

Housing Needs Spark New Construction

Many of our small towns have a housing crisis on their hands. With current houses getting older, and houses not going on the market very often, this problem is rampant in our district. Bassett understands the need for housing well. In fact, they sought help on addressing this crisis from CNEDD.

The year of this project, 2010, was an active year for housing needs. That year four new teachers had been hired, and the meat processing plant was needed about six more workers. The year before, a housing study had been done in Rock County, and it was determined that to bring in young families, homes needed to have a minimum of 3 bedrooms, 2 bath, and 2-car garages. There were only thirteen houses on the market in 2010, but only one met the housing study criteria. One local realtor revealed that the houses listed were mostly dumpy, with a few highly overpriced homes, and one nicer home with zero yard. The homes that are listed still required major updating, which is not as attractive to young families with limited budgets. With 76% of Bassett's housing built prior to 1970s, there is an obvious need for housing.



Bassett began their housing journey with seeking grant funds to build one single family home that fit the criteria mentioned above. The city was able to put up \$66,550 in matching funds to their awarded grant of \$198,250. The area planned for construction was an existing vacant lot along a paved street, so no demolition was required, but the area still needed to be cleared and prepared accordingly. The house would be about 1,300 square feet, 3 bedroom, 2 bathroom that was energy efficient, slab on grade, with a two-car garage. When construction was complete, the house was ready for a new family to move in. The city engaged a program income from the sale of that home, to be utilized in building another home.

Today, that house is assessed at \$137,650 and is a bright improvement for the community. This is only the beginning of Bassett's housing journey, and there is still more to come. CNEDD is happily helping along their way. Especially since more and more young families look to move into these smaller communities. Many of them have called these communities home for many years and want to raise their families there, but to do so, they need the proper homes. As a community, Bassett understands this need, and are working hard to create wonderful, new housing for more future families.