

City of Halstad Housing Survey Motivation

Rural Minnesota is enjoying a relatively new phenomena, the “Brain Gain”, a trend of population increases in ages 30-49 into rural areas across Minnesota. This trend, highlighted in the 2012 report by Benjamin Winchester, Continuing the Trend: The Brain Gain of the Newcomers A GENERATIONAL ANALYSIS OF RURAL MINNESOTA MIGRATION, 1990-2010, is bringing a resurgence to rural Minnesota as many of these newcomers are highly educated with families, which ultimately impacts the community in a positive way. The report states “The leaders found that the top reasons cited for migration to rural Minnesota include: 1) a desire for a simpler life, 2) safety and security, **3) affordable housing**, 4) outdoor recreation, and 5) for those with children, locating a quality school. Surprisingly, jobs were not found in the top 10 reasons. In short, the decision to move was based on concerns about quality of life.” This report lends credibility to the position taken by NMF in 2003—that talent has become the main driver of regional economic development and that Quality of Place is the essential ingredient in attracting and retaining a talented workforce. This “Brain Gain” provides northwest Minnesota with an opportunity to boost a trend already moving in a positive direction.

Community members have identified housing as a critical issue. In order to create new housing stock, and maintain existing housing stock, community members are working to understand Halstad’s housing needs. To help gather information community members have created the following housing survey. The primary reason to collect this information is to help when applying for future grant funds. Community members have observed how other NW MN communities have been successful applying for state grant funding to preserve existing housing stock through the Small Cities Block Grant Program and other programs offered through Minnesota Housing Finance Agency. In order to apply for these funds the City will need to collect basic information about current housing conditions and needs.

Information will be collected anonymously.

Instructions: Housing Surveys are available at: Halstad Municipal Utilities, River’s Edge Insurance, Valley Hardware and Supply, Valley Innovation Program

Completed surveys can be dropped off at:
Halstad Municipal Utilities
405 2nd Ave W
Halstad, MN 56548

Alternative Formats: Housing survey is available electronically by request by emailing hmuoffice@rrv.net or online via Survey Monkey at

<https://www.surveymonkey.com/r/halstadhousingsurvey>

**City of Halstad, Minnesota
Community Development Survey 2019**

General Household Information

What is the main source of your household's income?

- Self-Employment
- Employment by others
- Social Security
- Welfare/Social services
- Other

How many children under 6 years of age live in your household?

How many children age 6 – 18 live in your household?

How many adults age 19 – 39 live in your household?

How many adults age 40 – 59 live in your household?

How many adults age 60+ live in your household?

Housing Condition Information

Regarding the dwelling unit in which you reside, please answer the following questions:

Do you own or rent your home?

- Own
- Rent

Type of home do you own or rent?

- Single family detached
- Mobile home
- Duplex
- Apartment
- Rooming house
- Commercial building

In what year was your home or rental unit built?

Please identify the condition of each of the structural elements listed below as they relate to the house you are residing in.

Structural Element	Poor	Fair	Good
Roof			
Foundation			
Siding			
Ceilings			
Walls			

Structural Element	Poor	Fair	Good
Floor coverings			
Electrical			
Plumbing			
Heating System			
Insulation			
Windows			
Doors			
Furnace			
Water Heater			

Are there any improvements that your home or rental unit needs to increase its energy efficiency? (i.e. furnace repair, insulation, windows, etc.)

- Yes
- No

If you feel that your house needs repairs, what is the reason for not having made the repairs?

- Not enough time
- Unable to do the repairs
- High cost
- Other
- N/A

Would you be interested in obtaining a low interest loan or possibly a grant to make the necessary repairs to your house?

- Yes
- No
- N/A

If a rehabilitation program were established would you be interest in applying?

- Yes
- No
- Maybe

If you are interested in rehabilitating your house, how much of a monthly payment could you afford?

- Nothing
- \$1 – 25
- \$26 – 75
- \$76 – 100
- \$101 – 125
- \$126 – 150
- \$151 – 175
- \$176 – 200
- \$201 – 250
- \$251+

Does your home need any accessibility improvements?

- Yes
- No

Approximately what are your total monthly housing costs? (include house payments or rent, taxes, insurance and utilities – including heat, electricity, sewer, water and garbage)

- \$0 – 100
- \$101 – 200
- \$201 – 300
- \$301 – 400
- \$401 – 500
- \$501 – 600
- \$601 – 700
- \$701 – 800
- \$801 – 900
- \$901 – 1,000
- \$1,001+

Additional Housing Questions – Related to New Construction

Does the dwelling that you reside in meet your needs in terms of size, condition, location, etc.?

- Yes
- No

How long have you lived in your present location?

- Less than 1 year
- 1 – 3 years
- 4 – 7 years
- 8 – 15 years
- Over 15 years

Indicate which of the following options apply to your household in the next 5 years:

- We plan no changes
- We plan to buy a house
- We plan to buy a mobile home
- We plan to rent
- We plan to build a house
- We plan to rehab our house

How interested are you in purchasing or building a house, if you had the resources for such a purchase?

- Interested
- Not interested

If you are interested in constructing or purchasing a home but have not done so, please indicate the following potential barriers to home purchase or construction as they apply to you (choose all that apply):

Potential Barrier	Problem	Not a problem
Lack of down payment		

Lack of closing costs		
Not enough money to make monthly payments		
Not enough income to maintain the dwelling		
Not sure how to begin the home purchase/construction process		
Past credit problems		
Current credit problems		
Overall debt load is too high		

If you plan to build or purchase a house, where do you plan to do so?

- City of Halstad
- City of Ada
- City of Twin Valley
- City of Shelly
- City of Gary
- City of Borup
- City of Hendrum
- City of Perley
- Another city (outside Norman County)
- Rural Norman County

Please indicate which improvements are needed in your community by replying to the following for each improvement (Check whether the improvement is needed, not needed, or not needed now).

Improvement	Needed	Not needed	Not needed now
Improved recreational facilities			
Additional industrial development			
New commercial development			
Repair old commercial buildings			
Improved water supply (i.e. well)			
Water storage (i.e. tower)			
Water treatment system improvements			
Water distribution system improvements			
Sanitary sewer treatment system improvements			
Sanitary sewer collection system improvements			
Storm sewer improvements			
Curb and gutter improvements			
Lighting improvements			
Improved city services			
New housing development (single family)			
New housing development (multi-family rental)			
Rehabilitation of substandard houses (owner occupied)			
Rehabilitation of substandard houses (renter occupied)			
Removal of dilapidated/badly deteriorated housing			
Removal of dilapidated/badly deteriorated buildings			
Comments			

Would you recommend making Halstad your home to others?

- Yes
- No

Why did you choose Halstad as your place to call home (choose all that apply)?

- Small town atmosphere
- Recreation
- Housing prices
- Employment
- Other

If you are interested in being contacted regarding funding for repairs and/or financing, please provide your name, address, telephone number and email. This does not obligate you to participate, however it will enable a representative to contact you regarding programs available in the area.

Name: _____

Address: _____

Telephone number: _____

Email: _____