

2017 Housing & Development



MAKE MOORHEAD YOUR
HOMETOWN
MakeMoorheadHome.com

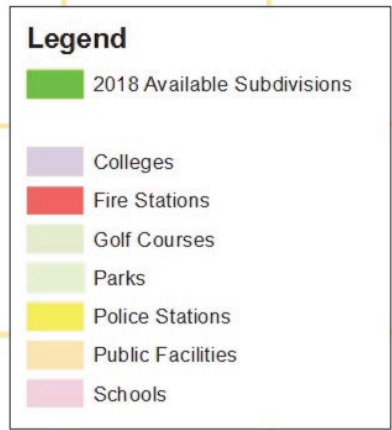
2017 Housing Construction:

In 2017, Moorhead celebrated as school kids arrived at a brand new schools including Dorothy Dodds Elementary and the 5th & 6th grade wing at Horizon West Middle School! New schools and projected growth have resulted in continued residential and commercial development in Moorhead throughout the year. Moorhead's residential construction activity saw 163 new single and multi-family housing units constructed in 2017 and more than \$118 million of construction value was added to the City of Moorhead through new and remodel residential, institutional and commercial building activity.

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 flood- plain 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 a dvantage for special assessments. Many additional new housing lots will also be available for building in 2018.
- **Affordable mortgages and down payment assistance:** Programs available for income-eligible buyers in partnership with Minnesota Housing.





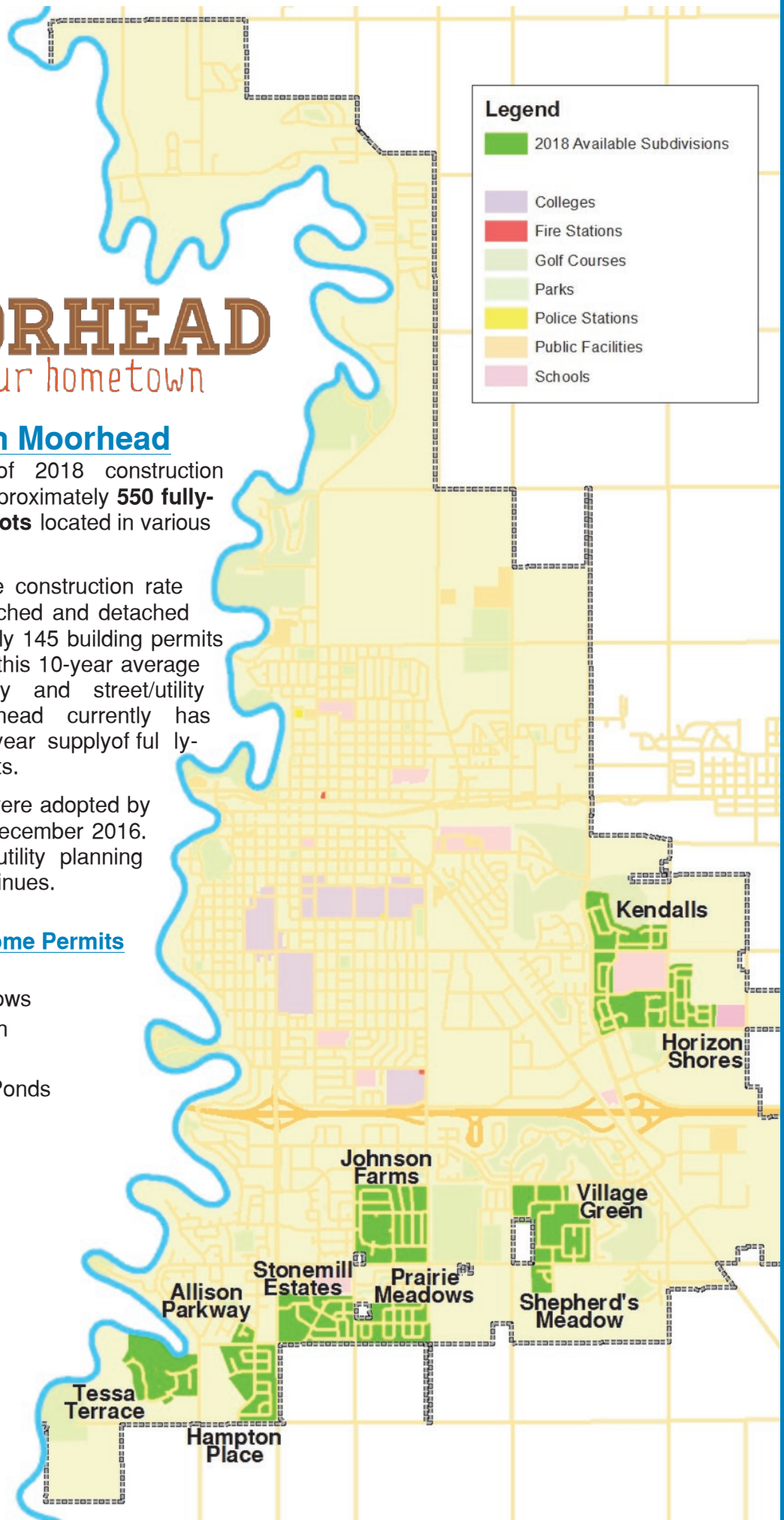
Available Lots in Moorhead

- For the summer of 2018 construction season, there are approximately **550 fully-serviced buildable lots** located in various subdivisions .
- The 10-year average construction rate for single family attached and detached home is approximately 145 building permits per year. Based on this 10-year average and 2018 inventory and street/utility consumption, Moorhead currently has approximately a five year supply of fully-serviced, buildable lots.
- Growth Area Plans were adopted by the City Council in December 2016. Environmental and utility planning for growth areas continues.

2017 Single-Family Home Permits

- 1 Arbor Park
- 1 Evergreen Meadows
- 1 Greens at Horizon
- 2 Hampton Place
- 1 Hampton South Ponds
- 29 Horizon Shores
- 11 Johnson Farms
- 2 Oakport
- 20 Prairie Meadows
- 1 Riverside
- 16 Stonemill Estates
- 3 Tessa Terrace
- 30 Village Green

118 TOTAL



The City of Moorhead thanks the following builders for their 2017 investment in Moorhead:

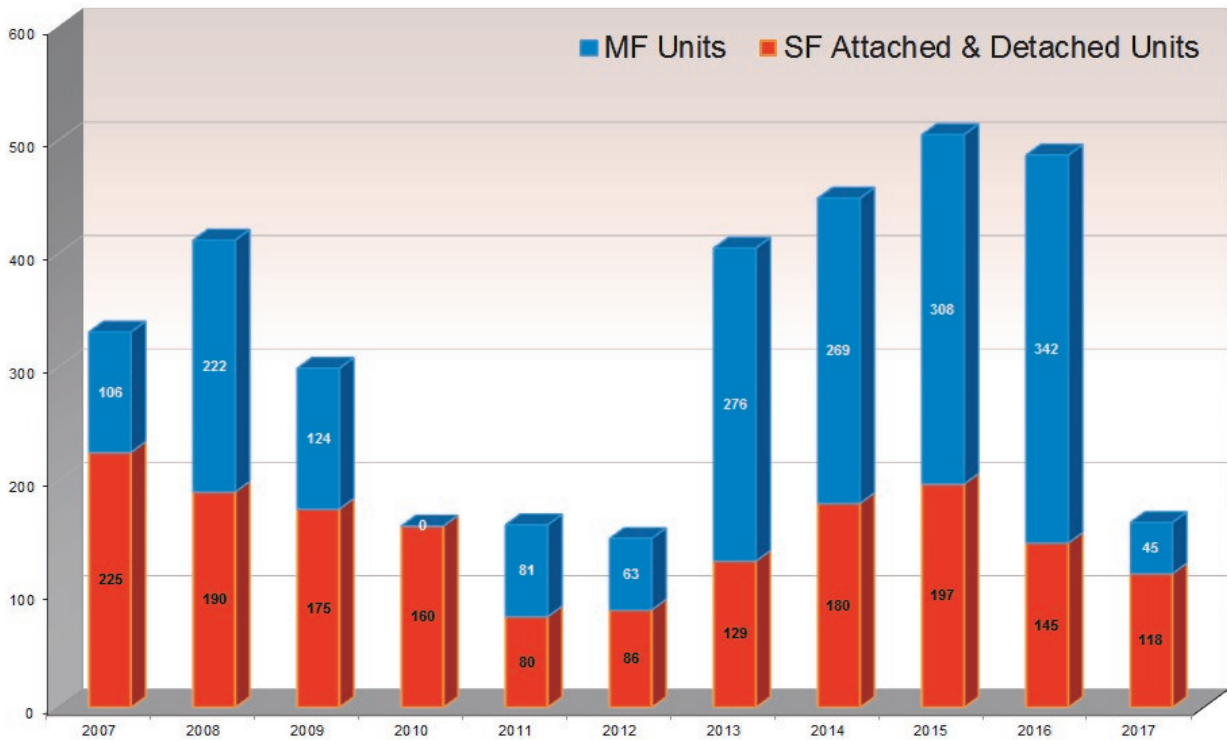
Single Family Homes

Adams Development	JV Hough Inc.	Sullivan Construction Inc. of ND
Barrier Homes Inc.	JMW Construction	T & S Custom Homes
Dabbert Custom Homes	Jordahl Custom Homes	Thomsen Homes LLC
Dan Lindquist Construction	Justin Martin Construction	Titan Homes Inc.
Daniel Parrow	Lake Agassiz Habitat for Humanity	Todd Nelson Construction
Dennis Carlson Construction	New Creations Construction	
DMC Corporation of Moorhead	RV Construction	
Eid-Co	Self Contractors (6)	
Hohenstein Homes LLC	Silver Line Custom Homes	

Multi-Family Apartments

MBA Development	8th and Main
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New Housing Units Constructed in Moorhead, MN (2007 – 2017)



FM Metro Housing Sales Market (New & Existing Homes)

	2015		2016		2017	
	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price	Closed Sales*	Median Sales Price
Fargo	1,561	\$188,100	1,593	\$204,500	1,555	\$207,400
Moorhead	792	\$175,000	696	\$186,400	650	\$184,900
West Fargo	700	\$218,360	699	\$238,188	734	\$245,000
Dilworth	65	\$173,500	69	\$184,200	72	\$187,000
TOTAL	3,118		3,057		3,011	

Source: fgo.flexmls.com

*Full Year Data (January 1 – December 31, 2017 as of 1/4/2018)

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. Over \$58 million in new commercial building value

- 35 new commercial and institutional buildings permitted for construction including the new Block E (8th and Main) mixed use development
- New and expanding businesses and apartment projects assisted with development incentives including:
 - Kvamme Real Estate
 - Northwest Excavating
 - Moorhead Insurance
 - Rigel's
 - Games to Go
 - 9Thirteen Lofts
 - Red River Electric
 - The Coatings Authority
 - Muscatell Supercenter
 - Farmstead Care Senior Living
 - Franke & Associates
 - North Moorhead Apartments
 - Block E (8th & Main)
 - MIG Properties Hospitality
 - Clinic (Dr. Rodney Lee)
 - South Shore Landing Apartment
 - Moorhead Armory Events Center
 - Simon Warehouse Historic Apartment

Two notable redevelopment projects just down the block from one another on Main Avenue were initiated: 9Thirteen Apartments, a 4 story building with underground parking, and Block E, a 4-story mixed use building that will become the headquarters for Eventide, but also main level retail and restaurant, and housing on upper floors. The redevelopment projects bring more residential and commercial opportunities to Moorhead's downtown area.

Opening Fall 2018

Clay County Law Enforcement Center and Correctional Facility

Clay County and the City of Moorhead will continue their partnership with the construction of a new Joint Law Enforcement Center at 911 11th Street North in Moorhead. City and county law enforcement personnel will be co-located in the new Law Enforcement Center and Clay County Jail campus. This replaces the state's oldest jail in Minnesota with a new correctional facility will have a capacity of 208 inmates for housing, a new protocol for rehabilitation services all while providing a safe environment for clientele and staff.

