

Housing Trends

The number of housing units in Minnehaha County totaled nearly 50,000 in 1990. Sioux Falls accounted for 82.5 percent of this total while the remainder of the units were split almost equally between the rural area and small cities.

Residential construction for the period 1990-1997 surpassed 9,400 units, increasing the county's housing stock to 59,000 dwelling units. Although Sioux Falls accounted for most of this construction activity, significant residential development did occur elsewhere in the county. Over 900 units were built in the rural area during this period while the small cities grew by 1,265 dwellings. The cities of Brandon, Dell Rapids and Hartford accounted for 82 percent of new residential construction in the smaller cities. The three townships adjacent to Sioux Falls - Mapleton, Split Rock and Wayne - accounted for almost one-half of all new rural housing units constructed during the period.

A significant change in the composition of rural housing has occurred over the past several decades. Where farm dwellings once dominated the housing supply, the composition has swung heavily toward nonfarm dwellings. A 1994 land use inventory showed that only 17.3 percent of all rural dwellings were inhabited by persons involved in farming activities.

The 1990 vacancy rate for rural housing units was 4.4 percent. Although current figures are not available, the vacancy rate has probably remained constant or declined further as employment opportunities continue to expand.

The rural housing stock is comprised almost entirely of single-family residences. Public infrastructure such as central sewer facilities is generally not available to support multi-family residential

TABLE 5

**Residential Building Permits
by Type
Rural Minnehaha County**

| | <u>1990</u> | <u>1991</u> | <u>1992</u> | <u>1993</u> | <u>1994</u> | <u>1995</u> | <u>1996</u> | <u>1997</u> |
|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Single-family | | | | | | | | |
| Site built | 49 | 74 | 99 | 114 | 120 | 84 | 122 | 95 |
| Moved to site | 6 | 4 | 10 | 20 | 4 | 8 | 6 | 4 |
| Manufactured home | 2 | 3 | 1 | 6 | 13 | 9 | 4 | 4 |
| Mobile home | <u>15</u> | <u>7</u> | <u>7</u> | <u>7</u> | <u>4</u> | <u>7</u> | <u>1</u> | <u>7</u> |
| TOTAL | 72 | 88 | 117 | 147 | 141 | 108 | 133 | 110 |

development. New residential construction has also been predominately site built with manufactured and mobile homes accounting for only a small portion of the new housing market.

Manufactured homes which are not located in a mobile home park or within a farmstead as part of an agricultural operation must be placed on a permanent foundation. These structures are generally

located on rural acreages, and in one case, within an approved manufactured housing subdivision. A few mobile home parks are also located in the rural area.

Household size has undergone significant changes with the aging of the “baby boomer” generation. In 1980, the household size among occupied units in Minnehaha County was 2.63 persons, a sharp decline from the 3.17 persons recorded in 1970. The household size continued to drop, although not as abruptly, to 2.5 persons in 1990. The household size was significantly higher in the rural area, totaling 3.01 persons in 1990. Overall, the small cities recorded a household size of 2.85 persons. The difference in household size among the three sectors can be attributed to the higher proportion of multi-family units in Sioux Falls compared to the small cities and the almost total absence of such units within the rural area. Multi-family units are customarily occupied by single persons, young married couples with no children and elderly residents.