

CHAPTER 6: Housing

The **Growth and Economic Vitality** Vision theme calls for maintaining and increasing the stock of good value housing as a way to help encourage population growth.

The **Community** Vision theme supports housing affordability, choice, and quality as important to the support of families, the growing elderly population, and new residents of the County.

The **Unique Character** Vision statement emphasizes marketing of the County’s assets, which should include good value housing.

HOUSING AVAILABILITY

Goal 1: *Expand housing options in terms of type, size, and value to accommodate a diverse population with regard to life cycle and income ensuring ongoing community and County stability.*

Policies

1. Address the housing needs of the 10 communities, rural subdivisions, as well as the overall County by encouraging development and maintaining a variety of housing types, styles, and values.
2. Guide new residential development within the County by addressing the future needs of the area’s population with regards to life cycle housing.
3. Avoid an oversupply of one housing type or level of housing cost within the 10 communities, rural subdivisions, or overall County.
4. Encourage innovation in subdivision design and housing development in the County through the use of cluster and planned unit developments to create opportunities for residential development, common open space, and more efficient street and service design.

Goal 2: *Encourage the development of sufficient housing types, sizes, and values to meet the needs of all segments of the population within the County.*

Policies

1. Encourage a range of market values and rent rates within the housing stock of the 10 communities and the County as a means of diversifying the population and sustaining residential communities.

2. Support development of housing options that will address the needs of new resident families, seasonal laborers, the elderly, and special needs populations in the County.
3. Encourage housing development that is appropriate for seniors and provides them with the opportunity to stay near their homes and families.
4. Work to create locations for senior housing which are supported by services important to elderly residents, including transportation, medical, and social services.
5. Allow, through development regulations, temporary dwellings for agricultural use and care facilities on Agricultural District dwelling sites.
6. Recognize the development of townhomes, condominiums, twinhomes, and multiple family housing in the 10 communities to supplement single-family homes and diversify the housing options in the area.

Goal 3: *Address local and Countywide housing issues through cooperative efforts with the 10 communities, townships, and other counties throughout the region.*

Policies

1. Utilize the Renville County HRA/EDA to coordinate and assist efforts of the 10 communities, townships, and other regional counties in developing and maintaining an adequate housing supply.

Goal 4: *Encourage development of an adequate housing supply as a key component of community development promotion and retention of business and industry.*

Policies

1. Work to develop housing opportunities within the County that support the labor force needs which shall include housing of all types, styles, and values as the market demands.
2. As business and industry expand job opportunities, support the development of affordable housing near employment centers.

HOUSING AFFORDABILITY

Goal 1: *Support development of housing within the County with a diversity of cost ranges, including affordable housing for low- to moderate-income households.*

Policies

1. Encourage the development and preservation of owner-occupied and rental housing for low- and moderate-income households within the 10 communities and throughout the County.
2. Avoid concentration of housing for low- and moderate-income families and individuals within a single project or community within the County.
3. The Renville County HRA/EDA and individual cities shall pursue state and federal funding mechanisms for provision of new and rehabilitated housing.

Goal 2: *Work to utilize financial assistance programs for homebuyers and rental building owners as market conditions and funding sources allow to sustain individual communities and housing development throughout the County.*

Policies

1. Develop financial assistance programs for first-time homebuyers or rental building owners with the participation of the Renville County HRA/EDA and individual cities with the assistance of financial institutions and state and federal housing programs.
2. Work to provide financial assistance for the rehabilitation of substandard housing units within the County and 10 communities as funding sources or market conditions permit.
3. Support the development and rehabilitation of housing for new resident families, seasonal laborers, the elderly, and special needs populations by financial assistance programs that may be available as funding services and market conditions allow.

HOUSING QUALITY

Goal 1: *Support development of safe, healthy, and attractive residential environments within the County that offer a broad choice of housing options.*

Policies

1. Aggressively address maintenance problems and code violations in order to improve and strengthen the safety, health, and attractiveness of residential areas in the County.

2. Support the rehabilitation of substandard housing units whenever possible or feasible.
3. Protect residential properties in the County from encroachment or intrusion of non-residential land uses through adequate buffering and separation.
4. Protect and locate housing away from sources of diverse environmental impacts, including noise, air, or visual pollution.
5. Minimize commercial/industrial uses and other non-residential activities in or near residential areas of the County.

Goal 2: *Support County, city, and state programs that provide financial assistance and incentives for maintenance and rehabilitation of older or substandard housing units.*

Policies

1. Support implementation of Ordinances to eliminate violations of property maintenance that infringe upon residential quality, pose public health and safety problems, and threaten neighboring property values.
2. Programs for housing improvement and maintenance shall be pursued by the Renville County HRA/EDA and individual cities to protect the health and safety of residents.
3. Educational programs for homeowners or building owners shall be promoted by the Renville County HRA/EDA and the 10 cities to encourage maintenance and improvement of residential properties.