

# Why a Multi-family Apartment Development?



Year	Rental Vacancy Rate
2014	3.7
2016	2.3
2018	2.5

A healthy rental market is expected to have a vacancy rate of about 5% to allow for sufficient consumer choice and unit turnover.

A **Comprehensive Housing Study** was finalized for the City of Windom in 2014 by Viewpoint Consulting Group. The Housing Study identified a need for 130 new housing units in Windom from 2014 to the end of the decade. The Housing Study identified the need for single-family homes, duplexes, quads, and multi-family units to accommodate market-rate housing, seniors, higher-income families, and lower-income families. The Housing Study was completed prior to Fast Global Solution's expansion and the opening of Prime Pork creating 500+ new jobs. As such, since 2014 the housing market has tightened and the demand for units has grown.

## **Tax Impact:**

The annual gross property tax to be generated by the 46-unit apartment development is estimated at \$82,575. The annual gross tax increment to be generated by the 46-unit apartment development and the 16-unit townhome development is estimated at \$115,253. This revenue will help to offset existing local taxes, and it could be used to help fund infrastructure improvements adjacent to the development.



## **Questions? Contact**

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