



Agenda Memorandum

Agenda Item - VII.A

City Council Meeting
August 21, 2023

Subject: Dell Rapids Housing Study Draft

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Background of Issue:

Attached is a DRAFT Housing Study Update . The City of Dell Rapids entered into a Housing Study in mid-2022. The housing study was funded through a partnership with SMGA, SECOG and the City of Dell Rapids. This study is intended to be an update to the 2016 Study. These Housing Studies are important as they provide a snapshot of the communities current housing status, identify needs and outline potential future steps. The Housing Study tracks Census data and compares this baseline data with previous decades to provide projections for future demographic changes. The Study points out that the number of new dwelling units has decreased since the previous 2016 study. The median home sale price has increased at a high level since 2020. Rental units in the community have seen high levels of occupancy. In fact the study shows a vacancy rate of 2.7%, which is lower than the 5% considered acceptable. The number of affordable housing rentals is very low compared to the Dell Rapids population. The study provides a comparison of the household growth in the Sioux Falls area. Dells experienced 11.7% growth between 2010 and 2020. Continued population growth is anticipated for both the Sioux Falls region and Dell Rapids. There is a section on the assets of Dell Rapids and a section that outlines the barriers to future growth. Recommendations include investment in preservation of existing housing stock including redevelopment of Main Street apartment units. Another strong recommendation is the prioritization of housing goals. A summary of findings pages on page 65 is worthy of the Council's review as a guiding tool for these future housing goals.

The Council should take an opportunity to review the study and provide any comments that should be included within the final draft report. This Housing Study will act as a tool for guiding future policy. The study should also assist with recruiting investment into the housing needs outlined in the study.

Recommendation

Recommend the Council review the Housing Study and provide any comments that may be needed to complete the Study.

ATTACHMENTS:

[Dell Rapids DRAFT 2023 \(2\).pdf](#)