADDITIONAL FOR-SALE HOUSING
CROW WING COUNTY
2014-2020

	Baxter	Brainerd	Breezy Point	Crosby	Crosslake	Deerwood	Emily	Garrison	Ironton	Jenkins	Nisswa	Pequot Lakes	Other Cities & Townships	Crow Wing County
Projected Household Growth	679	166	198	61	85	16	8	6	13	14	95	267	821	2,429
Estimated homeownership Rate	67%	43%	72%	43%	76%	0%	0%	0%	0%	43%	62%	70%	81%	69%
Total New Homeowners	**454**	**72**	**143**	**26**	**65**	**0**	**0**	**0**	**0**	**6**	**59**	**187**	**661**	**1,673**
Proportion Single-Family/Multifamily	*75 / 25*	*50 / 50*	*70 / 30*	*80 / 20*	*85 / 15*	*80 / 20*	*85 / 15*	*100 / 0*	*80 / 20*	*70 / 30*	*70 / 30*	*70 / 30*	*80 / 20*	*75 / 25*
No. of Units (Single-Family/Multifamily)	341 / 114	36 / 36	100 / 43	21 / 5	55 / 10	0 / 0	0 / 0	0 / 0	0 / 0	4 / 2	41 / 18	131 / 56	529 / 132	1,258 / 415
Single-Family														
Percent Modest (<$300,000)	*40%*	*50%*	*10%*	*65%*	*60%*	*65%*	*65%*	*65%*	*65%*	*50%*	*35%*	*0%*	*35%*	*33%*
Number	136	20	10	14	33	0	0	0	0	2	14	0	185	414
Percent Move-up ($300,000-$500,000)	*40%*	*50%*	*40%*	*35%*	*20%*	*35%*	*35%*	*35%*	*35%*	*50%*	*55%*	*45%*	*55%*	*47%*
Number	136	16	40	7	11	0	0	0	0	2	23	59	291	585
Percent Executive ($500,000+)	*20%*	*0%*	*50%*	*0%*	*20%*	*0%*	*0%*	*0%*	*0%*	*0%*	*10%*	*55%*	*10%*	*21%*
Number	68	0	50	0	11	0	0	0	0	0	4	72	53	258
Multifamily - General-Occupancy														
Percent Modest (<$150,000)	*85%*	*50%*	*60%*	*90%*	*100%*	*90%*	*100%*	*0%*	*40%*	*90%*	*70%*	*80%*	*80%*	*75%*
Number	91	12	14	5	10	0	0	0	0	2	12	45	106	296
Percent Move-Up ($150,000+)	*15%*	*50%*	*40%*	*10%*	*0%*	*10%*	*0%*	*0%*	*60%*	*10%*	*30%*	*20%*	*20%*	*25%*
Number	16	12	9	1	0	0	0	0	0	0	5	11	26	81
Multifamily - Senior ($250,000 or below)	6	12	20	0	0	0	0	0	0	0	0	0	0	38

Note: Some totals may not add directly due to rounding.
Source: Maxfield Research Inc.

TABLE 27
DEMAND FOR ADDITIONAL FOR-SALE HOUSING
CROW WING COUNTY
2020 to 2030

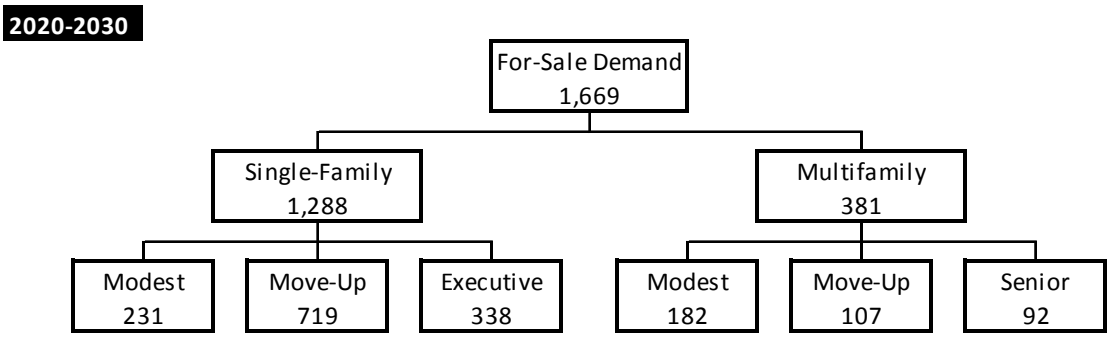
	Baxter	Brainerd	Breezy Point	Crosby	Crosslake	Deerwood	Emily	Garrison	Ironton	Jenkins	Nisswa	Pequot Lakes	Other Cities & Townships	Crow Wing County
Projected Household Growth	800	104	150	70	110	16	20	9	15	35	100	250	862	2,541
Estimated homeownership Rate	71%	52%	53%	43%	55%	38%	85%	44%	47%	43%	45%	46%	78%	66%
Total New Homeowners	**565**	**54**	**80**	**30**	**60**	**6**	**17**	**4**	**7**	**15**	**45**	**115**	**671**	**1,669**
Proportion Single-Family/Multifamily	*70 / 30*	*35 / 65*	*50 / 50*	*80 / 20*	*90 / 10*	*80 / 20*	*100 / 0*	*75 / 25*	*70 / 30*	*70 / 30*	*70 / 30*	*70 / 30*	*90 / 10*	*77 / 23*
No. of Units (Single-Family/Multifamily)	396 / 170	19 / 35	40 / 40	24 / 6	54 / 6	5 / 1	17 / 0	3 / 1	5 / 2	11 / 5	32 / 14	81 / 35	604 / 67	1,289 / 381
Single-Family														
Percent Modest (<$300,000)	*20%*	*84%*	*5%*	*60%*	*75%*	*55%*	*65%*	*50%*	*0%*	*15%*	*10%*	*0%*	*10%*	*18%*
Number	79	16	2	14	41	3	10	2	0	2	3	0	60	231
Percent Move-up ($300,000-$500,000)	*60%*	*16%*	*30%*	*30%*	*25%*	*35%*	*35%*	*40%*	*40%*	*50%*	*65%*	*20%*	*65%*	*56%*
Number	237	3	12	7	14	2	7	1	2	5	20	16	393	719
Percent Executive ($500,000+)	*20%*	*0%*	*65%*	*10%*	*0%*	*10%*	*0%*	*10%*	*60%*	*35%*	*25%*	*80%*	*25%*	*26%*
Number	79	0	26	2	0	0	0	0	3	4	8	64	151	338
Multifamily - General-Occupancy														
Percent Modest (<$150,000)	*70%*	*30%*	*50%*	*90%*	*100%*	*80%*	*100%*	*90%*	*30%*	*50%*	*60%*	*60%*	*60%*	*75%*
Number	98	8	10	5	6	1	0	1	1	0	3	21	28	182
Percent Move-Up ($150,000+)	*30%*	*70%*	*50%*	*10%*	*0%*	*20%*	*0%*	*10%*	*70%*	*50%*	*40%*	*40%*	*40%*	*25%*
Number	42	18	10	1	0	0	0	0	1	0	2	14	19	107
Multifamily - Senior (<$225,000)	30	10	20	0	0	0	0	0	0	4	8	0	20	92

Source: Maxfield Research Inc.

- Demand for for-sale senior housing will increase between 2020 and 2030 as the baby boomer generation reaches their senior years. Demand will be created for roughly 92 for-sale senior units during the 10-year period.

Figure 5 displays a summary of demand calculations for various for-sale housing products in Crow Wing County from 2020 to 2030.

Figure 5
Crow Wing County For-Sale Housing Demand Summary – 2020 to 2030



Crow Wing County Housing Recommendations

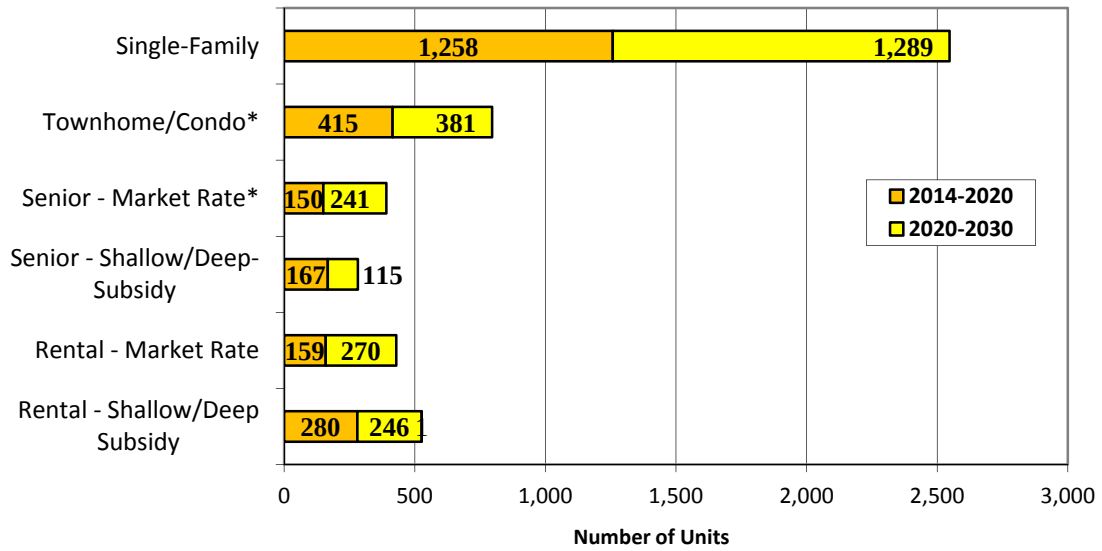
The housing demand calculations in Tables 24 and 25 indicate that between 2014 and 2020, about 2,429 year-round housing units will be needed in Crow Wing County to satisfy the housing demand of permanent year-round residents. Tables 26 and 27 indicate that between 2020 and 2030, a total of 2,541 permanent year-round housing units will be needed.

The majority of housing demand through 2030 will be for for-sale products, particularly single-family homes (2,547). There will also be demand for an estimated 673 senior housing units and 955 rental units.

The majority of the for-sale demand through 2030 will be from moderate- to higher-income households seeking market rate housing; private developers are likely to be able to meet the demand from these buyers with new products. In addition, most of the senior for-sale demand (100%) and rental demand (58%) will be for market rate housing. The remaining senior rental demand (42%) will be from low- and moderate-income households who will need housing with below-market rents.

Chart 17 graphically displays demand for housing in Crow Wing County from 2014 to 2030 by type of housing.

Chart 17: Demand by Type of Housing
Crow Wing County, 2014 to 2030

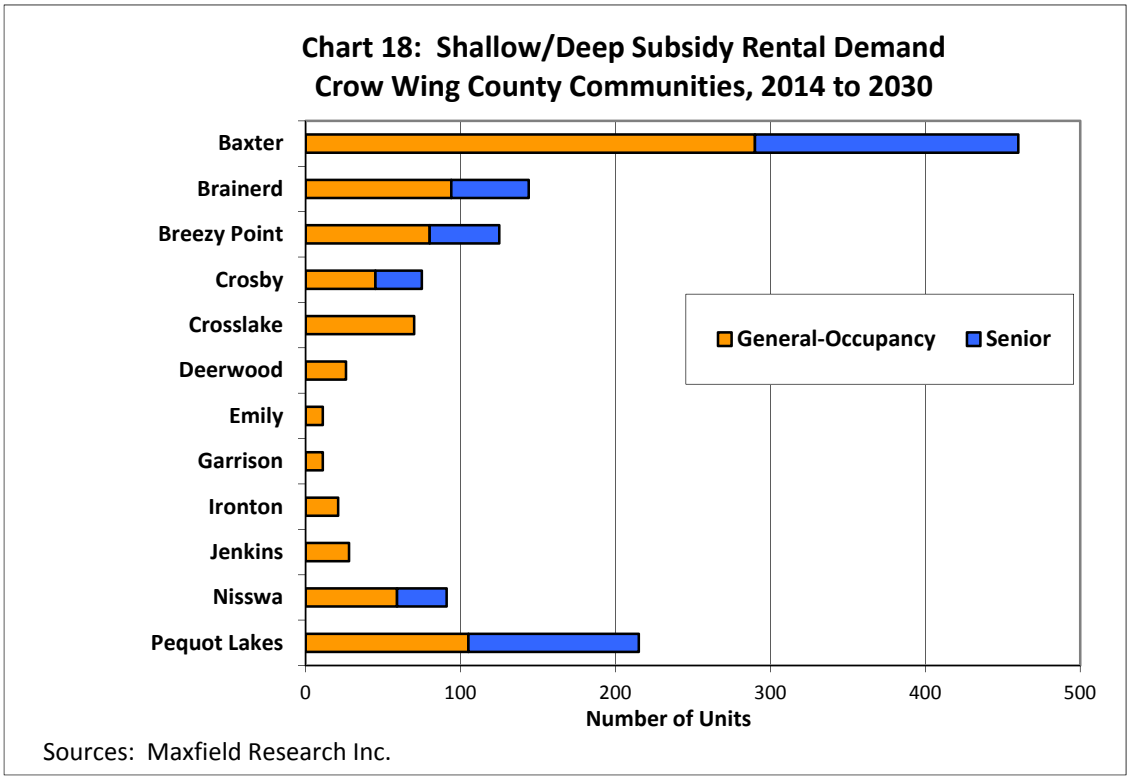


*For-sale senior housing is included in the figures for townhome/condo and not in senior MR

Source: Maxfield Research Inc.

Single-family homes are estimated to account for approximately 51% of the total demand will be for single-family homes. Shallow-subsidy and deep-subsidy rental housing demand (senior and general-occupancy rental) totals about 808 units, or 16% of the total housing demand. About 447 units (55%) of the deep-subsidy/shallow-subsidy demand are estimated for the period from 2014 to 2020, while the remainder, 361 units, is projected to occur between 2020 and 2030. The Crow Wing County HRA or other government or non-profit agencies will likely need to assist in development of new rental housing to meet this demand.

Chart 18 shows the distribution by community of deep-subsidy and shallow-subsidy general-occupancy and senior rental demand in the County from 2014 to 2030. The greatest demand will be generally located in the larger cities. One issue associated with the development of assisted housing is likely to be connections and availability of transportation, employment opportunities and connections to goods and services to serve these cohorts.



The demand shown in Chart 18 is for the 16-year period between 2014 and 2030. It is worth noting that demand in some communities, particularly for senior affordable housing, is not expected to increase substantially until after 2020, but that is only in another five years. Also, because households are mobile and are willing to seek out various housing products in adjacent communities, the demand figures shown for each community may experience fluctuations based on trends in development activity.

Overall, the rental market is relatively tight in Crow Wing County with vacancies below the stabilized market equilibrium rate of 5.0% and vacancies well below the stabilized vacancy rate for shallow subsidy and deep subsidy rental. New rental housing is needed at all income levels to meet current demand and to satisfy demand from future household growth. The demand for market rate units is likely to be highest in those communities where there are higher concentrations of jobs and shopping.

Between 2014 and 2030, we project demand for 2,547 single-family homes, 796 for-sale multi-family units (i.e. townhomes/condominiums), 429 market rate rental units and 391 market rate senior housing units (rental). All figures represent permanent year-round housing units.

Demand for for-sale housing will continue to be divided between permanent year-round homes and those developed for seasonal or second homes. Many second homes over the past ten to 15 years have been developed or converted to a format whereby the home could easily be used year-round. We anticipate that as the population ages, a portion of those that current own second homes may decide to occupy those homes year-round. These homes are already in existence, but this would increase the number of households that are in the area as permanent households versus households that are in the area part-time or only for a small portion of the year (i.e. June through August).

Sales of “bare land” continue to remain relatively strong, although down from earlier in the 2000s. We anticipate that land sales will continue to increase as the economy recovers. Construction of new homes, was substantially reduced during the Recession and foreclosures increased. Since 2010, new home construction has begun to increase again and communities that have not had much new residential building are starting to see new housing units again. Some subdivisions however, that experienced challenges during the economic downturn are still struggling and there were a number of land foreclosures and tax forfeit properties that are now being purchased and remarketed.

Communities that are experiencing robust single-family development may need to carry a larger lot inventory (up to five years) depending on absorption of new construction. Over the past five years, annual building averaged 227 units, but this average includes years that have had lower construction levels due to the housing market downturn. This compares with nearly 900 units during the first half of the 2000s. We anticipate that annual average new home construction will continue to rise as the economy strengthens.

Additional senior developments will be needed to meet the demand from the growing senior population in Crow Wing County to 2030. This includes independent living in addition to service-enriched senior housing (i.e., congregate, assisted living, and memory care). From 2014 to 2020, the majority of market rate senior demand is focused on independent living products and less on service-enriched housing. After 2020, demand for all senior products and service levels are expected to increase as the first baby boomers reach their early 70s.

Product Demand

From now to 2020, we recommend that the HRA focus on expanding the development of the following housing products:

- Shallow-subsidy independent senior housing (through Rural Development or MN Housing)
- Shallow subsidy general occupancy rental housing (through Rural Development or MN Housing)
- Deep-subsidy general occupancy rental housing (through Rural Development or MN Housing)

Where historic buildings may be reused for low- and moderate income housing by utilizing national historic tax credits, we recommend that you consider this type of development.

Many of the smaller communities that surround Brainerd and Baxter have limited rental product available, market rate and assisted housing. All of the shallow-subsidy and deep-subsidy housing that was surveyed was fully-occupied and many properties had waiting lists.

For communities where demand may be too limited for a larger property, we recommend that the HRA consider the financing of a pooled group of properties or work with an agency that would consider this format. This type of approach could enable several of the smaller communities to obtain needed housing without overbuilding their markets to achieve economies of scale. While many people commute to Brainerd and Baxter for employment, they may desire to live in the smaller communities that are in the area. Communities such as Crosby, Crosslake, Cuyuna, Jenkins, Ironton and Nisswa have added population and households during the 2000s. Growth in these communities indicates that people are locating out of the two core cities in the County.

Continue to explore ways to market the Brainerd Oaks and Northtown subdivisions. As the market strengthens, new housing products could be considered for at least a portion of these properties. This may require replatting and rezoning in order to accommodate a variety of housing product types on the property to appeal to a broader range of potential buyers.

Tables 28 to 30 present suggested development concepts for shallow-subsidy, deep-subsidy and market rate rental products. Although the private market appears to be addressing the needs for market rate rentals, these are focused on Baxter and to a limited extent in Brainerd. New market rate rentals are also needed in smaller communities such as Nisswa, Pequot Lakes and Crosby, but in order to spur new development in these cities, market rate projects may need to be helped with some type of public assistance initially such as TIF. Table 28 presents a suggest concept for shallow-subsidy while Table 29 present a concept for senior independent living with a shallow-subsidy.

TABLE 28
SUGGESTED SHALLOW-SUBSIDY GENERAL OCCUPANCY DEVELOPMENT CONCEPT
MARCH 2015

LARGER COMMUNITIES				
Unit Type	% of Units	Square Feet	Maximum Rent (50%)	Rent/ Sq. Ft.
1BR/1BA	40%	680-700	$595-$625	$0.88-$0.89
2BR/2BA	35%	900-1,000	$700-$715	$0.78-$0.72
3BR/2BA	25%	1,200-1,225	$825-$830	$0.69-$0.68
Total	100%			

SMALLER COMMUNITIES				
Unit Type	% of Units	Square Feet	Maximum Rent (50%)	Rent/ Sq. Ft.
1BR/1BA	30%	680-700	$575-$600	$0.85-$0.86
2BR/2BA	40%	900-1,000	$695-$715	$0.77-$0.72
3BR/2BA	30%	1,200-1,225	$800-$820	$0.67-$0.67
Total	100%			

Note: Rent includes water, sewer, and trash, but excludes heat and electricity. Rents are quoted in 2015 dollars. Rent levels reflect rents at 50% of median, but could qualify households up to 60% of median.

Sources: MN Housing; Maxfield Research Inc.

TABLE 29
SUGGESTED SHALLOW-SUBSIDY INDEPENDENT SENIOR CONCEPT
MARCH 2015

LARGER COMMUNITIES				
Unit Type	% of Units	Square Feet	Maximum Rent (60%)	Rent/ Sq. Ft.
1BR/1BA	70%	625-650	$695-$715	$1.11-$1.10
1BR+Den/1BA	15%	775-795	$775-$790	$1.00-$0.99
2BR/1BA	15%	875-900	$855-$860	$0.98-$0.96
Total	100%			

SMALLER COMMUNITIES				
Unit Type	% of Units	Square Feet	Maximum Rent (60%)	Rent/ Sq. Ft.
1BR/1BA	75%	625-650	$695-$715	$1.11-$1.10
1BR+Den/1BA	10%	775-795	$775-$790	$1.00-$0.99
2BR/1BA	15%	875-900	$855-$860	$0.98-$0.96
Total	100%			

Note: Rent includes water, sewer, and trash, but excludes heat and electricity. Rents are quoted in 2015 dollars. Rent levels reflect rents at 50% of median, but could qualify households up to 60% of median.

Sources: MN Housing; Maxfield Research Inc.

Table 30 presents market rate concepts. For deep-subsidy needs, additional funding may be needed to incorporate some deep-subsidy units into the shallow-subsidy or market rate developments. Also, vouchers could provide additional assistance for those that have lower incomes and could not qualify to pay the higher rent levels for the shallow-subsidy product.

TABLE 30
SUGGESTED MARKET RATE GENERAL OCCUPANCY CONCEPT
MARCH 2015

LARGER COMMUNITIES				
Unit Type	% of Units	Square Feet	Monthly Rent	Rent/ Sq. Ft.
1BR/1BA	45%	700-725	$700-$725	$1.00-$1.00
2BR/2BA	35%	1,000-1,050	$975-$995	$0.98-$0.95
3BR/2BA	20%	1,250-$1,300	$1,050-$1,100	$0.84-$0.85
Total	100%			

SMALLER COMMUNITIES				
Unit Type	% of Units	Square Feet	Monthly Rent	Rent/ Sq. Ft.
1BR/1BA	40%	700-725	$680-$705	$0.97-$0.97
2BR/2BA	40%	1,000-1,050	$950-$980	$0.95-$0.93
3BR/2BA	20%	1,225-1,250	$1,025-$1,075	$0.84-$0.86
Total	100%			

Note: Rent includes water, sewer, and trash, but excludes heat and electricity. Rents are quoted in 2015 dollars. Rent levels reflect rents at 50% of median, but could qualify households up to 60% of median.

Sources: MN Housing; Maxfield Research Inc.

Renovation and Rehabilitation

For communities where the housing stock is predominantly older, programs that offer incentives to make improvements to the homes can assist in maintaining the overall quality of these properties over time. We recommend that the HRA assist communities in identifying programs that can be utilized to upgrade the existing housing stock. This includes making needed improvements in homes that are for-sale and rental.

First-time homebuyer programs also with an additional incentive to improve existing units could help those that may be wary of taking on an older home to make the effort to purchase the home if they can have some assistance in making needed improvements. Many first-time homebuyers with moderate incomes are deterred from purchasing an older home because of the substantial amount of upfront investment that may be needed to make upgrades.

Housing Goals of the Resilient Region Plan

Region 5 recently completed a substantial and comprehensive plan for the Region that addresses the need for sustainable development and livability. Livability principles include:

1) Provide more transportation choices
2) Promote equitable, affordable housing
3) Enhance economic competitiveness
4) Support existing communities
5) Coordinate policies and leverage investments
6) Value communities and neighborhoods

These principles provide an overarching vision for the future development of the Region. In addition, each segment of the plan provides more specific goals and action steps for larger economic and infrastructure categories including housing.

H1 Recommendation H1

Housing Performance Standard: Achieve a higher performance standard for all housing in the Region by 2035.

All of the action steps in the Resilient Region plan speak to this recommendation and support this goal.

Many of the action steps identified in the Resilient Region plan are appropriate to the findings of the housing needs in Crow Wing County. In considering priorities for creating and maintaining a balanced, dynamic and stable housing stock throughout the County, the following action steps should be given priority.

Action Step H1G. Life-cycle housing: Rehabilitate homes to accommodate a variety of age groups and needs. Recommend that HUD set standards for new construction and rehabilitation of homes that use state/federal funding.

Maintaining a balanced housing mix for a community is important to supporting and sustaining household growth. This is easier said than done. It is important to consider the product mix in each community in relation to the each community's needs. One size does not fit all and each community is different in relation to its community housing mix. It is important to develop plans for each community as to their ability to diversify and balance their housing stock based on additional components of infrastructure development.

Action Step H1D. Blight reduction: Examine existing blight ordinances and rental codes, amend/revise as needed. Enforce blight ordinances and rental codes and promote broader use. Identify Federal and State Funding opportunities.

Creating a balanced housing mix will require rehabilitation of the existing housing stock and providing for new construction. New housing product typologies should be considered to provide for affordable housing and changing household needs and lifestyles as the Region grows and develops. There is likely to continue to be a push-pull between the desire for low-density development and supporting increased density developments. Removing housing that is blighted is one tool that can assist in making land available in high-amenity and/or key service locations to encourage new construction and introduce new life-cycle housing typologies.

Action Step H1I. Rehabilitation: Increase local community organization efforts to rehabilitate older housing stock.

This action is likely to include a diverse approach to renovation and rehabilitating the existing housing stock. It can include programs to assist individuals in upgrading and maintaining their existing homes in addition to providing funds and incentives for first-time homebuyers to purchase affordable homes that may require some work. Many first-time homebuyers either cannot afford to or do not want to put financial resources toward improving property that has a substantial amount of deferred maintenance. Programs that offer financial assistance to homebuyers to improve homes through some time investment of their own can assist in improving the overall housing stock over time and increase value and equity.

Action Step H1F: Neighborhood standards: Adopt neighborhood aesthetic standards to build the sense of character and identify.

This is an important action step, primarily for those locations and areas that are not located near to high amenity features. While many desire to own lakefront property, creating additional high-amenity aesthetics in neighborhoods that are not on water can increase their desirability and improve the quality and character of the neighborhood. Features such as walking and biking trails, pocket parks, mature trees, rain gardens and other natural landscapes can create strong neighborhood identities and support sustainable communities.

Action Step 1HE: Resale Standards: Require homes on the market to meet minimum standards before transfer of title. Possibly add to Realtor checklist to ensure improvement is completed. Secure funds for this effort.

This goal supports the ability to upgrade and maintain the existing housing stock in the community by ensuring that some types of minimum threshold is put in place to support the upkeep of existing homes. Some counties and cities have implemented a “housing condition” rating to provide information to buyers and the community at large regarding the overall quality of the housing stock. Homes are rated typically on a 1 to 7 scale with one being excellent and seven being poor. The goal is to have most homes fall into a rating of between 3 and 5 which is average to good based on the overall age of dwelling units. This also provides a quantitative measure when trying to determine how much of the housing stock may have been improved over time.

Action Step H2A: Building Codes: Identify opportunities to standardize rehabilitation/building codes for green technologies for all types of housing including multifamily, mobile homes, conventional homes and manufactured homes.

Standardizing building codes can assist increasing housing quality. While it is important to have standardized building codes, enforcement of building codes is really the key to increasing housing quality. However, this should also be a diverse approach that considers some standardization of codes along with regular enforcement and efforts to assist households in existing homes with needed upgrades and repairs if they are financially unable to do so. The effort here should be proactive and supportive.

HII Recommendation H3

Infrastructure Planning: Plan for maintenance, upgrading and eventual replacement of drinking water and wastewater systems throughout the Region. Investigate innovative technologies for drinking water and wastewater infrastructure.

This will become increasingly important over time and is even now an issue in some of the outlying areas. Many rural areas are considering connecting to municipal systems, but even those are likely to be strained or connecting to them may be cost prohibitive for some locations. Because of the significant development that exists outside of municipal boundaries in Crow Wing County, we believe that this will become a critical issue over the next 15 to 20 years or perhaps sooner.

Additional Considerations

The current economics in many areas of the Region and especially in smaller communities do not easily support the creation of multifamily rental housing at market rate rents or rents that would be competitive with the existing housing stock. In order to support a more balance rental stock in medium-size and smaller communities, we recommend developing tools and resources to consider the development of alternative housing products such as the traditional duplex, four-plex and other smaller building types. For communities where the demand will not support buildings of 25 units or more, this would provide an opportunity to support affordable housing demand, increase the housing mix, but not restrict or limit incomes of residents. Affordable housing is needed in many areas of the County, but supporting housing that is not income-restricted also supports new quality housing and a more balanced housing mix.

Existing financial tools have not readily addressed this issue. The State Legislature has provided some temporary funding to support local initiatives in one area of Northern Minnesota. While not a mandate, we are encouraged that this may provide an opening for consideration of similar support in other areas such as Crow Wing County, which could improve and diversify the housing mix.