

6. Housing

6.1. Housing Supply and Existing Conditions

There are approximately 1,680 households within Dayton. At the present time, Dayton does not offer a wide variety of housing types. Nearly all of the housing is classified as single-family residential. There are a handful of “mother-in-law” type house/apartments and also one apartment building with 7 rental units. Dayton Mobile Home Park has a permit to allow up to 250 mobile homes on their property. There are usually 243-245 units in the Dayton Mobile Home Park at any given time. The Existing Land Use Map 2.1 (Section 2) shows the distribution of dwelling units in the city.

The City does not have municipal water or municipal sanitary sewer except for a small area along the north side of Diamond Lake, which is connected to the City of Rodgers sanitary sewer system. The current lack of sanitary sewer connections require individual septic systems and prevents the development of multiple family housing.

Housing Valuation

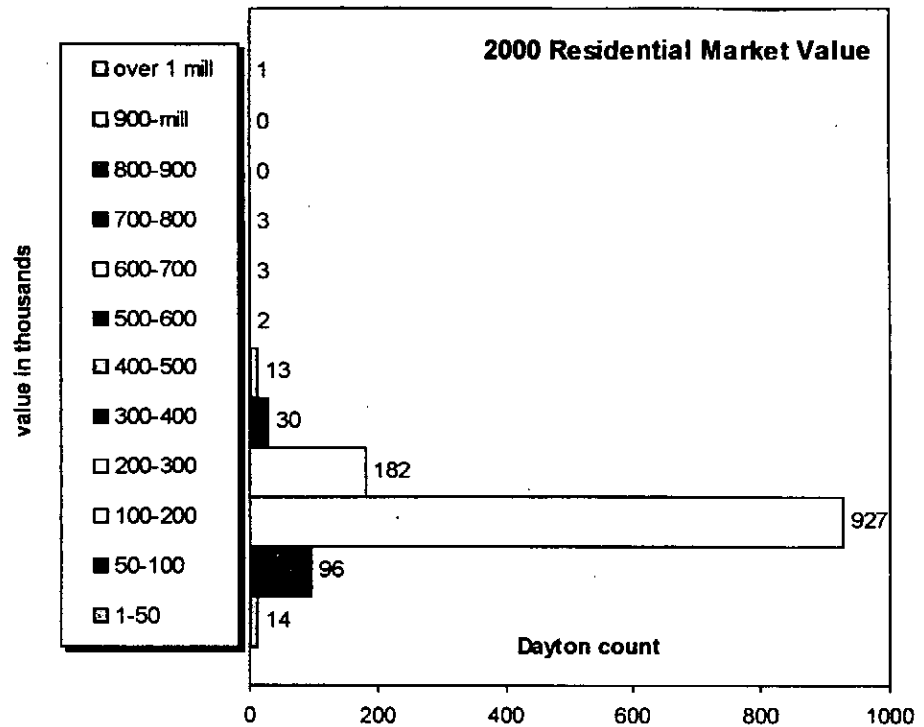
In 1999 single-family residential homes (excluding mobile homes) in Dayton are estimated to have an average estimated market value of \$133,000. The market values range from less than \$50,000 to over a million dollars. The median housing valuation is between \$100,000 and \$200,000. The mobile homes and some of the small lot houses in the Historic Village are Dayton’s most affordable housing options.

Affordability

Approximately half of Dayton’s owner occupied housing is defined as being affordable based on Metropolitan Council Livable Community Goals and Indexes. Approximately 50% of Dayton’s single family housing in 1999 was valued at or under \$133,000. \$133,000 is defined as a level where owner occupied housing is affordable to households making 80% of the median household income.

Dayton has very few rental housing units. The lack of sanitary sewer and municipal water supply has prevented development of multi-family housing. As sewer and water becomes available, development of a variety of housing unit types is anticipated. Dayton is committed to working to create a range of housing option to meet the needs of it’s citizens. That includes a range in price, unit type and location. Dayton will work with landowners, developers and Hennepin County HRA to provide affordable housing choices for renters and homeowners.

Figure 6.1 City of Dayton 1999 Housing Valuation*



Prepared by: [illegible] | [illegible]

6.2 Future Housing Demand and Needs

The majority of housing in Dayton is detached single family homes on larger lots. This is due largely to the lack of sanitary sewer service. Dayton will need to provide a variety of housing types in the future. Through long-term planning, Dayton is working with to achieve the goals of Metropolitan Council's Livable Communities Act in order to promote affordable housing and a variety of housing types. Dayton will also be looking to incorporate higher density residential areas in the city when sanitary sewer and municipal water is available. This higher density residential would be a mix of smaller lot single-family and multi-family development. Dayton could expect to see townhomes, apartment buildings, condominiums, duplexes, quad homes, bungalows, and other types of multi-family uses. Dayton will also need to provide additional single family residential homes on smaller lots after sanitary sewer and water becomes available.

Dayton would like to be able to offer a variety of housing types. This variety will include new construction homes all the way to homes built in the early 1900's. Dayton also would like to promote a wide range of housing prices for the future.

The ability to provide a diversity of housing choices is based on the provision of sanitary sewer and municipal water. These utilities are forecast to begin to serve Dayton beginning in year 2003 and continuing to expand service over the next 30-40 years.

Dayton's Land Use Plan is designed to allow a variety of housing types and densities. The land use plan includes density ranges of 0-6 units per acre for low density residential, 6-12 units per acre for medium density and +12 units per acre for high density residential. These density ranges are designed to obtain an average net density of 3 dwelling units per acre of developable residential land.

Dayton's plan guides higher density housing to areas around future major transportation corridors and areas with pedestrian access to jobs and shopping.

Table 6.2 Housing Mix/Forecast

	Detached Single Family	Townhouse, Mobile Home or Multi-Family	Total
Existing 1999	1,420 (85%)	260 (15%)	1,680
2010	3000 (75%)	1,025 (25%)	4,000
2020	5,630 (63%)	3,370 (37%)	9,000

Forecast is based on the Dayton Land Use Plan and Sanitary Sewer Phasing Plan.

6.3 Preservation

Most of the housing stock in the City is relatively new and in good condition. There are, however, some older homes in the Historic Village which appear to need renovation or rehabilitation. The Historic Village area has about 150 homes; many of which were constructed decades ago. The area was platted in 1856 (see Map 2.1 - existing land use map). This is further discussed in the "Survey and Analysis" section of this plan.

In the very near future, Dayton will be looking to revitalize the "Downtown" area located in the Historic Village. Projects will include providing sanitary sewer to nearly 200 existing housing units. Along with this project, Dayton will be looking to find grant money or low interest loan money to help with the costs of providing sanitary sewer. During this time period, Dayton will be promoting and encouraging homes within this area to be repaired and renovated. This proposal may be offset with grant money or low interest loan money if it becomes available. The "Downtown" area project will be designed to create a sense of "Main Street" with pedestrian access to shopping, employment and a mix of land uses in a compact area. This will create some life-cycle housing in Dayton. In the future, a Housing and Redevelopment Authority may also be established in Dayton to help

promote life-cycle housing and affordable housing within the community. Dayton will work with Hennepin County and others to offer housing rehabilitation assistance.

The City will further research this issue, surveying the condition of these homes and establish a program through assistance from public agencies to rehabilitate these homes as found necessary. As sanitary sewer service is brought into the Historic Village area, it is more likely that housing repair and renovation will occur. It is also possible that the availability of sanitary sewer may cause in-fill construction of new housing in the Village. The City will work with owners of in-fill lots to help guide an appropriate mix and style of housing. This is further detailed in Section 10.3 Housing Implementation.

6.4 Life Cycle and Affordable Housing

Provision of a mix of housing types and prices to meet the range of lifecycle needs is a component of a healthy and vibrant community. The concept of "life cycle housing" is based on the idea that people's housing needs change as they age and progress through various cycles of their life. It is therefore important for communities to provide a mix of housing types and prices to accommodate peoples changing needs. A generalized breakdown of "life-cycle" categories is shown in Table 6.3.

Table 6.3__ : General Housing Life Cycle Categories

Life Cycle	General Age
Apartment Dwellers	20-29
First Time Buyers	25-34
Move-up Buyers	35-49
Empty Nesters	50-65
Retirees	65+

In 1999, 85% of Dayton's housing was detached single family homes and 15% are mobile homes and less than 1% are apartments. Dayton has a good mix of owner occupied single family home prices, but lacks alternatives to detached housing. The lack of sanitary sewer access has prohibited development of multi-family housing and required new single family housing to be on larger lots to accommodate on-site septic systems and wells.

Beginning in 2000-2005 portions of Dayton will begin to have access to sanitary sewer and municipal water supply. Access to sanitary sewer allows smaller single family lots and multi-family housing. Dayton's land use plan is designed to allow a market-based response to housing within flexible density range. This translates into the ability to mix townhomes, small lot single family and large lot single family

within the Low Density land use designation. This ability to create an appropriate mix of housing types will contribute toward lifecycle housing and a range of housing prices and types.

METROPOLITAN COUNCIL LIVABLE COMMUNITIES GOALS

The City of Dayton is a new participant in the Livable Communities program, and supports the goals and intent of livable communities. Table 6.4 compares the Metropolitan Council benchmarks with City indices.

Table 6.4--: Metropolitan Council Livable Community Goals and City Index

Housing Issue	Met Council Benchmark	1998 City Index	Year 2010 MUSA Goal
Non-single family detached housing	34-35%	15%	25%
Owner/Renter Mix	72-75% own 25-28% rent	95% own 5% rent	80% own 20% rent
Affordable Ownership	69-77%	50% (under \$133,000)	60%
Affordable Rental	35-41%	32% (tax credit rent)	35%
Single-family Density	1.9 -2.4 dwelling units/acre	1 du/ac	2.0 dwelling units/acre
Multi-family Density	10 -11 dwelling units/acre	NA	10 dwelling units/acre

Source: Metropolitan Council and City of Dayton

6.5 Housing Goals and Policies

See Section 10.3 Housing Implementation for Dayton's Housing Goals and Policies.