



06

HOUSING

A. Housing Goals and Objectives

Housing is an essential component of the Comprehensive Plan. In addition to providing the basic need for shelter, it is important to consider the type, location, and design of housing can help define the character and livability of neighborhoods. As Goodview continues to grow and develop, housing should also evolve to meet both current and future needs of the population. Housing is included in a Comprehensive Plan to provide guidance for decision-makers when considering new developments and renovations of the housing stock throughout the community.

Goal 1: Provide housing choices for people of all income levels and stages of life.

Objectives:

- Support the preservation and enhancement of the existing low-moderate housing stock.
- Support programs and initiatives that create a variety of affordable housing opportunities.
- Encourage the development of entry-level homes, townhomes, and senior housing choices.
- Partner with developers, nonprofits, banks, and others to create and preserve a range of housing choices.

Goal 2: Grow the housing stock in areas with available, suitable land and compatible land uses.

Objectives:

- Encourage new housing in areas with existing infrastructure and utilities.
- Promote mixed use development in compact, pedestrian-friendly settings.
- Identify environmentally sensitive areas and review the land use plan to ensure new housing developments are in locations that preserve natural resources and align with community needs.
- Evaluate opportunities for higher density housing in appropriate locations as a part of redevelopment.

Goal 3: Preserve and build upon Goodview's community character.

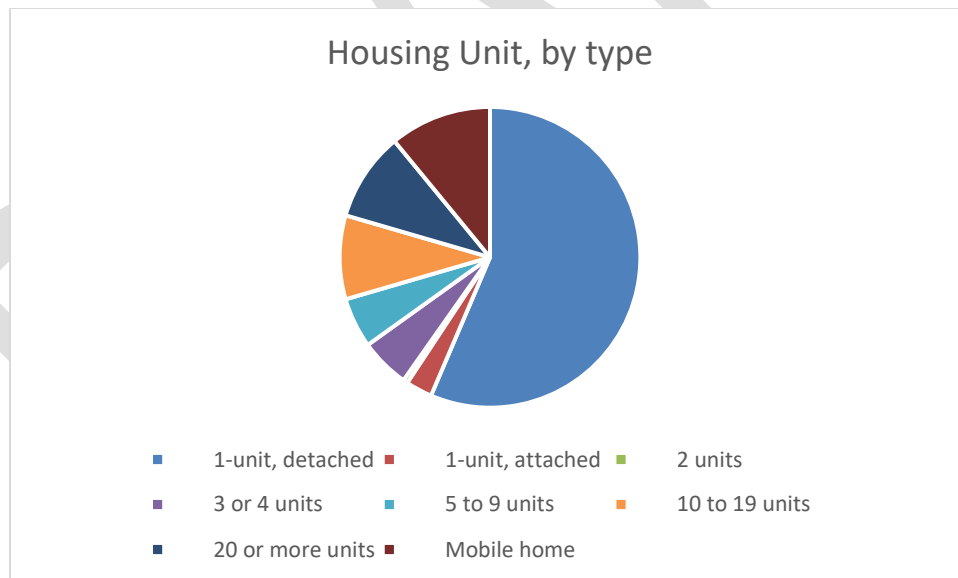
Objectives:

- Continue to support the efforts of property owners to enhance their homes and neighborhoods.
- Consider minimum property maintenance requirements.
- Preserve the historically and architecturally significant homes and districts in Goodview.
- Ensure that neighborhoods are designed in a walkable, pedestrian friendly way to encourage active lifestyles.

B. Existing Housing

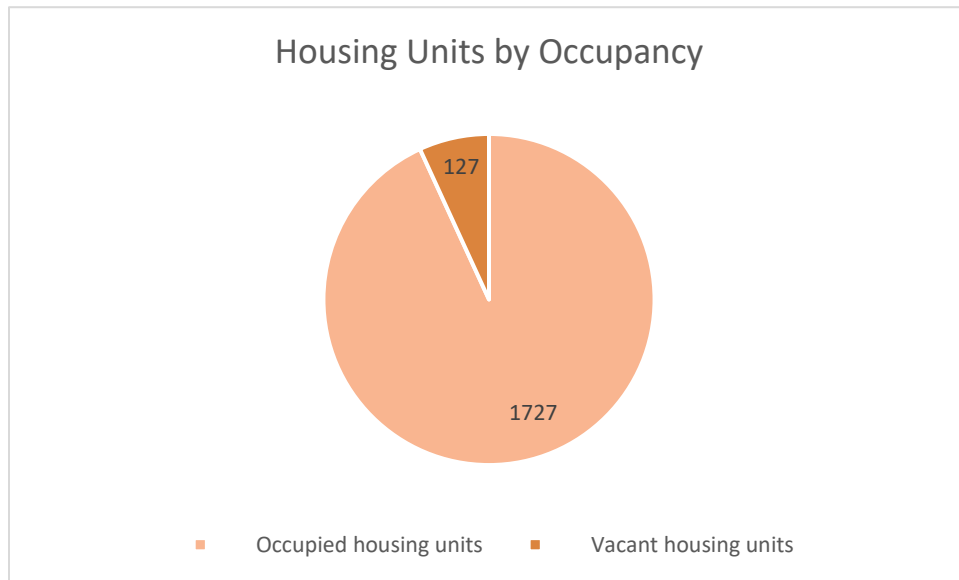
Goodview's existing housing stock is predominantly single family detached. Additional information is provided in the table below. More than 56% of housing units in Goodview are one-unit detached structures.

Table 6-1: Number of Housing Units, by Type	
Unit Type	Number of Units
Total housing units	1854
1-unit, detached	1046
1-unit, attached	53
2 units	9
3 or 4 units	99
5 to 9 units	100
10 to 19 units	167
20 or more units	177
Mobile home	203

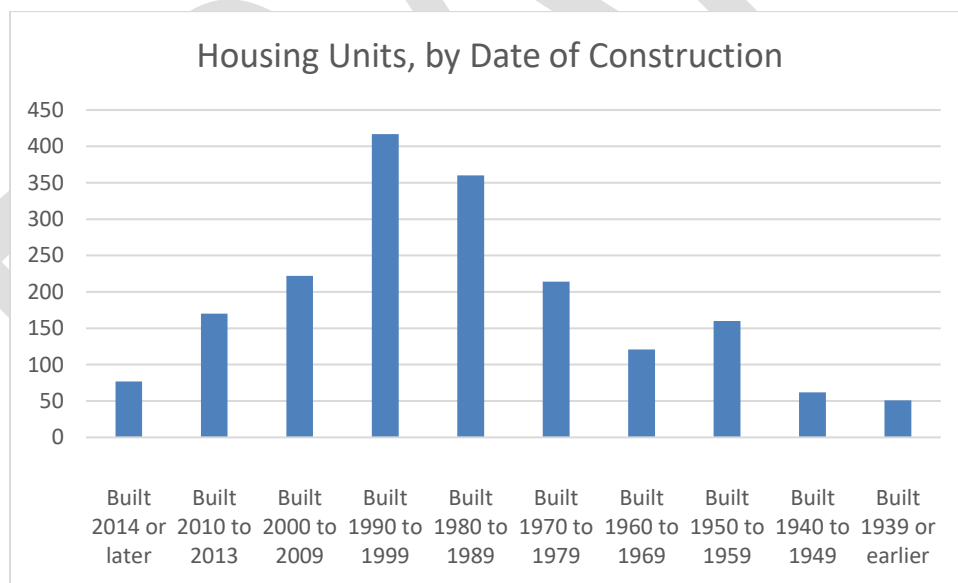


Housing

There are 1,854 total housing units located in Goodview; more than 93% are currently occupied.



The most housing units were built between 1990-1999. Only 77 units have been constructed since 2014.



Housing

The following table shows the value of housing units that are owner occupied. The majority of units are valued over \$150,000. The majority of renter occupied units are within the \$500-\$999 range, with the median rent amount \$771.

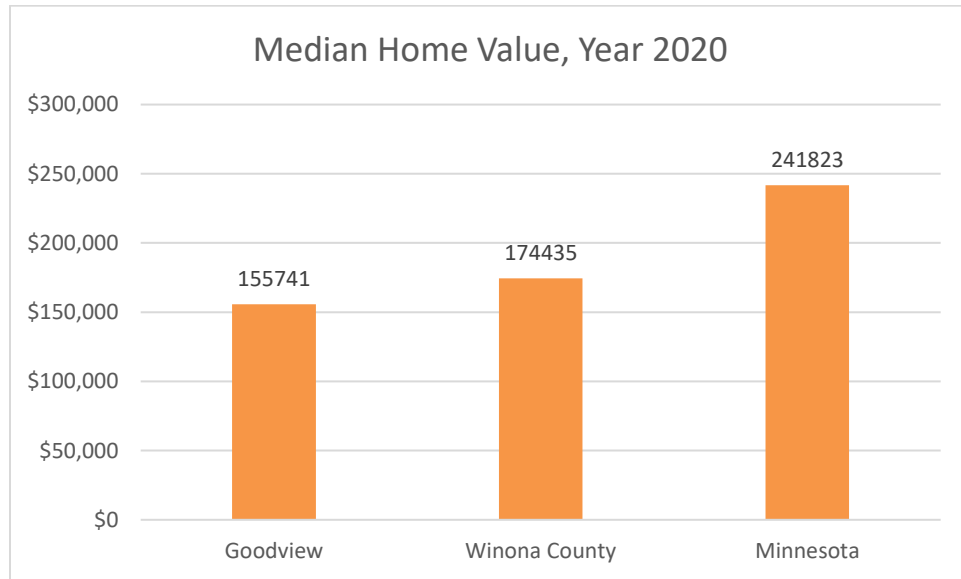
Table 6-2: Owner Occupied Housing Value	
Housing Value	Number
Less than \$50,000	254
\$50,000 to \$99,999	75
\$100,000 to \$149,999	263
\$150,000 to \$199,999	277
\$200,000 to \$299,999	243
\$300,000 to \$499,999	82
\$500,000 to \$999,999	0
Table 6-3: Gross Rent	
Gross Rent	Number
Occupied units paying rent	499
Less than \$500	21
\$500 to \$999	400
\$1,000 to \$1,499	67
\$1,500 to \$1,999	0
\$2,000 to \$2,499	0
\$2,500 to \$2,999	0
\$3,000 or more	11
Median (dollars)	771
No rent paid	28

The table below indicates that the majority of renters pay less than 25% of household income for rent.

Table 6-4: Amount of Household Income Spent on Rent		
Rent by Percentage of Household Income	Number	Percentage of Total
Occupied units paying rent (excluding units where GRAP cannot be computed)	499	499
Less than 15.0 percent	79	15.8
15.0 to 19.9 percent	82	16.4
20.0 to 24.9 percent	119	23.8
25.0 to 29.9 percent	89	17.8
30.0 to 34.9 percent	59	11.8
35.0 percent or more	71	14.2
Not computed	28	(X)

Housing

The median home value in Goodview is \$155,741. This is less than the median home values of Winona County and the State of Minnesota comparatively.



C. Projected Housing Needs