

Housing & Development 2016

2016 Housing Construction Recap: Moorhead's 2016 new home construction activity was the second highest seen in the past ten years with a total of 487 housing units constructed. More than \$180 million of construction value was added to the City of Moorhead through new and remodel residential, institutional and commercial building activity—double the 2015 activity.

In 2016, 145 new single family attached and detached homes were built and 342 new duplex/multi-family residential units were constructed in Moorhead, an all-time record for multi-family construction. \$60.2 million in new residential value was constructed in 2016.

New Schools opening in September 2017! New residential lots are planned in the areas adjacent to Dorothy Dodds Elementary School.

Moorhead offers:

- **Make Moorhead Home property tax rebates:** Newly constructed homes qualify for a two year property tax and the First & New Program is also available for first-time buyers buying newly constructed homes.
- **Flood Protection:** Moorhead's flood mitigation efforts limit the need for flood insurance by property owners, especially as it affects new construction. The City has removed 247 homes from the floodplain through acquisition and demolition or relocation since 2009, and in three existing Moorhead neighborhoods, 199 homes have been removed from the 100-year floodplain through FEMA accreditation of levees/floodwalls.
- **Affordable lots:** Many lots with infrastructure already in the ground which is a cost advantage for special assessments. Many additional new housing lots will also be available for building in 2017.
- **Affordable mortgages and down payment assistance:** Programs available for income-eligible buyers in partnership with Minnesota Housing

Legend

- 2017 Available Subdivisions
- Colleges
- Fire Stations
- Golf Courses
- Parks
- Police Stations
- Public Facilities
- Schools
- Bike Lanes & Separated Paths

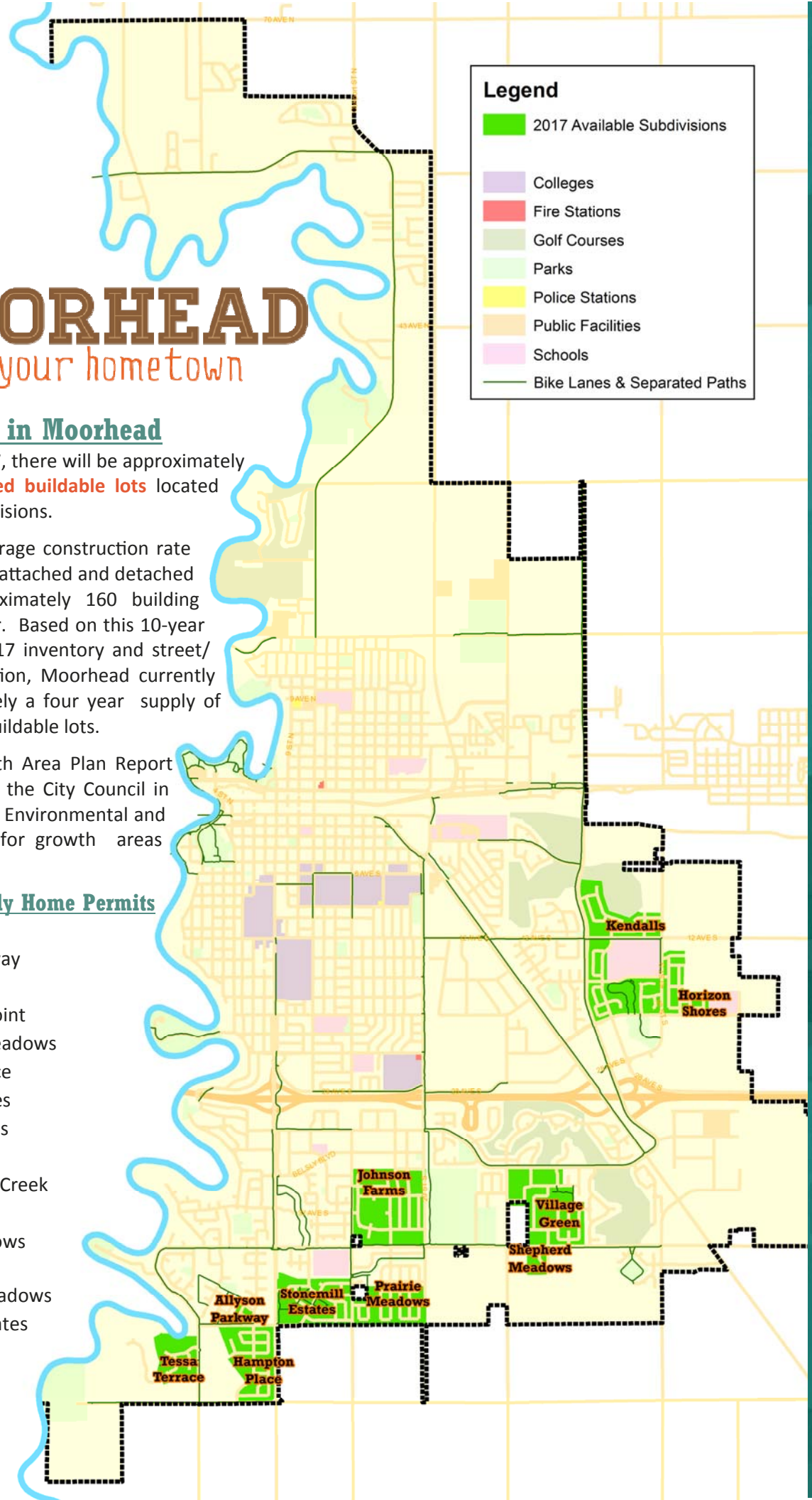
Available Lots in Moorhead

- By summer 2017, there will be approximately **640 fully-serviced buildable lots** located in various subdivisions.
- The 10-year average construction rate for single family attached and detached home is approximately 160 building permits per year. Based on this 10-year average and 2017 inventory and street/utility consumption, Moorhead currently has approximately a four year supply of fully-serviced, buildable lots.
- The 2016 Growth Area Plan Report was adopted by the City Council in December 2016. Environmental and utility planning for growth areas continues.

2016 Single-Family Home Permits

- 2 Allyson Parkway
- 3 Arbor Park
- 1 Bridgeview Point
- 2 Evergreen Meadows
- 13 Hampton Place
- 29 Horizon Shores
- 13 Johnson Farms
- 1 Meadows
- 1 North Crystal Creek
- 9 Parkview
- 14 Prairie Meadows
- 2 Prairie Skies
- 1 Shepherd Meadows
- 41 Stonemill Estates
- 2 Tessa Terrace
- 11 Village Green

145 TOTAL



The City of Moorhead thanks the following builders for their 2016 investment in Moorhead:

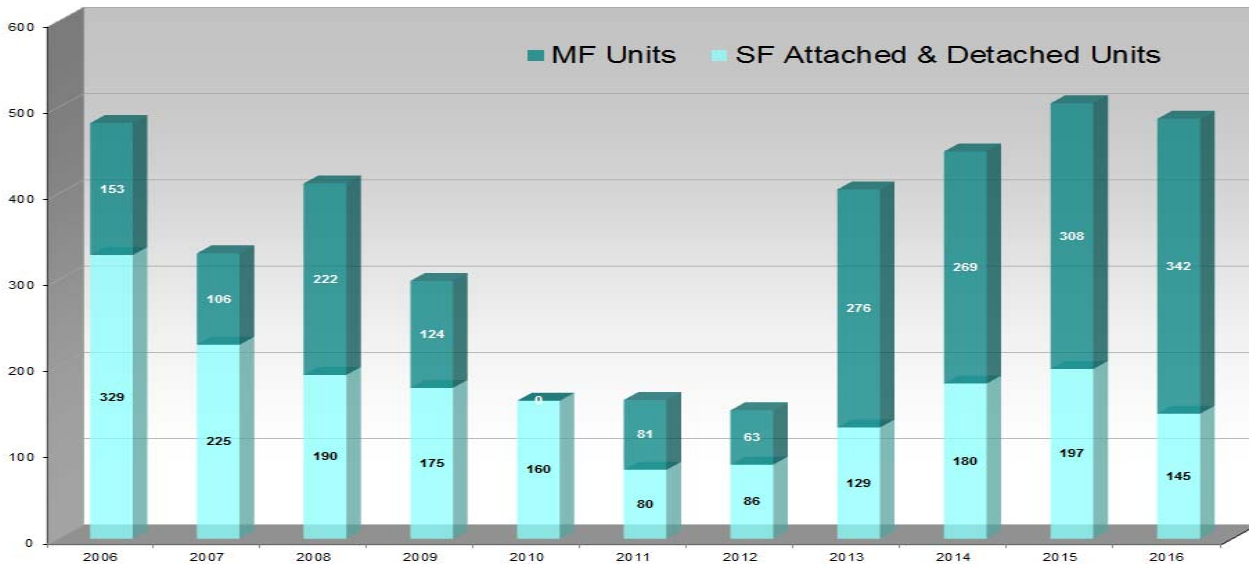
Single Family Homes

Adams Development	Allen Custom Homes	Benjamin Anderson Custom Homes	BMW Homes
Classic Construction	Dabbert Custom Homes	Dan Parrow/ISR Homes	Delaney Homes Inc.
Dennis Carlson Construction	Dietrich Homes	DMC Corporation	Doug Mjolsness Construction
Eid-Co	Greg Krueger Construction	Heritage Homes	Hohenstein Homes
Jordahl Custom Homes	JV Hough Inc.	Lake Aggassiz Habitat	Plecicity-Kowalski Construction
Prairieland Homes	Preferred Builders	Self Contractors (4)	Silver Line Custom Homes
Stan Birky Construction	Stylemark Builders	Sullivan Construction	Thomsen Homes
Wendt Construction	Windows Plus		

Multi-Family Apartments

Eagle Ridge Partners	Enclave Development	Dale Buchholz Construction
Roers Construction	Century Builders	

New Housing Units Constructed in Moorhead, MN (2006 – 2016)



FM Metro Housing Sales Market (New & Existing Homes)

	2014		2015		2016	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,570	\$171,800	1,561	\$188,100	1,593	\$204,500
Moorhead	678	\$160,000	792	\$175,000	696	\$186,400
West Fargo	665	\$202,532	700	\$218,360	699	\$238,188
Dilworth	52	\$160,500	65	\$173,500	69	\$184,200
TOTAL	2,965		3,118		3,057	

Source: fgo.flexmls.com

*Full Year Data (January 1 – December 31 as of 2/7/2017)

Closed Sales Represents Single Family, Twin homes, Townhomes and Condos

Note: not all closed home sales may be represented as realtors may input sales data at a later date.



Commercial Development

Strong commercial and industrial investment continues. A technically trained workforce remains a focus for both business owners and higher education institutions as they seek to hire qualified talent in their fields while providing customized training programs to students entering the workforce.

- Over \$15 million in new commercial building value
- 31 new commercial and institutional buildings permitted for construction including the new Muscatell Subaru dealership on Interstate-94, Concordia Science Complex, and Moorhead Area Public Schools facilities.
- Five new and expanding businesses and apartment projects assisted with development incentives including:
 - H & S Contracting, Inc.
 - Pride Cabinets, LLC
 - D-S Beverages Inc.
 - Mjolsness Properties, LLC
 - South Moorhead Partners / Village Green Apartments

Opening Fall 2017

Dorothy Dodds Elementary & Horizon Middle School West Campus

To accommodate Moorhead's growing population base, students will be welcomed to two new schools in Moorhead in September 2017. Dorothy Dodds Elementary will serve students in Kindergarten through Grade 4 in southeast Moorhead. A major expansion of Horizon Middle School will serve Grades 5 and 6 in the west campus, adjacent to the east campus serving grades 7 and 8.

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