

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. Most of the housing units in Crow Wing 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 Brainerd Housing and Redevelopment Authority and thirteen Cities in Crow Wing County and Cass County to conduct an update of the previous housing studies completed for Crow Wing County.

Goals

The multiple goals of the study include:

- ▶ Provide updated demographic data, focusing on growth projections
- ▶ Provide an analysis of the current housing stock and inventory
- ▶ Determine gaps or unmet housing needs
- ▶ Examine future housing trends that the area can expect to address in the coming years
- ▶ Provide a market analysis for housing development
- ▶ Provide an update of previous 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 primarily from July 2006 to November 2006, with some additional data added through April 2007. Primary data sources included:

- U.S. Census Bureau
- Demographic estimates and projections from the State Demographer
- Claritas, Inc.
- Records and data from the Cities
- Records and data maintained by Crow Wing and Cass Counties
- Interviews with elected officials and staff from the Cities
- Area housing agencies
- State and Federal housing agencies
- Rental property owner 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.

This study was prepared by:

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