

CITY OF ALGONA

Residential

Net New Units: 1993 – 2000

During this eight-year period, City of Algona permitted 106 net new units. Approximately 50% of the units were permitted during the 1996 – 2000 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
65	-	(11)	54	52	106

Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 4.4 dwelling units per acre. There were no permits issued in multifamily zones during the period. Plat activity shows an achieved density of 4.3 du/acre in single-family zones and an achieved density of 7.4 du/acre in higher density zones.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
14.66	65	4.4				10.60	46	4.3	0.27	2	7.4

In order to calculate land capacity from existing land supply, Algona used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
RL	4.71	4.71	
RM	7.38	9.00	Assumed density based in part on project in the pipeline. (Junction plat. 50 lots at 4800 sq. ft. average)

Residential Land Supply

After deducting constraints, Algona has about 67 net acres of vacant and redevelopable land. With an adjustment for market variables, about 58 acres of this land is potentially available for development during the planning period. In single family zones, there are about 50 net acres of land, with about 44 acres of this land developable during the planning horizon. In multifamily zones, there are about 17 net acres of land, with about 15 acres of this land potentially developable during the planning horizon.

	Residential Land Supply					Market Factor	Adjusted Net Acres
	Gross Acres	Deductions			Net Acres		
		Critical Areas	ROWs / Other	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	28.10	1.41	5%	5%	24.02	10%	21.62
SF Redevelopable	30.29	1.52	5%	5%	25.89	15%	22.01
MF Vacant	11.65	4.35	5%	5%	6.57	10%	5.91
MF Redevelopable	11.84	0.59	5%	5%	10.12	15%	8.60
Total Residential	81.88	7.87			66.61		58.15

Residential Capacity

Algona has capacity for 326 new housing units given its current land supply and zoning. There is capacity for 172 units in single family zones and 104 are in multifamily zones. The largest amount of buildable land is in the single-family zone. There are also 50 additional units of capacity on approximately 5.5 acres of land in a pipeline project.

Zone	Capacity in Single Family Zones					Capacity in Multifamily Zones	Total Capacity in MF Zones	Total in Mixed Use Zones	Future Capacity	Urban Planned Developments	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	8 - 12 du / acre	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity	Junction Plat Development	All Zones
Net Acres of Land			43.63		43.63	14.49	14.49	-	58.12	approx. 5.5	
Density			4.71		4.71	9.00					
Capacity in Units			206		206	130	130	-	336	50	
Minus Existing Units on Redevelopable Parcels			(34)		(34)	(26)	(26)	-	(60)	-	
Net Capacity	-	-	172	-	172	104	104	-	276	50	326

Residential Capacity Analysis

Algona has a total residential capacity of 326 units. The remaining target to 2012 is 298 households. This amounts to a surplus for 28 units in addition to the target. Algona has achieved nearly 26% of its target in the first eight years of the twenty-year planning period.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
106	404	26%	298	326	28

Commercial and Industrial

Net New Jobs: 1995 – 2000

Algona has gained a net of 704 new jobs during the most recent five years, 1995 to 2000, of the 1992-2012 planning period. Total employment growth from 1992 to 2000 is likely to be somewhat larger than this increase.

1995 Employment	2000 Employment	Net New Jobs
1,145	1,849	704

Commercial and Industrial Development Activity

Algona achieved an average floor area ratio (F.A.R.) of approximately .54 in its industrial zone. There was no commercial development in Algona from 1996 to 2000.

Commercial and Industrial Development: 1996 - 2000						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved F.A.R.
	Acres	Acres	Acres	Sq. Ft.	Sq. Ft.	Floor Area / Net Site Area in Sq. Ft.
Commercial	No Commercial Development					
Industrial	16.50	3.95	12.55	546,678	296,178	0.54
Total C & I Development	16.50	3.95	12.55	546,678	296,178	0.54

Details on achieved F.A.R. by zone, and assumptions for future F.A.R. by zone are included in the table below.

Assumed Future Non-Residential Densities			
Zoning	Achieved FAR	Assumed FAR	Reasons/Documentation
C1		0.30	No activity. Assumed FAR based on achieved FARs in City of Auburn, deemed most comparable to Algona in potential use of commercial land.
C2		0.30	No activity. Assumed FAR based on achieved FARs in City of Auburn, deemed most comparable to Algona in potential use of commercial land.
M1	0.54	0.54	

Commercial and Industrial Land Supply

After deducting constraints, Algona has nearly 39 net acres of vacant and redevelopable commercial and industrial land. After adjusting for market factors, about 35 acres are potentially available for development during the planning period. The largest portion of this is on vacant commercial land.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
Commercial Vacant	32.91	9.04	5%	5%	21.48	10%	19.33
Commercial Redevelopable	7.23	1.15	2%	2%	5.84	15%	4.96
Industrial Vacant	17.19	4.53	5%	5%	11.39	10%	10.25
Industrial Redevelopable							
Total C & I Land	57.3300	14.72			38.71		34.55

Commercial and Industrial Capacity

Algona has capacity for a total of 980 new jobs. There is capacity for 635 jobs in commercial zones and 345 jobs in the industrial zone.

Zone	Empl. Capacity in Commercial Zones		Empl. Capacity in Mixed Use Zones	Empl. Capacity in Industrial Zones	Total Job Capacity in Commercial, Industrial and Mixed Use Zones
	C1	C2			
Net Land in Sq. Ft	899,797	158,535		446,690	
Achieved or Assumed F.A.R. (Avg.)	0.30	0.30		0.54	
Dev. Capacity in Sq. Ft	269,939	47,561		241,213	
Net Capacity (Minus Existing Floor Area on Redev. Parcels)	269,939	47,561		241,213	
Floor Area Per Employee (Avg.)	500	500		700	
Job Capacity	540	95		345	980

Employment Capacity in Relation to Target

Data on employment change for the years 1995 to 2000 indicate that Algona has achieved about 201% of its current twenty-year target of 350 jobs. After accounting for this increase, the city has exceeded the target by 354 jobs. Algona has capacity for 980 new jobs beyond the target.

Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target	Job Capacity	Surplus or Deficit in Relation to Target
704	350	201%	(354)	980	1,334