

Distressed Workforce Housing Community Study

For the Iowa Workforce Housing Tax Incentive Program

Study Area: **Le Mars, Iowa**
March 2024

simpco

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Introduction

Le Mars is located in northwest Iowa, about 20 miles from the South Dakota border and 50 miles from Minnesota. Positioned just off-center in Plymouth County, Le Mars serves as the county seat. Le Mars is locally renowned as the Ice Cream Capital of the World. This sets the city's foundation as a regional economic center hosting not only Wells Enterprises, but several corporations such as, BoDeans Baking Company, and SmithCo Manufacturing. Le Mars operates as an economic hub for large and small business alike.

With such expansive employment opportunities, housing availability for recruited workforce is critical in maintaining operations. As funding opportunities are defined through feasibility, this study examines the City's residential resources and needs as they pertain to the Workforce Housing Tax Incentive Program (WHTIP). The WHTIP is a state tax credit program designed to encourage the development of housing across Iowa.

This study follows the distressed workforce housing community designation requirements as outlined in the Iowa Administrative Code Rule 261-48.4. It includes consideration of the following factors.

1. whether or not the community has a severe housing shortage relative to demand,
2. low vacancy rates, and/or
3. rising housing costs combined with low unemployment.

The study relies on data to determine if there exists a compelling economic need for more housing in the community.

The City of Le Mars is seeking support through documentation included in this study to apply for a "distressed workforce housing community" designation. Such designation demonstrates appropriateness and applicability of the WHITP program, thereby enabling builders and developers to apply for tax credits towards the construction of new workforce housing units. This 2024 Distressed Workforce Housing Community Study is submitted as a part of this application establishing designation of a "distressed workforce housing community."

Study Process

The 2024 Distressed Workforce Housing Community Study was completed by the Siouxland Interstate Metropolitan Planning Council (SIMPCO). Data assistance was provided by the City of Le Mars Department of Economic Development, and Northwest Iowa Regional Board of Realtors.

Following the WHTIP’s former administrative rules provided by the Iowa Economic Development Authority (IEDA), the primary data points considered for a “distressed workforce housing community” are the most recent three-year (2021-2023) data collected. However, the most recent data available through the American Community Survey (ACS) varies by content and context, with the highest frequency of availability going through 2022. This study uses the most recent data (2023) when possible. In addition, Iowa Workforce Development provides data only for the Sioux City Metropolitan Statistical Area (MSA) and does not provide data for the Sioux City municipality individually.

The criteria and data used in this assessment are outlined below in Table 1.

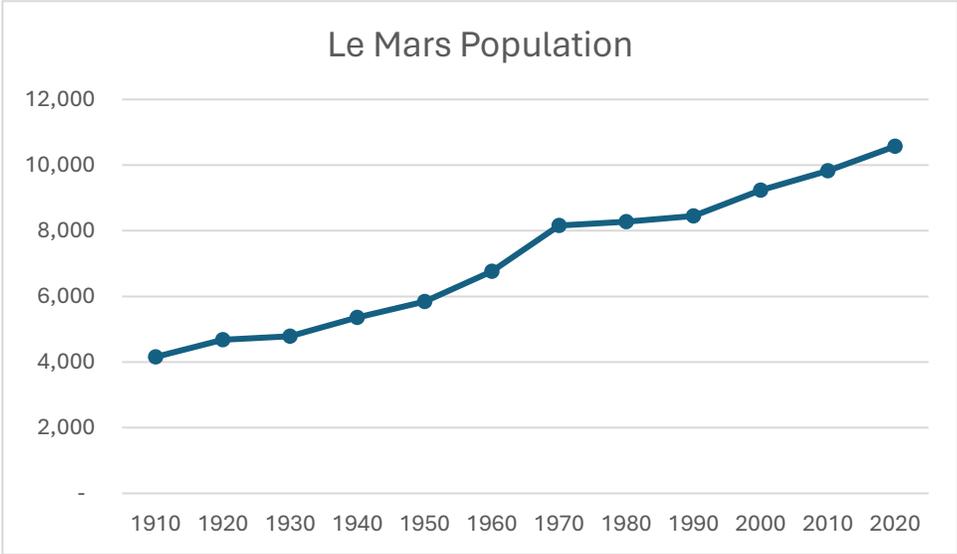
Table 1: Distressed Housing Community Criteria and Study Sources

Data	Source
1. Annual number of building permits issued in the city for the most recent three-year period	City of Le Mars Community Development
2. Homeowner vacancy rate in the city	ACS 5-year Estimates (2010-2022)
3. The annual volume of homeowner unit sales in the city for the most recent three-year period	Northwest Iowa Regional Board of Realtors
4. The annual average length of time it takes to sell homeowner units in the city for the most recent three-year period	Northwest Iowa Regional Board of Realtors
5. The annual average rental vacancy rate in the city	American Community Survey (ACS) 5-Year Estimates (2020-2022); Western Economic Services (by reference)
6. The annual average length of time it takes to lease rental units in the city for the most recent three-year period	Siouxland Rental Association (by reference)
7. The average housing costs in the city	Northwest Iowa Regional Board of Realtors
8. The average unemployment rate in the city	American Community Survey (ACS) 5-Year Estimates (2010-2022)
9. The laborshed wage applicable to the city	Iowa Economic Development Authority; Iowa Workforce Development

Community Profile

In general terms, a given community’s population trends provide insight to its housing trends. Looking at historical population as recorded in the decennial census, Le Mars has experienced consistent population increases each decade since 1910. Unlike much of the region, Le Mars shows no decline in population and only three periods of less than %5 increase (20’s, 80’s, 90’s).

Figure 1: Le Mars Historic Population (1910 – 2020)



Source: U.S. Census Bureau, Decennial Census Data (1910-2020)

Table 2 offers incremental details of those population changes. A comparative review of housing stock by structure age shows similar increases in new housing stock. However, new housing averages by decade show at significantly lower rates at times, with peaks at 1970 and 1990. ACS 2022 5-year estimates on new housing in the most recent

Table 2: Population Change

Year:	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Population	4,157	4,683	4,788	5,353	5,844	6,767	8,159	8,276	8,454	9,237	9,826	10,571
Pop Change	-	526	105	565	491	923	1,392	117	178	783	589	745
% Change	-	12.7%	2.2%	11.8%	9.2%	15.8%	20.6%	1.4%	2.2%	9.3%	6.4%	7.58%

Source: U.S. Census Bureau, Decennial Census Data (1910-2020)

three-year period is drastically lagging at about 0.6%. If that pace is maintained, a cumulative increase of less than 100 new housing structures reflects the lowest number of units added to housing stock since the 1940’s. Local number vary from this estimate

showing an average of about 32 new single- and multi-family housing units per year based on permit records (Table 6) as discussed in the next section.

The most recently available ACS 5-year estimates for housing stock structure age, owner-occupied and renter-occupied units, and related trends are depicted in Tables 3 through 5.

Table 3: Housing Stock Structure Age Comparison

Year Built	Le Mars		Plymouth County		Iowa	
	Est	%	Est	%	Est	%
Built 2020 or later	29	0.6%	40	0.4%	6,534	0.5%
Built 2010 to 2019	349	7.7%	717	6.6%	116,529	8.2%
Built 2000 to 2009	360	7.9%	930	8.6%	150,588	10.6%
Built 1990 to 1999	637	14.0%	1,315	12.2%	145,370	10.3%
Built 1980 to 1989	358	7.9%	786	7.3%	102,283	7.2%
Built 1970 to 1979	966	21.2%	1,836	17.0%	201,398	14.2%
Built 1960 to 1969	418	9.2%	873	8.1%	138,943	9.8%
Built 1950 to 1959	388	8.5%	997	9.2%	140,331	9.9%
Built 1940 to 1949	80	1.8%	402	3.7%	67,886	4.8%
Built 1939 or earlier	968	21.3%	2,923	27.0%	347,202	24.5%
Total housing units	4,553		10,819		1,417,064	

Source: American Community Survey (ACS) 5-Year Estimates (2022)

The change in owner-occupied units relative to renter-occupied units infers a turn from home ownership to rental. Traditional trends show cycles of starter home, on to an upgrade to more expensive, larger family home, and then upgrades in quality once children have grown and careers have been established. More recent activity reflects a larger initial home purchase, with some tendency to make improvements rather than move into a new/newer home. The effects of COVID on materials production and the popularity of “flipping” houses (buying cheap, making aesthetic/functional repairs and selling for high profits) result in exorbitant materials costs for both rehab and new structures. This reduces new stock, prohibits turnover (lower cost home open to new buyer as owner moves to higher value property), and therefore reduces home availability overall.

Table 4: Owner and Rental Unit Comparison

Home type	Le Mars		Plymouth County		Iowa	
Owner-occupied	2,921	68.0%	7,691	75.3%	922,449	71.5%
Renter-occupied	1,375	32.0%	2,523	24.7%	367,690	28.5%

Source: ACS 5-Year Estimates (2020)

Table 5: Housing Trend Comparison

Trend Comparisons	Le Mars			Plymouth County			Iowa		
	2012	2022	Change	2012	2022	Change	2012	2022	Change
Total Occ'd Hsg Units	4,054	4,296	6.0%	9,882	10,214	3.4%	1,223,509	1,290,139	5.4%
Owner-Occupied	2,962	2,921	-1.4%	7,751	7,691	-0.8%	888,331	922,449	3.8%
Renter-Occupied	1,092	1,375	25.9%	2,131	2,523	18.4%	335,178	367,690	9.7%

Source: US Census (2012); ACS 5-Year Estimates (2022)

Distressed Community Assessment

Building Permits

The city’s Building Inspector provided building permit data for the most recent three-year period (2021-2023). Taking into consideration single-family/duplex units and multi-family units, Le Mars experienced overall growth through the three-year assessment period, with significant growth in 2021 and slower-paced growth successively in 2022 and 2023. Using the city’s base number of 4,553 housing units in 2022 (see table 3), permitted additions in the most recent 3 years account for only 0.7% of total housing stock.

Table 6: Issued Building Permits in most recent 3-year period

Year	Single Family	Multi-Family	Total Hsg Permits	% of Total Hsg Units
2021	46	1	47	1.03%
2022	24	3	27	0.59%
2023	19	3	22	0.48%
Average	30	2	32	0.70%

Source: City of Le Mars (2021-2023)

Homeowner Vacancy Rate

ACS data from 2020-2022 (see table 7) estimates housing unit vacancy rates for Le Mars, Plymouth County, and Iowa as falling below the acceptable National rate of 2, indicating low availability. Market vendors such as guaranteedRate¹, Zillow², Apartments.com³, and Realtor.com⁴ provide in-time data reflecting extremely low

Table 7: Comparison Homeowner Vacancy Rates (2020-2022)

Year	Le Mars	Plymouth Co	Iowa
2020	1.4	0.8	1.3
2021	1.5	1.1	1.2
2022	1.5	1.1	1
Average	1.5	1.0	1.2

Source: ACS 5-Year Estimates (2020-2022)

¹ Source: https://www.rate.com/research/le_mars-ia-51031
² Source: (rental) <https://www.zillow.com/rental-manager/market-trends/le-mars-ia/>
(owned) <https://www.zillow.com/le-mars-ia-51031>
³ Source: <https://www.apartments.com/rent-market-trends/le-mars-ia/>
⁴ Source: https://www.realtor.com/realestateandhomes-search/Le-Mars_IA/overview

availability. One such source, guaranteedRate, includes a breakdown between housing and rental rates for all of the 51031 zip code in its analysis providing, “Among 51031 residents, there is a homeowner vacancy rate of 0.6% and a rental vacancy rate of 2.2% from a total of 5,356 units.”⁵

It is important to note online market data includes to-date information in their calculations and ACS uses formulaic and trend-based projections based on responses for estimates. Estimates may also include units that are vacant but not available to rent (including but not limited to uninhabitable properties and corporate units used on a seasonal/short-term basis). As of March 2024, in-time information from the listed online housing finders show a range of 16-19 homes for sale (including lots without structures).

Relative to national acceptable rates, the Le Mars housing vacancy rate implies less than adequate availability.

Homeowner Unit Sales

Unit sales as shown include MLS data for Orange City and Storm Lake in addition to Le Mars. Orange City and Storm Lake are similar in size and general character to Le Mars and are included for relative comparison. The Northwest Iowa Regional Board of Realtors (NWIABOR) provided SIMPCO with the most recently available MLS data available as depicted in Table 8. Existing unit numbers are drawn from ACS 2022 5-year estimates.

Table 8: Comparative Analysis of Annual Volume of Sales (MLS)

Community:	Le Mars			Storm Lake			Orange City		
Year	S-F Hsg Units	% of Existing Hsg Units	Existing Hsg Units*	S-F Hsg Units	% of Existing Hsg Units	Existing Hsg Units*	S-F Hsg Units	% of Existing Hsg Units	Existing Hsg Units*
2020	131	3.0%	4355	88	2.2%	4076	73	3.1%	2349
2021	154	3.4%	4500	115	2.8%	4130	98	4.3%	2255
2022	121	2.7%	4553	67	1.6%	4269	61	2.6%	2320
3- year total	406			270			232		

Sources: MLS Database via NWIABOR *ACS 2022 5-Year Estimates S-F = Single Family

MLS data shows 406 total housing unit sales from 2020-2022. Sales in Le Mars occurred at a significantly higher volume than in a similarly sized market of Storm Lake.

⁵ Source: https://www.rate.com/research/le_mars-ia-51031

Selling Homeowner Units

Data through MLS shows homes sold at a rate of 26 days on the market in 2022 with an average of 38 DOM during the most recent three-year period in Le Mars. This is provided as a base for comparison of the current market.

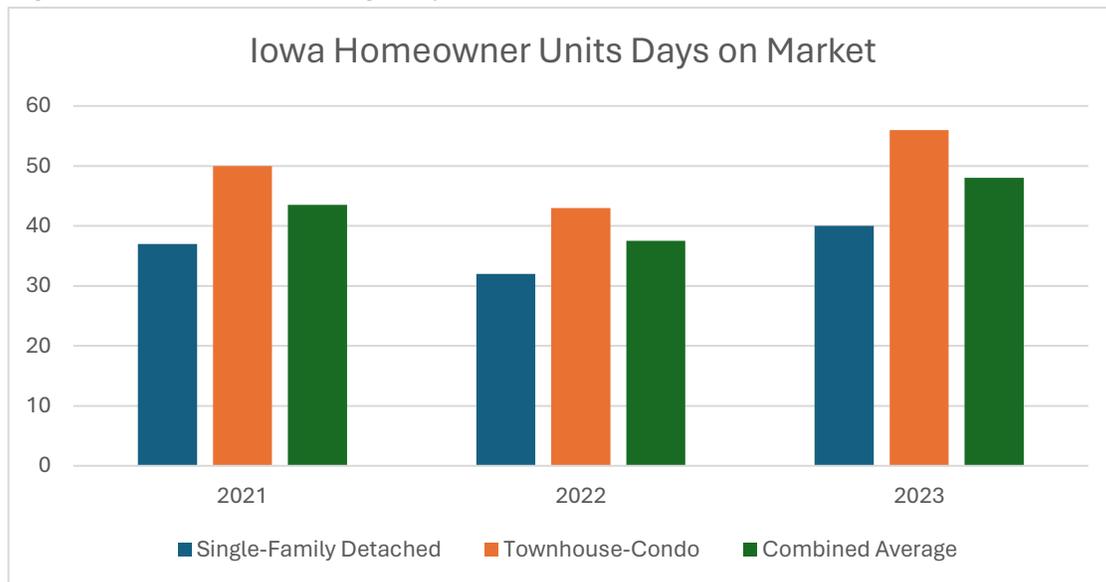
The Iowa Association of Realtors provides a current month snapshot of data by state and county for analysis through their online services.⁶ Their rolling 12-month calculation (including current month and 11 months prior) shows a higher inventory of homes for sale than the same month in 2023. However, a high number of listings is not necessarily representative of real opportunity for workforce home purchases as discussed further in the Housing Costs section of this chapter. More indicative of affordable workforce-priced housing is the change in DOM for townhouses/condos in Plymouth County from 223 in February of 2023 to 16 in February 2024. Year-to-date analysis using the same source shows Plymouth County with a lower DOM average through February 2024 at 44 DOM for single-family units compared to the same range in 2023 at 50 DOM.

Table 9: Le Mars: Annual Ave DOM

Year	# Days on the Market
2020	56
2021	31
2022	26
3-Year Average	38

Source: MLS Database via NWIABOR

Figure 2: State of Iowa Average Days on Market Until Sale



Source: Iowa Association of Realtors, Statewide Monthly Report (2021-2023)

⁶ Source: https://marketstatsreports.showingtime.com/IR_11msx3/sst/202402/Plymouth-County.pdf

Rental Vacancy Rate

Plymouth County and the State of Iowa are used again here in comparison of Le Mars to consider the extent of the City's annual average rental vacancy rate. This criterion's guidelines consider a rental vacancy rate of five percent or less to be a low vacancy rate. Online sources as referenced in the Housing Vacancy Rate portion show a range of 0-5 available rentals on March 29, 2024 as showing through Zillow⁷, Realtor.com⁸, and other housing market vendors (see page 6 for additional references). GuaranteedRate states a 2.2%⁹ vacancy rate for apartments in the 51031 zip code indicating very low availability.

Table 10: Annual Average Rental Vacancy Rate

Year	Le Mars	Plymouth County	Iowa
2020	3.0%	3.9%	6.5%
2021	6.7%	5.2%	6.4%
2022	5.8%	4.9%	6.0%

Source: ACS 5-Year Estimates (2020-2022)

ACS data from 2020-2022 Table 10 shows that Le Mars and Plymouth County saw an increase followed by a decrease in this vacancy rate over the most recent three-year estimates available. Iowa saw a slight decline in rate changes. Over this period, Le Mars and Iowa had a rental vacancy rate just over five percent with Plymouth County being slightly below.

Rental Lease Units

Perhaps due to market size and limited number of managed rental units, specific data about time on market to signed lease is not readily available. Citing a recent Distressed Workforce Housing Study on behalf of the City of Sioux City¹⁰, the Siouxland Rental Association provided that, "most rental units ... have not had trouble being leased due to an ongoing high demand". Since housing trends for the entire northwest Iowa region have been consistently strained, it is reasonable to assume Le Mars experienced and

⁷ Source: <https://www.zillow.com/le-mars-ia-51031/rentals>

⁸ Source: <https://www.realtor.com/rentals/>

⁹ Source: https://www.rate.com/research/le_mars-ia-51031

¹⁰ Source: *Distressed Workforce Housing Community Study for Iowa WHTIP Study Area: Sioux City, SIMPCO (2022)*

continues to experience the same rapid turnaround from vacancy to signed lease. Exceptions may occur for the units found to be less than favorable and/or in need of significant updates. The same source references a Statewide Vacancy Survey completed by Western Economic Services indicating an “average absorption rate reported by respondents to be 8.4 days”.¹¹ Vacancy rates for owned homes as well as rental units in Le Mars are consistent with these findings.

Housing Costs

MLS data shows housing costs in Le Mars and surrounding communities having continuous increases in average sales prices through 2023 with the most drastic change showing between 2022 and 2023.

Further assessing housing costs, ACS 5-Year Estimates from 2022 provide a breakdown of monthly owner costs and renter costs respectively in Tables 12 and 13.

Table 11: Average Sale Price (2020-2022)

Year	Hsg Units Sold	Ave Sale Price	% Change from Prev Yr
2021	154	\$239,874	11.9%
2022	121	\$246,408	2.7%
2023	103	\$290,775	18.0%

Source: MLS Database via Northwest Iowa Regional Board of Realtors

Table 12: Selected Monthly Owner Costs as Percentage of Household Income (SMOCAPI)

Hsg units w/mortgage (excluding units where SMOCAPI cannot be computed)	Le Mars		Plymouth Co		Iowa	
	1,657		4,256		550,505	
	Est	%	Est	%	Est	%
Less than 20.0 percent	1,104	66.6%	2,770	65.1%	308,035	56.0%
20.0 to 24.9 percent	228	13.8%	589	13.8%	84,824	15.4%
25.0 to 29.9 percent	59	3.6%	252	5.9%	49,858	9.1%
30.0 to 34.9 percent	54	3.3%	180	4.2%	30,063	5.5%
35.0 percent or more	212	12.8%	465	10.9%	77,725	14.1%

Source: ACS 5-Year Estimates (2022)

¹¹ Source: *Distressed Workforce Housing Community Study for Iowa WHTIP Study Area: Sioux City, SIMPCO (2022)*

Table 13: Gross rent as a Percentage of Household Income (GRAPI)

Occupied units paying rent (excluding units where SMOCAPI cannot be computed)	Le Mars		Plymouth County		Iowa	
	1,331		2,249		338,666	
	Est	%	Est	%	Est	%
Less than 15.0 percent	618	46.4%	901	40.1%	58,509	17.3%
15.0 to 19.9 percent	249	18.7%	450	20.0%	48,226	14.2%
20.0 to 24.9 percent	63	4.7%	204	9.1%	45,610	13.5%
25.0 to 29.9 percent	56	4.2%	132	5.9%	39,478	11.7%
30.0 to 34.9 percent	117	8.8%	191	8.5%	27,533	8.1%
35.0 percent or more	228	17.1%	371	16.5%	119,310	35.2%

Source: ACS 5-Year Estimates (2022)

Another resource in determining housing affordability is the National Association of Realtors (NAR) Housing Affordability Index¹². In a report dated February 8, 2024, the reporter assessed NAR data finding a decrease in affordability with mortgage payments rising 9.1% and median family income rising 1.7% from the previous year. While showing favorable among all regions, a broad Midwest Region as a market base represents extremely diverse markets including smaller urban areas such as Le Mars in the same category as large metropolitan areas such as Minneapolis and Chicago.

In terms of the Housing Affordability Index (HAI), sale prices are used in context of community median income and the NAR’s most recent Midwest Qualifying Income (Feb 2024) to determine a formulaic rate. The HAI is computed using the following formula:

$$(\text{Median Family Income} / \text{Qualifying Income}) * 100 = \text{HAI}$$

For Le Mars:

$$(\$73,734 / \$70,272) * 100 = 104.9$$

This rate falls in between the Midwest index of 138.5 and the West index of 72.5, more in line with indexes of the Northeast and South at 104.4 and 101.3 respectively. While still favorable, it does represent a proportionately strained market in terms of regional affordability.

¹² Source: <https://www.nar.realtor/blogs/economists-outlook/housing-affordability-continued-to-recover-in-december-2023>

Unemployment Rate

Unemployment can be directly tied to housing availability such that available jobs drives need-based housing, especially for manufacturing industries as well represented in Le Mars and the surrounding area. When job availability exceeds employable workforce, employees are brought in and need somewhere to live.

Table 14: Annual Average Unemployment

Year	Le Mars	Plymouth Co	Iowa	U.S.
2020	2.5%	2.1%	3.9%	5.4%
2021	2.6%	2.3%	3.9%	5.5%
2022	2.7%	2.1%	3.8%	5.3%

Source: ACS 5-Year Estimates (2020-2022)

Consistent with a generally low unemployment rate in the region, the of Le Mars fall well below the national and state averages. As major employers continue to recruit additional workers, it can be expected that housing availability will remain limited unless targeted development is enacted. Iowa Workforce Development provides a current unemployment rate for Iowa at 2.9% and Plymouth County at 2.4%.¹³

Laborshed Wage

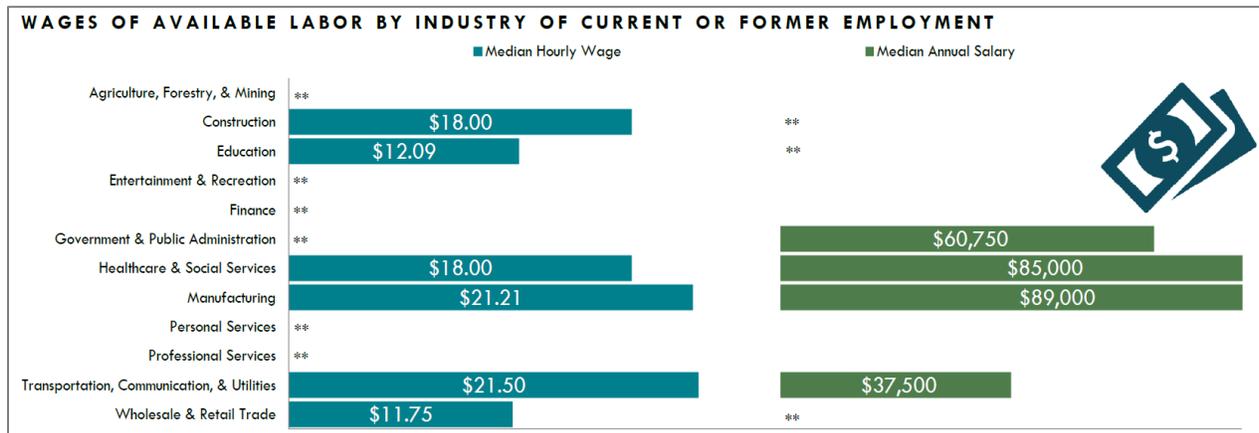
Laborshed areas are determined through Iowa Workforce Development’s supply-side labor availability. Data for Le Mars provides interesting statistics far beyond ACS estimates. The population likely to accept employment in Le Mars is estimated at 31,424. Of that amount 1,024 – 3,194 persons currently reside in close proximity.¹⁴ The rate most impacted by housing availability may be those represented in the “Unemployed: Likely to Accept category estimating 979 individuals. Considering the potential of persons considering employment and not living within a 20 or so mile radius of Le Mars, lack of housing may be a significant deterrent.

Wages and Industry figure into the job market with increasing competitive pay and a range of positions enhanced by education and relative industry experience. The following figure is pulled directly from the IWD infographic referenced above.

¹³ Source: <https://workforce.iowa.gov/labor-market-information>

¹⁴ Source: <https://workforce.iowa.gov/media/1127/download?inline=>

Figure 2: Available Labor by Industry



Source: <https://workforce.iowa.gov/media/1127/download?inline=> (pg 4)

Tables 15-17 as follow depict education relevance, median hourly wages and earnings using IWD and ACS data.

Table 15: 2022 Education of Available Labor by Industry*

Industry	Education Beyond HS	Some Educ HS+, No Degree Obtained	Trade Certification / Vocational Training	Associate Degree	Undergraduate Degree or Above
Agriculture, Forestry, & Mining	**	**	**	**	**
Construction	50.0%	12.5%	0.0%	12.5%	25.0%
Education	70.0%	30.0%	10.0%	0.0%	30.0%
Entertainment & Recreation	**	**	**	**	**
Finance, Insurance, & Real Estate	83.3%	0.0%	0.0%	33.3%	50.0%
Government & Public Administration	85.8%	0.0%	0.0%	42.9%	42.9%
Healthcare & Social Services	90.5%	4.8%	9.5%	23.8%	52.4%
Manufacturing	57.7%	23.1%	7.7%	7.7%	19.2%
Personal Services	**	**	**	**	**
Professional Services	**	**	**	**	**
Transportation, Communication, & Utilities	72.8%	27.3%	9.1%	18.2%	18.2%
Wholesale & Retail Trade	54.2%	16.7%	8.3%	16.7%	12.5%

*Note: Data in Iowa Workforce Development table is specific to only those survey respondents that reported they are likely to change or accept employment.

Top percentages among industries per education level are highlighted in the table.

**Insufficient survey data/refused

Source: Iowa Workforce Development, Le Mars Laborshed Area Executive Summary (2022)

Table 16: Median Hourly Wage & Annual Salary by Industry

Industry	Median Hourly Wage	Median Annual Salary
Agriculture, Forestry, & Mining	**	-
Construction	\$18.00	**
Education	\$12.09	**
Entertainment & Recreation	**	
Finance	**	
Government & Public Administration	**	\$60,750.00
Healthcare & Social Services	\$18.00	\$85,000.00
Manufacturing	\$21.21	\$89,000.00
Personal Services	**	
Professional Services	**	
Transportation, Communication, & Utilities	\$21.50	\$37,500.00
Wholesale & Retail Trade	\$11.75	**

Source: IWD, Le Mars Laborshed Area Executive Summary (2022)

Table 17: Industry by Median Earnings (2022 Inflation-Adjusted Dollars) Comparison

Industry	Le Mars	Iowa	United States
Agriculture, forestry, fishing and hunting, and mining:	\$41,250	\$46,095	\$42,870
Construction	\$34,172	\$50,882	\$48,363
Manufacturing	\$58,762	\$52,776	\$55,619
Wholesale trade	\$44,125	\$55,287	\$55,290
Retail trade	\$23,571	\$27,285	\$29,202
Transportation and warehousing, and utilities:	\$54,531	\$55,121	\$50,463
Information	\$68,145	\$42,232	\$67,634
Finance and insurance, and real estate, and rental and leasing:	\$50,066	\$60,355	\$64,540
Professional, scientific, and management, and administrative, and waste management services:	\$49,643	\$48,387	\$59,147
Educational services, and health care and social assistance:	\$40,112	\$41,173	\$46,138
Arts, entertainment, and recreation, and accommodation and food services:	\$13,400	\$15,425	\$21,322
Other services, except public administration	\$39,420	\$33,287	\$32,391
Public administration	\$53,558	\$64,975	\$66,827

Source: ACS 5-Year Estimates (2022)

Conclusion

Following guidelines as set forth by the WHTIP administration guidelines, this study was initiated to determine presence of conditions relating to a Distressed Workforce Housing designation for the City of Le Mars based on demand, low vacancy rates, and/or rising housing costs combined with low unemployment.

The findings of this study as supported by referenced data and subsequent analysis demonstrates a continued need for additional housing units appropriate for workforce categorization of affordability. Issued building permits by the city range to lower percentages annually with the highest rate in a 3-year period representing only 1.03% of total housing units (2021), and 0.59% and 0.49% in the following consecutive years. Vacancy rates for the most recent three-year period average at 1.5, also falling below the nationally acceptable rate of 2. Using Days on the Market averages with 90 days or less indicating a high demand, a three year range beginning at 56 and dropping in the following two year to 26, the length of time to sell homeowner units in Le Mars is decidedly indicative of need for additional housing units.

Using the principles and intent of the IEDA WHTIP, the findings of this study support designation of Le Mars as a distressed workforce housing community.