

Findings and Recommendations

1. Fargo's growth is being lead by youth and seniors
2. Future multi-family production of 590 to 640 units/year should be distributed in a variety of price range over the next 5 years
3. Future single-family projected growth is 560 to 600 owner-occupancy households/year, 420-450 single family detached and 120-150 attached houses/year through the remainder of the decade
4. Conventional market-rate housing represents most of the future construction
5. Additional market rate units in the downtown area can be sustained due low vacancy rates and strong demand
6. Downtown can also continue to support affordable housing options
7. Student-Oriented housing will largely depend on location and competitive advantage
8. Senior housing is a very strong market segment
9. General occupancy, tax credit, moderate rent housing should be developed
10. More subsidized Housing should be developed as resources allow
11. The FM Flood Diversion project may create temporary housing needs
12. The City's labor force and employment rate continues to grow – more households should be able to move into homeownership
13. Home ownership rate disparities for Native American and Black/African American households exist and will likely be based on improving the annual income levels for these groups