



LINN COUNTY

Housing Assessment Tool (HAT) Summary



KEY HIGHLIGHTS

Linn County: **Blue Mound, La Cygne, Linn Valley, Mound City, Parker, Pleasanton, and Prescott**

9,667 population (2021)

\$130,600 median home value (2021)

\$52,339 median household income (2021)

Projecting county **population growth**

Established **Neighborhood Revitalization Tax Rebate Program** for residential or commercial construction.

ENGAGEMENT & COLLABORATION

Through a detailed 25-question survey, approximately **500** participants provided input on housing needs by citizens of all ages, in addition to the following stakeholders:

City of Pleasanton

City of La Cygne

Prairie View, USD 362

Linn County Economic Development

Community Health Center of Southeast Kansas

Linn County

F&M Bank

Clinch Realty

Fabcon

Evergy

HOUSING PRIORITIES

NEEDS

ASSETS

1

Entry- to Mid-Level
Single-Family
Housing

Demand

2

Street Repair

Parks and
Open Spaces

3

Senior
Housing

Schools

HOUSING CONDITION ANALYSIS

The Linn County housing stock was assessed using the **county appraiser data**.

Percentage of homes built before 1950 is **49%** and after 1950 is **51%**

58% rated in average condition and **37%** rated in poor condition

97% of homes tax valued under \$200,000

LINN COUNTY CONTACT

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COMMERCE CONTACT

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KANSAS
COMMERCE



PART 1: Create a housing committee or partner with relevant stakeholders and organizations

This assessment was completed with input and collaboration by the following individuals:

Linn County Housing Committee:

ELECTED OFFICIALS

Rochelle Schreckhise - Peasanton City Council

CITY STAFF

Jodi Wade - City of La Cygne, Clerk

MAJOR EMPLOYERS

Susan Barrett, Community Health Center of Southeast Kansas

Kimberly Bieker, Fabcon

David Lamb, Linn County

Rex Bollinger, Prairie View USD 362

JR Glenn, Evergy

OTHER ENTITIES

Jessica Hightower - Linn County Economic Development

Darcy Wilson - Linn County, Housing

Jay Allen - School District

Mitch Falls - Clinch Realty

Jeff Dawson - F&M Bank, President

Marri Krupco - Private Property Manager in Blue Mound area

Charlie Beckman - Homeowner

Robin Spencer - Homeowner

A. Past Housing Initiatives, Infrastructure, and City Services Inventory

1

PAST HOUSING INITIATIVES

Identify any housing activity that has taken place in the last five years (including grants/programs, pending applications, private new construction, rental development, etc.). Explain what parties initiated the change. What has it done to improve or worsen the housing issues in your community?

There has been some private new home construction and remodeling. This allowed updated and higher priced homes on the market. . The Linn County Economic Development Director hired a Housing Champion with the Rural Champions Grant & are currently working on applying for the MIH grant for new construction and developing Revitalization Programs for our existing homes.

2

NEW CONSTRUCTION INITIATIVES

Has your community currently or previously offered incentives to developers, contractors, and occupants to spur new development? If yes, briefly describe the incentive program and its usefulness in your community.

Yes, we currently have a Neighborhood Revitalization Tax Rebate Program in place. New construction can be either residential or commercial & must be a minimum of \$50,000 valuation. The rebate is for 5 years.

3

HOME REHABILITATION

Has your community currently or previously had any rehabilitation programs to assist homeowners to repair and improve their older homes? If yes, briefly describe the program and its impact.

Yes, we currently have a Neighborhood Revitalization Tax Rebate Program in Place. Rehabilitation or remodel can be a \$10,000 minimum valuation for residential or a \$15,000 minimum valuation for commercial . The rebate is for 5 years.

4

CODE ENFORCEMENT

What is the extent and effectiveness of code enforcement in your community? Is your community without codes?

No building codes in place. Throughout the county there are sanitation, nuisance, & dangerous building abatement regulations and codes. These are effective and enforced through our Sanitation and Codes Director and the court system.

5

HOMEOWNERSHIP SUPPORT

Are there any incentives or financial support to encourage homeownership in your community (down payment assistance, local employer incentives, etc.)? If yes, how much are they utilized?
Currently, Not at this time.

6

INFRASTRUCTURE

Describe the infrastructure system (water, streets, sewer, storm drainage, internet service, natural gas distribution and electrical distribution) as it relates to housing needs. Are the operating systems mostly updated and efficient with minimal service interruptions? Are there large updates expected?

Just this year one of our lake communities completed a rural water update and now everyone in that community has access.. in addition, another lake community, one of our largest cities is currently converting their residents from hauling water to the rural water system. Each City & the County operate off it's own sewer system there are several lagoons throughout the county those are divided between holding tanks and laterals. Throughout the majority of the cities there are storm drains in place. If those are not present then. culverts and ditches have been installed. Electrical & gas line distribution is not an issue in the county. Internet service is available in most of the County and the County is continually working on service updates on all locations.

7

ENVIRONMENTAL IMPACTS

What are the environmental issues in your community that could affect new housing decisions and locations? Examples include: flood zone, wetlands, railroad tracks, major roadways, brownfields, farmland, forest, endangered species, etc.

There are flood zones areas in a few of our cities and throughout the county. Fortunately, there is not one particular location that would affect new housing. There is no secondary or rural roadways prevalent enough to stop construction.

8

DISASTERS

If applicable, describe any persisting natural disaster impacts on your community's housing. Disaster examples include flooding, tornado, fire, windstorm, etc.

N/A

9

HOMELESSNESS PREVENTION

What are the community's homelessness prevention efforts? What assistance does the community provide or need for households near homelessness?

Several Community Gardens and Food Banks. There are also a 2 organizations that will help placement for temporary housing and tent camping for 2 weeks at a time.

10

BASIC SERVICES

Select the services in your community (Select all that apply).

- ☒ Grocery store
- ☒ Public High School
- ☒ Public Middle School
- ☒ Public Elementary School
- ☐ Private school
- ☒ Bank
- ☒ Medical clinic
- ☒ Gas station
- ☒ Public library
- ☒ Senior center
- ☒ Childcare
- ☒ Community center
- ☐ Other:

Other factors or significant events (major employer leaving, COVID pandemic population growth, etc.) not addressed above that are important factors for the housing in your community.

N/A

11

OTHER

B. Housing Needs Assessment

The Local Housing Solution's Housing Needs Assessment tool, created in partnership with PolicyMap, provides detailed reports for every U.S. Census community. Each report presents data, maps, and visualizations that describe local demographics and measures of housing affordability, housing stock characteristics, and variations in key housing indicators by race, ethnicity, age, and income. The tool compiles and visually displays public available national data sources, such as the U.S. Census Bureau, American Community Survey (ACS), and the U.S. Department of Housing and Urban Development (HUD).

1. DEMOGRAPHICS

Data on population, age, race, disability, and socioeconomic status provides insight on who lives in the community and informs decisions on how to meet diverse needs and allocate resources.

Estimated Population

Q1. Using the current population estimate and change since 2010, how do you predict the population to change over the next 20 years?

- ☐ Significantly increase
- ☐ Increase
- ☐ No change
- ☒ Decrease
- ☐ Significantly decrease

Q2. Using the data and local knowledge, how do you anticipate population change to impact your community's future housing need?

Population has decreased since 2010 which puts a demand and urgency on revitalization of existing homes, building of moderate income housing, and multi dwelling units for individuals and families. Without these businesses are unable to fill the open positions available & economic development is unable to bring in new businesses to the county.

Poverty Level and Trend

Q3. Using the poverty estimate graph and local knowledge, describe how the poverty level in your community could influence your housing needs.

The Poverty Rate in Linn County is at 11.8% with over 20% being under the age of 64. This is another important reason revitalization, moderate income housing, and multi dwelling units are needed. Expanding the Economic Development of the County, giving citizens more employment opportunities go hand in hand.

Share of Population with a Disability

Q4. Using the disability data and local knowledge, describe how the share of population with disabilities in your community could influence your housing needs.

Population with disabilities within the Linn County is 17.5% which is 4.5% higher than the State of Kansas. 11% of that population has ambulatory difficulty. Building Moderate Income Housing and/or multi unit dwellings means ADA compliant housing and that would allow more people to live on their own, become self sufficient, and hopefully more involved in the community.

2. RENTAL AFFORDABILITY

A healthy housing market provides a diverse range of housing options, including rental and market homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help communities understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. The availability of rental units can encourage young professionals and families to move to a community and eventually settle down to purchase a home.

Q5. How did the share of households who rent in your community change from 2010 to 2020?

- ☒ Increase
☐ Little to no change
☐ Decrease

Q6. Which age cohorts are **MOST** likely to rent? (Choose 2-3)

- ☒ 15-24
☒ 25-34
☐ 35-44
☐ 45-54
☐ 55-64
☒ 65-74
☐ 75-84
☐ 85+

Q7. How has the share of rental households that are moderately or severely cost-burdened changed from 2010 to 2020?

- ☒ Increase
☐ Little to no change
☐ Decrease

Q8. What is the monthly median rent in 2020?

\$722

Q9. What is the annual median family income in 2020?

\$50,422

Q10. Did the annual median family income keep up with the change in monthly median rent from 2010 to 2020?

No, the lack of housing is causing a demand on the rental properties which is allowing land lords to raise the rent. Keeping rent in line with the median family income is difficult when that is happening.

Analysis: Rental Affordability

Q11. Using the data and local knowledge, what are the rental housing needs in your community?

Throughout Linn County there is a shortage of viable rental homes that are affordable and available. Revitalization of the current stock is crucial and then possibly, building new rental homes or multi unit dwellings would be the next step.

3. HOMEOWNERSHIP AFFORDABILITY

Q12. How did the homeownership rate change in your community from 2010 to 2020?

- ☒ Increase
☐ Little to no change
☐ Decrease

Q13. Which age cohorts are **MOST** likely to own? (Choose 2-3)

- ☐ 15-24
☐ 25-34
☐ 35-44
☒ 45-54
☒ 55-64
☒ 65-74
☐ 75-84
☐ 85+

Q14. What is the median home value in 2020?

\$130,000

Q15. What is the median family income?

\$50,422

Q16. Did the annual median family income keep up with the change in median home value from 2010 to 2020?

Yes

Q17. Which home values are **MOST** prevalent in your community? (Choose 2-3)

- ☒ Less than \$60,000
☐ \$60,000 - \$79,999
☐ \$80,000 - \$99,999
☐ \$100,000 - \$149,999
☐ \$150,000 - \$199,999
☒ \$200,000 - \$299,999
☐ \$300,000 - \$399,999
☒ \$400,000 - \$499,999
☐ \$500,000 - 749,999
☐ \$750,000 - \$999,999
☐ \$1,000,000 or more

Q18. Which home values are **LEAST** prevalent in your community? (Choose 2-3)

- ☐ Less than \$60,000
☐ \$60,000 - \$79,999
☐ \$80,000 - \$99,999
☒ \$100,000 - \$149,999
☒ \$150,000 - \$199,999
☐ \$200,000 - \$299,999
☐ \$300,000 - \$399,999
☐ \$400,000 - \$499,999
☐ \$500,000 - 749,999
☐ \$750,000 - \$999,999
☐ \$1,000,000 or more

Q19. Are owner households more moderately or severely cost-burdened?

- ☐ Moderately Cost-Burdened
☒ Severely Burdened
☐ Same

Analysis: Homeownership Affordability

Q20. Using the data and local knowledge, what are the owner-occupied housing needs in your community?

Revitalization for existing homes and incentives for empty nesters to down size so those larger family homes are available.

4. DEDICATED AFFORDABLE HOUSING

Analysis: Dedicated Affordable Housing

Q21. Does your community have subsidized housing? If yes, when is it expiring?

Yes through Vouchers for tenants and USDA loans to Housing Authorities

Q22. Describe how the subsidized housing and expiration dates impact your community's housing needs.

Subsidized housing in Linn County is used mostly by seniors on fixed incomes. If the benefits expire, those seniors would not be able to afford their rent and would be forced to find other accommodations in a county that does not have enough housing geared for seniors.

5. ALIGNMENT OF HOUSING SUPPLY AND DEMAND

Q23. Is crowded housing high in your community?

Moderate

Q24. If yes, is the crowded housing more severe in owner or rental households in your community?

- ☒ Owner
☐ Renter
☐ Same
☐ N/A

Analysis: Alignment of Housing Supply and Demand

Q25. Using the data and local knowledge, how does the share of crowded housing impact your community's overall housing need?

Building moderate income housing & offering down payment assistance will help families move into larger homes with more space. This will allow adult children to move out on their own.

6. HOUSING STOCK CHARACTERISTICS

Q26. When was the majority of the homes in your community built? (Choose 1-2)

- ☐ Pre-1940
- ☐ 1940 - 1969
- ☒ 1970 - 1979
- ☐ 1980 - 1989
- ☐ 1990 - 1999
- ☐ 2000 +

Q27. Describe the age of your community's housing stock and how that impacts your community's housing need.

Revitalization is needed as well as more housing. No growth in housing with an increase in the population is not sustainable.

Q28. Describe the areas in or near your community with moderate to high flood risk.

Areas of LaCygne, Pleasanton, Linn Valley, Centerville, & Mound City are in high risk flooding areas.

Q29. Describe how this impact housing investment in your community.

Flood zones limit where new homes can be built in city limits. This means that either city limits will need to be expanded or dilapidated homes demolished to build new homes in our cities.

7. HOUSING STOCK FOR OLDER ADULTS

Q30. How did the total share of senior households in your community change from 2015 to 2020?

- ☒ Increase
- ☐ Decrease
- ☐ No change

Q31. Which age cohort is more prevalent in the total share of senior households in your community?

- ☐ 65 - 74
- ☒ 75 - 84
- ☐ 85 +

Q32. What is the potential housing need for new services or housing types for older adults?

There is a definitely a potential need. It is certainly a want among our elderly citizens. Senior housing, maintenance free units or assisted living are all housing types that are needed for our seniors.

Analysis: Housing Stock for Older Adults

Q33. Considering the share of senior households and the largest senior age cohort in your community, how does this impact your community's housing needs?

Seniors of Linn County have indicated that they want assisted living and maintenance free apartments. If these housing options were available, seniors would be able to move out of their family-sized homes to make them available for families to purchase.

C. Stakeholder Interviews

QUESTIONS	Prairie View USD 362	Linn County, KS	Fab-Con
Number of employees	200	195	67
Employee wage range	\$12.50/hr - \$28/hr \$43,750 - \$145,000	\$10.10/hr - \$48.93/hr	\$18.40/hr - \$36.50/hr
Number of new jobs created in the last year	0	6	0
Number of new jobs expected to be created in the next year	0	3	2
Number of existing jobs that are unfilled because a lack of adequate housing	2	3	Yes
Is housing an issue for employee recruitment?	Yes	Yes	Yes
Number of employees living in the community but who have inadequate housing and are seeking better living conditions.	10	Unknown	8
How many employees commute over 60 miles or over an hour for work?	10	29	3
Is the business planning an expansion or reduction in the workforce?	No	Slight expansion	Expansion

Analysis: Largest Employers

Using this data and local knowledge, what are the common trends for housing needs for the largest employers in the region? Are there anticipated future housing needs for the workforce? If so, what price range and housing type are needed?

Employers have indicated that if there were more housing options available their workforce that lives outside the county would move into the county. Single family homes and apartments are needed throughout the county to house the needed workforce. These options need to be in the moderate price range, which should allow families of local workforce to be able to afford them. We also anticipate being able to attract more employers to Linn County if our housing situation improves.

C. Stakeholder Interviews continued

QUESTIONS	REALTOR #1: Trenton Johnson Crown Realty, 6/16/23	REALTOR #2: Mitch Falls Clinch Realty, 6/16/23
What HOUSING TYPE was ranked the highest need?	Single Family Homes, Multi Unit	Single Family
What HOUSING TYPE was ranked the lowest need?	Tiny Homes	Home over 2,500 sq ft
What HOUSING STYLE was ranked the highest need?	Ranch / Garden Apartments	Ranch / Split Level
What HOUSING STYLE was ranked the lowest need?	2-story	A-Frames
Takeaways or comments	Mr. Johnson feels the county needs a multi-unit dwelling built. He was very passionate about this.	Mr. Falls believes moderate income housing is needed within the county and revitalization is imperative.

Analysis: Realtors

According to the local realtors, what are the local and regional housing needs?

In both Linn County and the cities within single family homes and multi unit dwellings for families are needed.

D. Regional Housing Analysis

List the “Housing Opportunities & Challenges” for your region (located at the end of each region chapter).

- Linn County has both the land and vacant lot donation from participating cities. Most of these sites with infrastructure in place. The challenges we are facing is building moderate income homes and/or incentives to build those homes.
- We also face the need to replace & repair older units, especially rental units.

Describe how these regional housing challenges continue to impact your community’s housing.

Linn County has a vacancy rate of 21.38% not because there are that many units available but because there are so many units in poor condition. Across Linn County there is a shortage of viable rental homes that are affordable and available. Several employers have employees looking for housing and open positions because of the housing shortage within the County.

E. Housing Physical Condition Assessment

Describe the focus area of your housing assessment (entire community, neighborhood, etc.) and information collected.

This housing assessment was conducted for the whole Linn County area.

What are the primary housing challenges observed from the physical condition assessment? (Select 1-3)

- ☐ Minor maintenance or repairs
- ☒ Trash or vehicles in yard
- ☒ Deteriorated homes (2 major structural problems)
- ☐ Dilapidated homes (3 + major structural problems)
- ☐ Vacant homes
- ☐ Neighborhood development (lack of lighting, streetscape)
- ☒ Infrastructure deterioration (streets, sidewalk)
- ☐ Other:

If collected, is there a higher concentration between owner- vs. rental-occupied units deteriorated or dilapidated?

The need for rehabilitation is fairly even across owner occupied and rental homes.

Are there neighborhoods or parts of town with higher concentrations of deteriorated or dilapidated homes?

Yes, in the Pleasanton, Blue Mound, Parker and Centerville areas.

What are the key takeaways from the housing condition assessment?

Linn County is in need of rehabilitation & revitalization as much as new construction. There is more of a need for better, improved housing in Pleasanton, Parker, Centerville and Blue Mound than in the other cities in the county.

PART 3: Community engagement

Public input and ongoing engagement are essential components of the planning process to ensure the identified housing needs, goals, and actions reflect the needs and desires of your residents. Integrating their input through the planning process increases support for implementation and can reveal new stakeholders to further address housing needs.

1. Describe your community engagement method and target audience? Approximately how much of the community did you engage?

We emailed, hand delivered, and spoke to the residents of Linn County asking them to complete a detailed 25 question survey. We had close to 500 surveys completed by citizens of all ages.

2. What are the identified housing needs and concerns by community residents?

More single family housing is needed
Senior assisted living or maintenance free apartments
Revitalization is needed

3. What are the identified housing needs and concerns by builders and/or developers? (or N/A if not applicable)

N/A

4. What are the key takeaways from the community engagement initiative?

The key takeaway from the community survey was that the residents love living in Linn County and would prefer to stay here through all stages of their lives. In order to accommodate this, we need more single family homes, apartments and senior living facilities.

PART 4: Final assessment of data, input and setting priorities

Once the housing committee thoroughly reviews the community's data and public input, the committee pulls it all together to establish a clear assessment of the local housing needs. This is the opportunity to set clear objectives and priorities for housing in a community.

HOUSING NEEDS

1

Entry-level to Mid-level Single-Family Housing - quality and affordability - We have a shortage of single family housing that would be affordable to young individuals or families starting out. We need homes ranging from 1-4 bedrooms in order to attract families to live in Linn County.

2

Streets - The streets in all 7 of our cities are in disrepair. The cities don't have enough funding to complete the necessary work to update this aging infrastructure. We have one city that is discussing turning their Main Street into a gravel road because the pavement needs so much work and they can't afford it. The county roads are in good condition for the most part.

3

Senior housing - We have one assisted living facility in Linn County and it is always full. We need smaller housing - 1-2 bedroom units, either apartment or homes or assisted living facilities to house our seniors. If our seniors were able to move into smaller homes, the homes they raised their families in could be sold to other families.

HOUSING ASSETS

1

Demand - The committee believes that the demand for homes in Linn County is our number one housing asset. There is such need for diverse housing that we believe anything we build will be filled quickly. The need for single family housing of all sizes is something we see throughout the county. We need smaller homes for our young people to start out with. We need 2-4 bedroom homes for growing families. We need senior housing for empty nesters to move into to. If we can build homes to accommodate all stages of life in Linn County, we will be able to serve the entire population and greatly increase the quality of life in our communities.

2

Parks and open spaces - Linn County is rural. We have vast open spaces between our cities. We have several historic parks with walking trails that are peaceful and free to use. Our cities take pride in their parks and have boards that work to bring in resources and keep them up so that they remain an asset for our citizens. Our communities do an amazing job coming together for the beautification of these shared public spaces and take great pride in their work.

3

Schools - There are three excellent school districts in Linn County. We also have a technical education campus that is allowing students to graduate with certificates in professions such as construction, welding and heavy equipment. These students are then able to obtain jobs that can support them and fill gaps in our communities as well.

FINAL QUESTIONS

Are there specific regions or neighborhoods in your community that needs concentrated effort?

Blue Mound, Centerville, Parker, Pleasanton

Describe the community's timeline for addressing the priorities.

The County has already started addressing some of the priorities. We have established a NRP program and are working toward implementing another incentive program to help homeowners with repairs. We anticipate applying for Round 3 of the MIH grant this year in order begin tackling the larger issues.

Identify the local stakeholders who will be involved in addressing priorities.

County officials, City officials, property owners, developers, builders, realtors

What are the largest obstacles in addressing the priority areas?

Taxes

Funding

Change

Lack of community Involvement

Lack of knowledge of how to use programs that are available

Local commitment

OCCUPANCY	HOUSING ASSET	NEUTRAL	HOUSING NEED
Owner-occupied housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Renter-occupied housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Temporary housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HOUSING TYPE	HOUSING ASSET	NEUTRAL	HOUSING NEED
Entry-level single-family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mid-level single-family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High-level single-family housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large, lot acreage housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhomes / row houses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Duplexes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-family apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Condominiums (condos)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Manufactured / mobile homes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Senior (independent) housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Senior care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Downtown housing (above commercial)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

POPULATION	HOUSING ASSET	NEUTRAL	HOUSING NEED
Young professional housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Senior housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Workforce housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disabled housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Low-to-moderate income housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Moderate income housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High income housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Former incarcerated housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HOUSING INITIATIVES	HOUSING ASSET	NEUTRAL	HOUSING NEED
New construction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Infill development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demolition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Homeownership incentives	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developer incentives	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Code enforcement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional collaboration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homelessness prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brownfield development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HOUSING FACTORS	HOUSING ASSET	NEUTRAL	HOUSING NEED
Affordability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land availability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic homes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing type variety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing price variety	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aging housing stock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction costs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worker shortage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INFRASTRUCTURE / AMENITIES	HOUSING ASSET	NEUTRAL	HOUSING NEED
Water distribution	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sanitary sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks / trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks / open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reliable internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Childcare	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City services (library, pool, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency / safety (fire, police)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail / restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jobs / employment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proximity to urban areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>