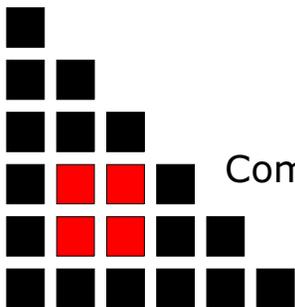


# **Koochiching County COMPREHENSIVE HOUSING STUDY**

January 2019

An analysis of the overall housing needs  
of Koochiching County and the Cities in the County



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# Introduction

## Overview

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

Community Partners Research, Inc., was hired by the Koochiching Economic Development Authority (KEDA) to conduct a study of the housing needs and conditions of Koochiching County and the individual cities in the County.

## Goals

The multiple goals of the study include:

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

## Methodology

A variety of resources were utilized to obtain information for the Housing Study. Community Partners Research, Inc., collected and analyzed data from June to December, 2018. Data sources included:

- U.S. Census Bureau
- American Community Survey
- Esri, Inc., a private data reporting service
- Records and data from the individual cities in Koochiching County
- Records and data maintained by Koochiching County
- Minnesota State Demographer

- Interviews with City officials and staff
- Area and State housing agencies
- Interviews with housing stakeholders
- Rental property surveys
- Housing condition surveys

### **Limitations**

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

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## Koochiching County

