

Chapter 4
Housing

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HOUSING

Housing Stock

The future housing stock of Huxley will depend on the affordability, quality and availability of homes in the City. Of the housing stock in Huxley, a majority is single-family units, along with multi-family units and a mobile home park. Huxley’s existing housing stock is comprised of the following dwelling unit split, based on the 2010 Census data:

Table 4-1 – Housing Stock, 2010

Housing Type	Number	Percent of total
Single-family detached	792	63.9%
Single-family attached; Duplexes	80	6.5%
Multi-Family	217	17.5%
Mobile Home	150	12.1%
TOTAL	1239	100%

*Source – US Census Bureau



Recent home built in Trail Ridge Subdivision

These figures indicate that there has been a fairly consistent trend to single family dwellings. In the 1987 comprehensive plan there had been a trend away from single family dwellings towards increased numbers of duplexes, multi-family units and mobile homes. However, since 1987 the trend has gone back towards an increase in the number of single-family dwellings. This is probably based on the new multi-family and mobile home units available in the 1970 to 80’s and therefore an increase was seen over this period of time in those types of dwelling units. Since the 70’s the single family home has again taken over in the number of permits issued and the amount of land developed for subdivisions. Since 1997, however, there had been a significant increase in mobile homes in Huxley, however given the redevelopment of one large mobile home park, the 2010 data may overstate the percentage of mobile home dwellings in the City.

Vacancy Rates

Table 4-2 – General Housing Characteristics, 2010

Subject	Number	Percent
OCCUPANCY STATUS		
Total housing units	1,239	100.0%
Occupied housing units	1,142	92.2%
Vacant housing units	97	7.8%

*Source – US Census Bureau



Duplex located on Main Avenue North

Vacancy rates for 2010 indicate there are 97 vacant units in Huxley which equates to an 8.5% vacancy rate. While the number of vacancies is somewhat higher than in 2000, this is reflective of the downturn in the housing market which extends the time homes are on the market for sale. That being said, the vacancy rates is very low compared to the state averages. This shows the housing in Huxley is in high demand and when a unit is open it is quickly occupied.

Rental Units

The average median rent for 2010 in Huxley is \$588 with 231 units available, ranging in rent from less than \$100 to \$1,000 or more. These rental units could be multi-family units, single-family units, duplexes or mobile homes.

Table 4-3 – Contract Rent and Gross Rent, 2010

Subject	Number	Percent
Specified renter-occupied housing units	231	-
CONTRACT RENT		
Less than \$200	5	2.2
\$200 to \$299	16	6.9
\$300 to \$499	24	10.4
\$500 to \$749	175	75.8
\$750 to \$999	11	4.8
\$1,000 to \$1,499	0	0.0
\$1,500 or more	0	0.0
Median (dollars)	\$588	-

*Source – US Census Bureau

Housing Conditions

Housing units in Huxley are in fairly good condition. Based on the 2010 data provided by the US Census Bureau, the average age of a Huxley home is approximately 33 years. There were no dwellings in a dilapidated state or without appropriate services. This is a positive reflection on the people of Huxley, as they take pride in their homes and clean community. A majority of the housing units were built between 1960 and 1979. Based on data provided by the City, since Huxley’s 2007 comprehensive plan, though year 2012, a total of 128 homes have been constructed.



Home located on Main Avenue North

Table 4-4 – Age of Housing Stock, 2010

Subject	Number	Percent
YEAR STRUCTURE BUILT		
Total housing units	1,239	100%
Built 2000 or later	327	26.4%
Built 1990 to 1999	112	9.1%
Built 1980 to 1989	108	8.7%
Built 1960 to 1979	491	39.60%
Built 1940 to 1959	63	5.1%
Built 1939 or earlier	138	11.2%

*Source – US Census Bureau



Home located on Main Avenue North

Value of Housing Units

The median value of housing units in Huxley is \$156,400., based on the 2010 Census. The highest number of homes (204) have a value in the \$150,000 to \$199,999 range. A close second (198) are homes valued between \$100,000 to \$149,999. The following summarizes the number of single-family new house construction building permits have been issued and the average cost of those homes:

Value of New Single-Family Home Construction:

- 1996: 9 buildings, average cost: \$160,000
- 1997: 7 buildings, average cost: \$143,300
- 1998: 3 buildings, average cost: \$137,200
- 1999: 11 buildings, average cost: \$169,200
- 2000: 10 buildings, average cost: \$218,800
- 2001: 23 buildings, average cost: \$200,000
- 2002: 10 buildings, average cost: \$203,200
- 2003: 16 buildings, average cost: \$218,800
- 2004: 23 buildings, average cost: \$198,000
- 2005: 56 buildings, average cost: \$201,400
- 2006: 45 buildings, average cost: \$189,400
- 2007: 39 buildings, average cost: \$188,000
- 2008: 12 buildings, average cost: \$276,000
- 2009: 16 buildings, average cost: \$226,000
- 2010: 11 buildings, average cost: \$243,000
- 2011: 16 buildings, average cost: \$199,000
- 2012: 34 buildings, average cost: \$195,000



Patio Homes Built in Northview Heights

Table 4-5 – Value of Mortgage Status, 2010

Subject	Number	Percent
VALUE – Specified owner-occupied housing units	780	780
Less than \$50,000	95	12.2
\$50,000 to \$99,999	63	8.1
\$100,000 to \$149,999	198	25.4
\$150,000 to \$199,999	204	26.2
\$200,000 to \$299,999	129	16.5
\$300,000 to \$499,999	81	10.4
\$500,000 to \$999,999	10	1.3
\$1,000,000 or more	0	0.0
Median (dollars)	156,000	-
MORTGAGE STATUS		
Owner-occupied units	780	780
Housing units with a mortgage	593	76.0
Housing units without a mortgage	187	24.0

*Source – US Census Bureau

Future Housing Needs

The 2007 plan indicated a need to provide affordable housing units. The City of Huxley completed a redevelopment project in Prairie Trail that created approximately 50 lots available for low to moderate income housing and established financial incentives to help make this housing more readily available.



Different single family home styles built in Trail Ridge (left) and Meadow View (right)

The population projections for Huxley predict an increase of approximately 955 to 1,593 people by the year 2030. Huxley’s current population and number of households give a household size of 2.7 people per household. Based on this information, there will be a need for as many as 590 additional households by the year 2030.

Future Residential Acreage Needed

Based on an average overall vacancy rate of 8.5% and an average density of 3.5 dwelling units per acre for all housing types, the land needed for 590 residential uses would be at least 168 acres.

However, given the needs for additional parks and open space that accompany residential development, it is not unreasonable to assume that as much as 200 acres of land could be consumed for residential purposes by the year 2030.



Home built in Trail Ridge Subdivision

RECENT SUBDIVISIONS

Residential subdivisions that have been completed in Huxley since the 2007 Comprehensive Plan include the Prairie Trail redevelopment project that opened up approximately 60 new lots near the center of town, and the 51-lot Westview Heights subdivision project situated near the new high school.

Huxley Development Corporation recently extended S. Main Street south of Huxley Development Park and constructed the first segment of a new east/west street to open up approximately 38 more acres of land for light industrial development purposes.

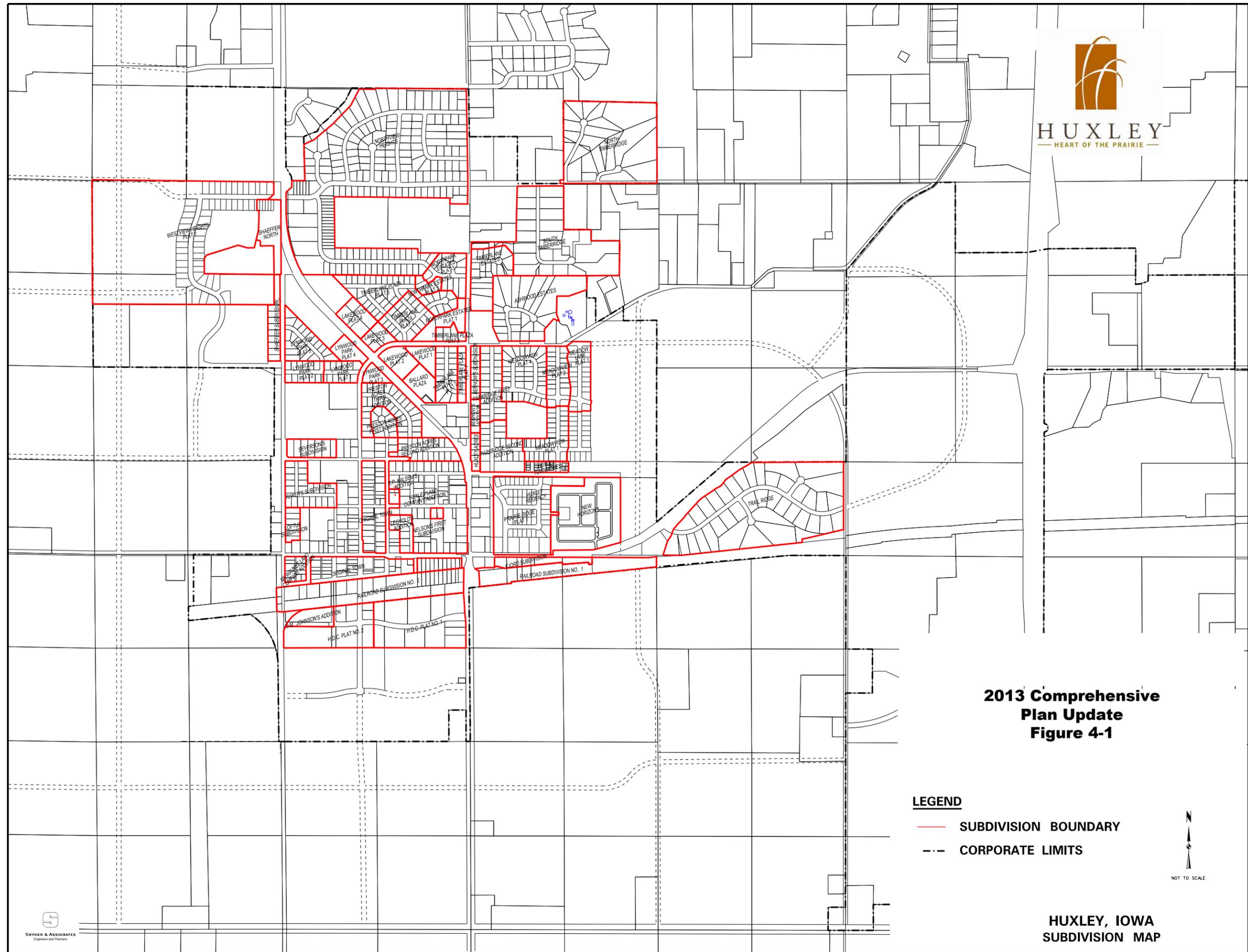
Interstate Land Properties has completed construction of Blue Sky Boulevard, as the first phase of the Blue Sky development which includes 40.7 acres of light industrial land just to the north of the Monsanto property.



Single Family Homes on large lots located in Trail Ridge Subdivision

On the following pages are City of Huxley maps illustrating the location of platted subdivisions within the corporate limits and an Address Map for the city.

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**2013 Comprehensive
Plan Update
Figure 4-1**

LEGEND

- SUBDIVISION BOUNDARY
- - - CORPORATE LIMITS



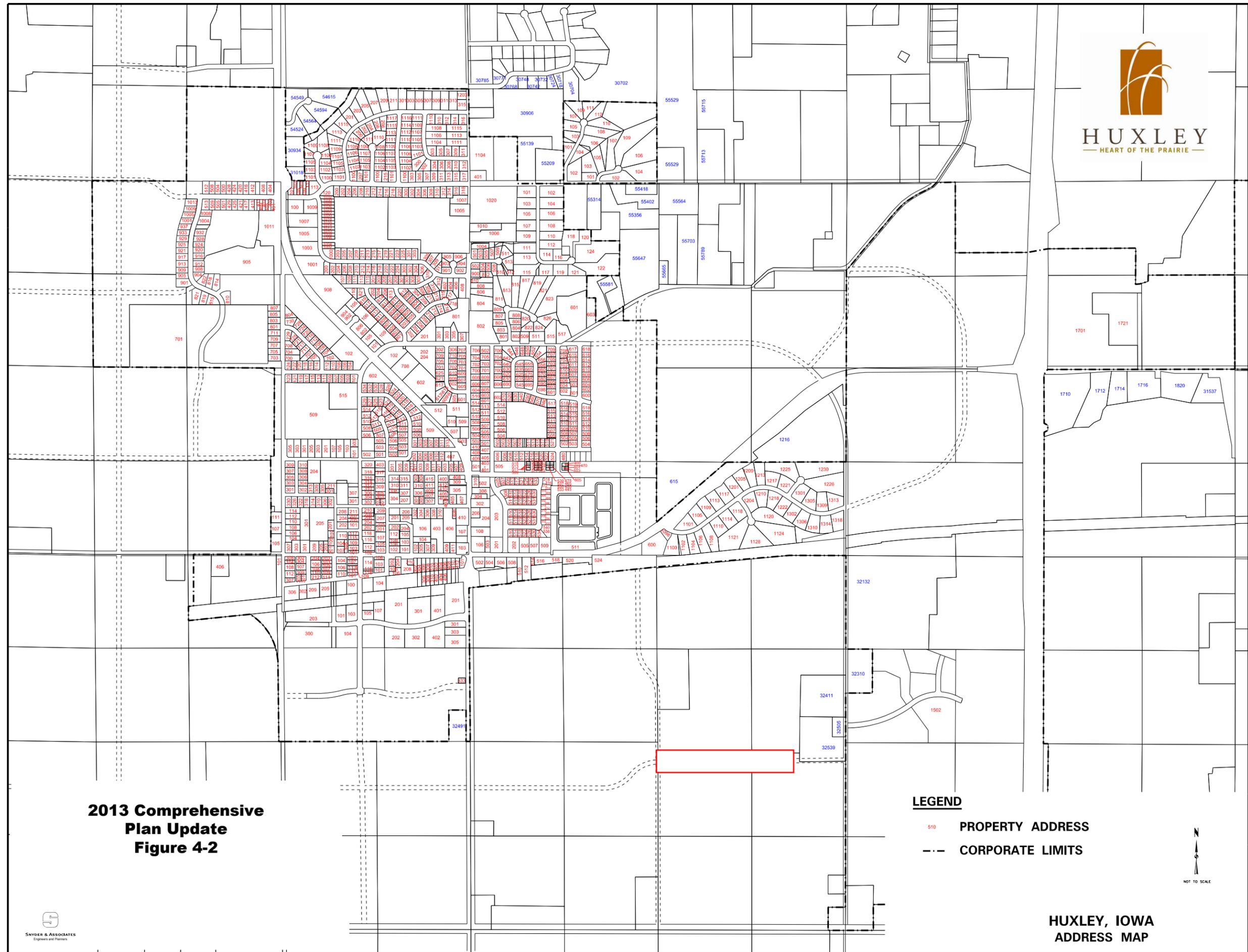
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**HUXLEY, IOWA
SUBDIVISION MAP**

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HUXLEY
HEART OF THE PRAIRIE



**2013 Comprehensive
Plan Update
Figure 4-2**

LEGEND

- 510 PROPERTY ADDRESS
- CORPORATE LIMITS



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