

Housing Needs Assessment For North Dakota Region VI

Prepared For:

South Central Dakota Regional Council
Jamestown, North Dakota

August 2022



Maxfield
Research & Consulting

2823 Hamline Ave N
Roseville, MN 55113
612.904.7978
www.maxfieldresearch.com



August 24, 2022

Ms. Jennifer Schultes
EDA Cares Act Director
South Central Dakota Regional Council
PO Box 903
Jamestown, ND 58402

Dear Ms. Schultes:

Attached is the *Housing Needs Assessment for North Dakota Region VI* conducted by Maxfield Research and Consulting, LLC. The study updates the 2012/2013 previous housing study for the region by projecting housing need through 2030 and provides recommendations on the amount and type of housing that could be built across the region to satisfy demand from current and future residents over the next decade. The study identifies a potential demand for over 4,100 new housing units through 2030. Demand was divided between general-occupancy housing (41%) and age-restricted senior housing (59%).

Overall, the housing market supply is very tight across the region. Our inventory of rental properties found a combined vacancy rate of only 1.9%; indicating strong demand for new rental supply and few opportunities for existing/new households to relocate to the region. The for-sale market has experienced record-low supply and strong appreciation over the past few years. Lot inventory is low and new subdivisions are needed to accommodate future for-sale demand. Finally, senior housing is dominated by service-based supply and demand is strongest for market rate and affordable active adult and independent senior housing.

Detailed information regarding recommended housing concepts and the challenges associated with developing the needed housing can be found in the *Recommendations and Challenges and Opportunities* sections at the end of the report.

We have enjoyed performing this study for you and are available should you have any questions or need additional information.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING, LLC

Matt Mullins

A handwritten signature in black ink that reads "Matt Mullins".

Vice President

Andrew McIntyre

A handwritten signature in black ink that reads "Andrew McIntyre".

Associate

Max Perrault

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Associate

Attachment

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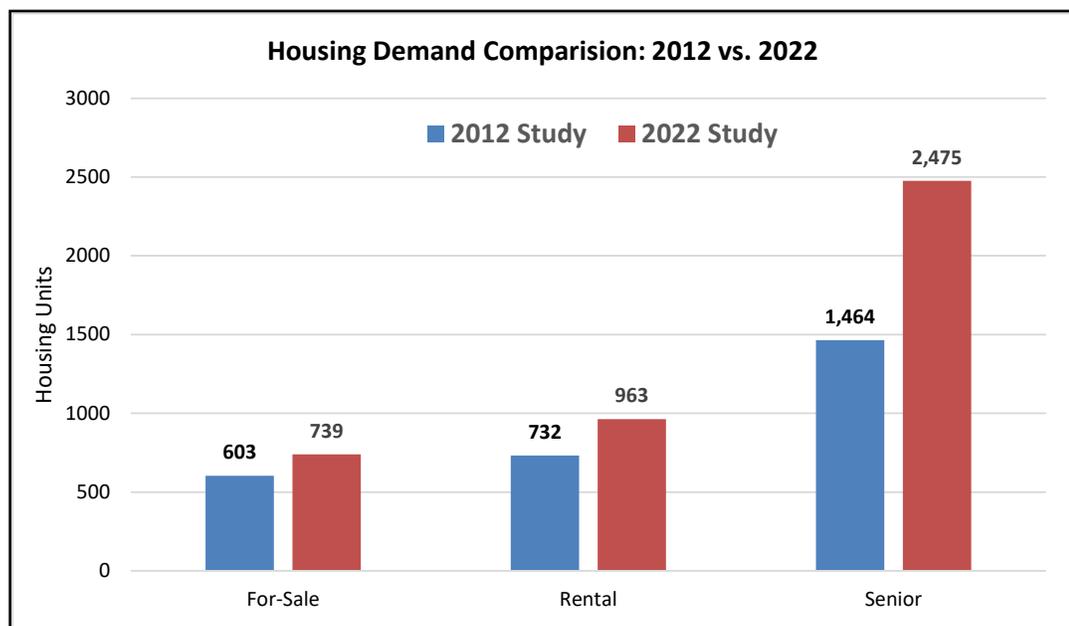
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Key Findings

1. Despite strong demand for housing as outlined in the previous 2012 housing study, housing production did not keep pace with demand over the past decade. Although there were challenges such as decrease of oil prices in the Bakken and the pandemic in 2020, construction was nominal across the region. Because of the lack of production, housing demand is even higher looking ahead to 2030. One of the principal issues of low production has been the higher cost of construction in the region compared to more urban areas of North Dakota that take advantage of economies of scale and construction labor force trades. The following chart compares the previous housing study to future demand this decade.



2. Over the past decade, Region VI was one of only two regions (among eight) North Dakota regions to both lose population and households (Region III was the other). Over those ten years, Region VI lost 734 people, a 1.3% decrease and 627 households, a decrease of 2.6%. Regions with significant growth in population and households were either in the heart of the oil rich Williston Basin (Regions 1,2, and 8) or one of the state’s three metropolitan areas (Region 7 – Bismarck, Region 5 – Fargo, and Region 4 – Grand Forks). Unfortunately for the region, only a portion of Wells County falls within the Williston Basin. Therefore, oil related employment is not likely to be a major driving factor attracting people to the region. In addition, the region falls approximately halfway between the Fargo and Bismarck Metro Area. The region is forced to compete with those larger cities offering more job opportunities, housing options, and entertainment. Region VI will need to find ways to market itself and in particular to young professionals in order to reverse population and household decline.

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3. The aging baby boomer generation (ages 58 to 76 in 2022) is impacting the composition of the region's population. Younger seniors (ages 65 to 74) have growth rates of 13% and older seniors (75+) have growth rates of nearly 15% over the next five years. This shift will result in demand for alternative housing products; both for-sale and rental housing types. At the same time, there is some growth in the older Millennial generation that will be seeking home ownership opportunities or higher-amenity rental options.
4. Despite the COVID 19 Pandemic, the annual unemployment rate in 2020 (3.5%) and 2021 (3.0%) never topped 3.5%. More recently, as of May 2022, the unemployment rate in the region had dropped to 2.0%. As a result, the region has fared much better than the State of North Dakota and the US which saw unemployment rates reach 5.1% and 8.1%, respectively in 2019 during the heart of the pandemic.
5. The region has much older housing stock compared to the State of North Dakota. Only 13% of the housing stock has been constructed in the past two decades compared to 27% statewide. The lack of housing production over the past few decades has dated the housing stock. For communities with an aging housing stock, deferred maintenance and prevention from disrepair should be emphasized. Because older homes require more upkeep, cities should be on the front-line (i.e. building codes, code enforcement, etc.) to maintain and improve the housing stock. Remodeling incentives and housing programs to enhance the housing stock should be pursued.
6. The overall rental vacancy rate in the region is 1.9% (excluding properties without complete information). Rental vacancy rates are extremely low among all income levels and range from a vacancy rate of 1.6% for market rate units and 2.4% for affordable/subsidized products. These low vacancy rates indicate strong demand for rental housing and the need for new production to reach a stabilized occupancy of 95%.
7. Despite over 1,100 age-restricted senior units across the region, demand is strongest for senior housing products given the demographic changes and growth in the 65+ population in the coming years. Although there are several assisted living developments across the region, the region lacks housing for active adult and independent seniors where demand is highest this decade.
8. Like most markets across the country, residential real estate values have experienced strong appreciation since 2020 and the COVID-19 pandemic. However, the appreciation rate of 8.7% between 2020 and 2021 was actually lower than the national average (15% for existing homes and 20% for new construction). Supply has been extremely low, and the market has favored sellers for several years. However, with the Federal Reserve increasing interest rates to curtail inflation the housing market will slowly cool as buyers are priced out due to the swing in monthly payments with higher rates. New construction inventory has been low, and most cities lack new subdivisions as construction has

KEY FINDINGS

been more prevalent in nearby townships. The new construction market continues to face hurdles in producing homes priced under \$300,000 as builders are unable to pencil-out this price point given today's development cost, material challenges, and 40-year high inflation. Therefore, new construction caters to move-up and executive buyers; while entry-level for-sale homes are serviced by the existing housing stock. Finally, the lot inventory is low and new lots need to be platted to meet future demand.

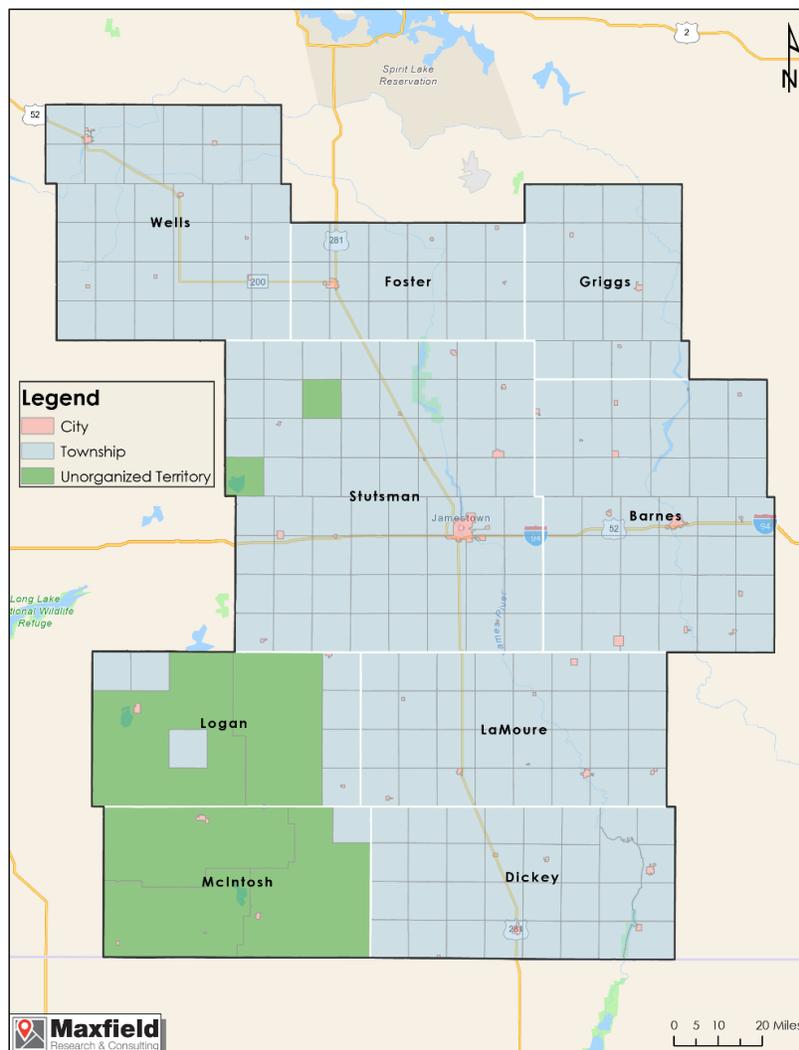
9. New housing production has not kept the pace with demand over the past decade and will face even more challenges in the near-term with high inflation that has driven-up housing development costs even more-so. In today's economy, regional policy makers and the private sector will need to proactive and work together to entice housing development, streamline the development process, and provide additional resources to enhance the supply of housing and improve the existing housing stock.

Purpose and Scope of Study

The primary objective of the *Housing Needs Assessment for the North Dakota Planning Region VI* is to provide the South Central Dakota Regional Council with a market-based analysis that will identify current and future housing needs in the Region. The assessment will help decision-makers, both public and private, develop a greater understanding of the Region’s housing market and demand for various housing products. The housing needs assessment provides recommendations guiding future housing for existing and future residents and the tools/policies to implement the plan.

Maxfield Research and Consulting, LLC was engaged by the South Central Dakota Regional Council to prepare a housing demand and needs assessment for North Dakota Region VI, including the Counties of Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells.

South Central North Dakota Region VI



The housing needs assessment lays out the demographic, economic, and housing market performance of Region VI jurisdictions for expanding housing opportunities. The analysis is the first step in addressing local housing issues and is intended to lay the groundwork for establishing housing goals, priorities, and strategies for meeting the demand. Furthermore, the analysis will assist local builders/developers and financial institutions through streamlining their respective due diligence process.

Demographic Analysis

- The population declined by 21.2% (14,062 people) between 1990 and 2020 from 66,294 in 1990 to 52,232 in 2010.
- In 2022, Stutsman County had the largest population with 21,600 people, comprising 38.9% of the Region VI's total population. Jamestown was the largest city in Region VI with 15,900 people. Barnes County had the second largest population with 10,850 people in 2022. Valley City, in Barnes County, was the second largest city in the region in 2022 with 6,575 people. All other communities in Region VI had 2,081 people or less.
- Between 2022 and 2030, Region VI is projected to decline 0.9% (488 people). Decline will happen in eight of the nine counties with only Stutsman County experience a population increase of 1.9% (400 people).
- As of the 2022, the largest adult age cohort in Region VI was 45 to 54, comprising 15.6% of the total population.
- In 2022, the median household income in Region VI was estimated to be \$56,700. By comparison the median household income in North Dakota was estimated to be 13.5% higher than Region VI at \$64,373. Median incomes ranged from \$52,261 (Griggs County) to \$65,464 (Dickey County).
- Most households in Region VI (69.7%) owned their housing in 2022. As a comparison, 62.5% of North Dakota owned their housing. Stutsman County had the lowest ownership rate (62.5%). The City of Jamestown has the largest supply of rental units in the Region.
- Family households were the most common type of household, representing 56.7% of all households in 2022. Married couples without children comprised 28.7% and married couples with children comprised 15.3% of all households. The largest percent decrease in household type occurred in the number of married couple households with children which declined 12.9% (539 households) between 2010 and 2022. Non-family households with roommates increased 13.7% (184 households) and single-person households increased by 7.2% (604 households).

Employment Trends

- Between 2000 and 2010, Region VI experienced 3.6% employment growth (857 jobs), while the number of jobs in North Dakota expanded by 16.0% (49,451 jobs).
- Based on 2020 data, the Region lost roughly 1,848 jobs (-7.4%) since 2010. All counties in the Region experienced a decline in employment, but with a decrease of 532 jobs (-11.0%), Barnes County experienced the largest numeric decrease in jobs.
- The Region's unemployment rate dropped 1.0 percentage points from 3.5% in 2010 to 2.5% in 2019 as employment decreased 10.1% and labor force decreased 11.0%.
- The Education and Health Services industry was, by far, the largest employment sector in the Region, providing 6,698 jobs in the third quarter of 2021 (27.2% of the total). The Trade, Transportation and Utilities sector was also a major employer with 5,498 workers (24.0% of the total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Region VI increased 0.9% (21 establishments), while the number of jobs decreased by 0.4% (81 jobs). By comparison, North Dakota gained 489 establishments (1.5%) and 11,353 jobs (2.9%) during the same time.
- Within the Region, the most notable job losses occurred in the Education and Health Services industry (658 jobs for a 9.5% decline). The most significant hiring occurred in the Leisure and Hospitality sector (211 jobs for a 9.6% increase).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Region VI increased 4.5% (\$37) to \$861. By comparison, wages increased 5.1% throughout North Dakota to \$1,076. Average wages were lower in the Region than in the State in all industry sectors.
- As the table shows, Region VI can be considered an exporter of workers, as the number of residents leaving the Region for work (outflow) exceeded the number of workers coming into the Region (inflow) for employment. Approximately 5,229 workers came into the Region for work while 7,614 workers left, for a net difference of -2,385.
- Roughly 76% of the jobs in the Region were filled by residents of the Region while the remaining 24% were filled by workers commuting into the Region. Of the 24,105 Region VI workers living in the Region, approximately 68% also worked in the Region while the remaining 32% commuted outside the Region for work.
- Based on interviews with representatives of these major employers, it appears that most employers are planning on increasing employment or holding steady over the next three years. Representatives suggested that there is a need for housing in the Region. Middle

EXECUTIVE SUMMARY

income/rental housing was said to be needed in Region VI as is for-sale housing in the \$100,000 to \$300,000 range.

- Most of the current job openings in the Region are for relatively low-paying jobs. Almost 63% (62.8%) of all job openings are in occupational groups with an average hourly wage of \$19.55 or less per hour (\$40,664 or less annually), and 6.5% are in occupations with an average wage range of between \$19.56 and \$23.08 per hour (\$40,684 and \$48,006).

Housing Characteristics

- Building permits were issued for 1,836 residential units in Region VI from 2000 to 2020, equating to roughly 87 units per year. Region VI, other than Region III (462 units) had the lowest number of units permitted across all North Dakota Regions. In comparison, Region V had the most units permitted over the same time frame (36,853 units); equating to 1,755 units per year.
- Within Region VI, Stutsman and Barnes Counties issued permits for the most units between 2000 and 2020 with 817 and 712 units, respectively. In Stutsman County, over 71% (71.2%) of the permitted units were single-family homes, while 45.9% of the units in Barnes County were single-family.
- Overall, it appears that housing units remained about the same between 2010 to 2020, as the total supply of housing units in Region VI increased slightly by 29 units (0.1%) during the decade.
- The housing unit occupancy rate declined from 84.0% in 2000 to 81.6% in 2020, while the vacancy rate climbed 2.4% over the decade to 18.4% in 2020. The number of owner-occupied housing units increased in the following counties over the decade: Barnes, Dickey, Foster, Griggs, and Lamoure. In contrast, the number of owner-occupied units decreased in Logan County, McIntosh County, Stutsman County, and Wells County.
- The age of the housing stock in Region VI is characterized by a substantial portion of homes built during the 1970s (20.4% of all units) and prior to 1940 (19.8% of all housing units).
- In Region VI as a whole, 19.8% of the housing stock was built prior to 1940, 6.9% during the 1940s, 11.0% in the 1950s, 13.6% in the 1960s, 20.4% in the 1970s, 8.4% in the 1980s, 6.8% in the 1990s, 6.5% in the 2000s, and 6.5% in the 2010s.
- The dominant housing type throughout Region VI is the single-family detached home, representing 73.0% of all housing units in the Region, followed by attached single family homes at 1.8%. Compared to the State of North Dakota, where 58.5% of all housing units are single-family detached, there is a relatively limited variety of housing options in many Region VI communities.

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- Of the occupied detached single-family homes in the Region, 87.2% are owner-occupied while the remaining 12.8% are renter-occupied.
- Renter-occupied multifamily units are the second most common housing type in the Region, representing 25.5% of the occupied housing stock. Stutsman County, Barnes County, and Foster County have the highest proportions of renter-occupied multifamily units, at 27.7%, 19.8%, and 14.8%, respectively.
- The median owner-occupied home value in Region VI was \$100,900 in 2020, roughly 50% (49.5%) lower than the statewide median of \$199,900.
- The largest proportion of owner-occupied housing units in Region VI are estimated to be valued in the \$50,000 to \$99,999 range with 22.8% of all owner-occupied units in the Region followed by homes valued between \$100,000 and \$149,999 (17.6%), homes less than \$50,000 (15.4%), and homes between \$150,000 and \$199,999. Approximately 10.7% have values between \$150,000 and \$200,000.
- The median contract rent in Region VI was \$504, roughly -32.3% lower than the statewide median of \$511. Based on a 30% allocation of income to housing, a household in the Region would need an income of about \$20,160 to afford an average monthly rent of \$504. Between the nine counties of Region VI, Griggs County had the lowest median contract rent at \$396, while Barnes County had the highest at \$624.

For-Sale Housing Market Analysis

- Home prices in the region hit a new peak in 2021 with a median sales price of \$168,000, up 8.7% from 2020. Although a nearly 9% appreciation is high the nationwide average from 1Q 2021 to 1Q 2022 is +14%.
- Across Region VI, resales are dominated by detached single-family housing stock. Over the past six years, 90% of all transactions have been for single-family housing. The remaining units include: duplex (0.1%), farmsteads (3.4%), manufactured homes (1.7%), multifamily (1.7%), townhomes (3.1%) and only one triplex (0.0%). As such, there are few options for association-maintained housing across the region.
- There were 85 homes listed for sale across the region as of April 2022. This is on-par with the previous housing study as there were 84 homes listed for sale in January 2013.
- The median list price in Region VI was nearly \$166,000; whereas the average list price was \$213,447. The median sale price is generally a more accurate indicator of housing values in a community than the average sale price. Average sale prices can be easily skewed by a few very high-priced or low-priced home sales in any given year, whereas the median sale price better represents the pricing of a majority of homes in a given market.

EXECUTIVE SUMMARY

- Almost all of the listings are single-family properties (94%). There were only five multifamily properties (townhomes) for sale in the entire region (6%). However, the multifamily housing stock is newer as three new spec twin homes are under construction. These twin homes are also among the most expensive of housing units for-sale in the region.
- One-story homes accounted for 40% of all single-family housing stock for-sale. Many of these homes are older with an average age of home of 66 years old. Two-story's account for about 30% of the homes for-sale with an average list price of about \$246,700 or \$95 PSF.
- There are only 44 actively marketing lots in the region. Over 90% of the available lot listings are located in either Stutsman or Barnes County.
- Lot sizes across the region are larger with an average size of over 2 acres. This is a result of most land listings located outside of city limits in township lots with well and septic vs. city lots.
- The average lot price is about \$67,000 across the region, or about \$29,900 per/acre. Lot pricing is the lowest in Foster County (\$19,900) and highest in Stutsman County (\$87,500). Again, many of these prices reflect larger acreage lot sizes and not municipal lots.

Rental Housing Market Analysis

- Median gross rents increased between the 2011-2015 ACS and the 2016-2020 ACS, climbing 14.5% in Region VI from \$542 in 2015 to \$621 in 2020, while North Dakota experienced a 16.8% increase in the median gross rent from \$709 in 2015 to \$828 in 2020.
- All rental properties in the region comprise over 2,800 units (2,856 units). Of those 2,856 units 80.0% were market rate units (2,285 units), 11.3% were affordable units (322 units), and 8.7% were subsidized units (249 units).
- Despite difficulty in obtaining information from property owners and managers across all nine counties a total of 639 market rate units were surveyed in Stutsman County, comprising the largest portion (65.7%) of the surveyed set in Region VI. A total of 214 units were surveyed in Barnes County (22.0%), followed by 28 units in Dickey County (2.9%), 20 units in LaMoure County (2.1%), 18 units in Foster County (1.8%), and 12 units in Wells County (1.2% each). No market rate units were surveyed in Logan or McIntosh County as neither county had properties with 12 or more units, our cutoff point for surveyed units.
- A total of 973 market rate units were (properties with 12 or more units and with detailed available data) were surveyed in Region VI, resulting in a weighted average monthly rent and unit size of \$868 and 915 square feet, respectively (\$0.95 PSF). However, we recognize that the inventoried properties are newer, hence the average rent is skewed to the newest properties with higher rents.

EXECUTIVE SUMMARY

- Vacancy rates for surveyed market rate units varied significantly from county to county, ranging from a low of 0% in Barnes County, Foster County, and Wells County, to a high of 10.7% in Dickey County and 10.0% in LaMoure County (Note: a small sample size in these two counties inflates the vacancy rate).
- There were 549 affordable/subsidized units surveyed in properties with 12 or more units in the Region. Of those 549 units, 13 were vacant for a vacancy rate of 2.4%
- Stutsman County comprised the highest percentage (42.8%) of all surveyed affordable/subsidized units (235 units).

Senior Housing Market Analysis

- In 2022, the median income for households ages 65 to 74 in the North Dakota Region VI is \$53,328, while the median age for households age 75+ is \$30,674. By 2027, senior household incomes are projected to have increased by 6.4% and 5.0% for those ages 65 to 74 and 75+.
- In North Dakota Region VI, the highest household income for the 65 to 74 age group is LaMoure County (\$61,939), while Foster County has the highest median incomes for those ages 75+ (\$32,565). The lowest senior median incomes were reported in Griggs County for those ages 65 to 74 (\$48,054) and in Barnes County for those ages 75+ (\$29,133).
- In 2022, the pattern of homeownership between older adults and seniors declined, as 81% of seniors 65 to 74 are homeowners while only 74% of seniors 75+ are homeowners in North Dakota Region VI.
- The highest homeownership rates among Region VI counties occurred in LaMoure and Logan Counties as 88% of households ages 65+ own a home.
- As of Spring 2022, a total of 957 senior housing units were identified in Region VI across 33 properties. The majority of the senior housing units in Region VI were located in Stutsman County (44.8%) followed by Barnes County (26.5%).
- There are seven subsidized active adult properties and one affordable active adult property in Region VI with a total of 210 units. Additionally, there are six market rate active adult facilities in Region VI with a total of 94 units. No owner-occupied active adult properties were identified.
- There are nine independent living facilities in Region VI with a total of 261 units, 16 assisted living facilities in Region VI with a total of 398 units, and two memory care facilities in Region VI with a total of 23 units. In total, these properties account for 682 service intensive senior housing units.

Housing Affordability

- In the PMA, 10.9% of owner households are considered cost burdened. In comparison, 10.9% of all owner households are cost-burdened in North Dakota. A greater percentage of owner households 18.4% are cost burdened in the US compared to Region VI and North Dakota.
- Renter households are more likely to be cost-burdened in the PMA, North Dakota, and the US compared to owner households. In the PMA, 29.8% of renter households were cost-burdened, compared to 33.0% of North Dakota renter households, and 74.9% of US renter households.
- A Region VI is represented by several housing authorities. The two housing authorities with the highest number of utilized vouchers, as of November 2021 (according to HUD), are the Great Plains Housing Authority (492 vouchers) and the Barnes County Housing Authority (216 vouchers). There are a total of 116 vouchers currently available in Region VI (according to HUD). Of those 116 vouchers, 80 are available via the Great Plains Housing Authority (GPHA), 7 are available via the McIntosh Housing Authority, 2 are available via the McIntosh Housing Authority, 2 are available via the McIntosh Housing Authority, and 27 units are available via the GPHA.

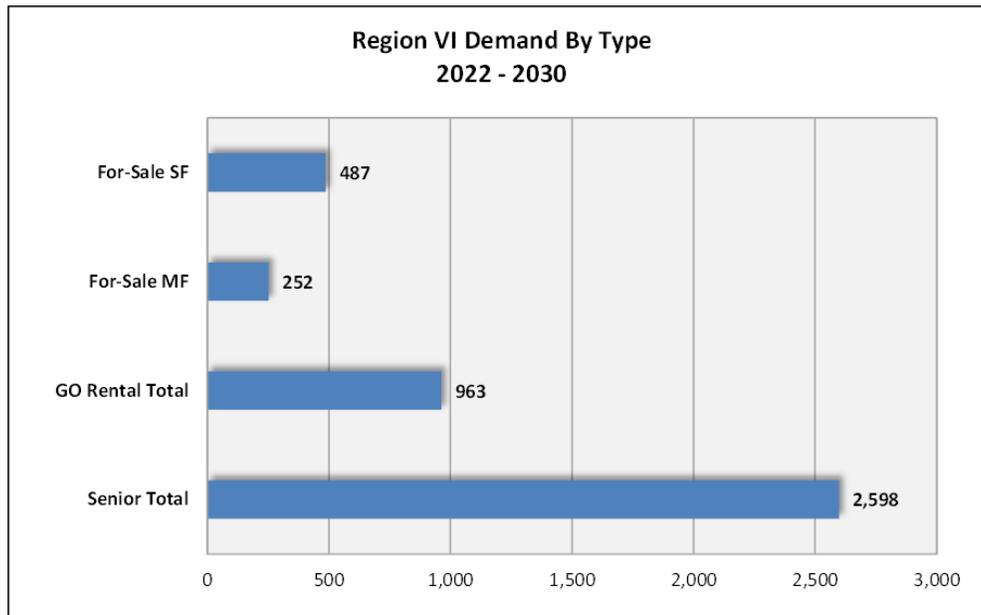
Housing Needs Analysis

- Based on our calculations, demand exists for the following general occupancy product types between 2022 and 2030:
 - Market rate rental 484 units
 - Affordable/subsidized rental 222 units
 - For-sale single-family 487 units
 - For-sale multifamily 252 units
- In addition, we find demand for multiple senior housing product types. By 2030, demand for senior housing is forecast for the following:
 - Active adult 881 units
 - Affordable/subsidized independent 903 units
 - Congregate 464 units
 - Assisted living 131 units
 - Memory care 220 units

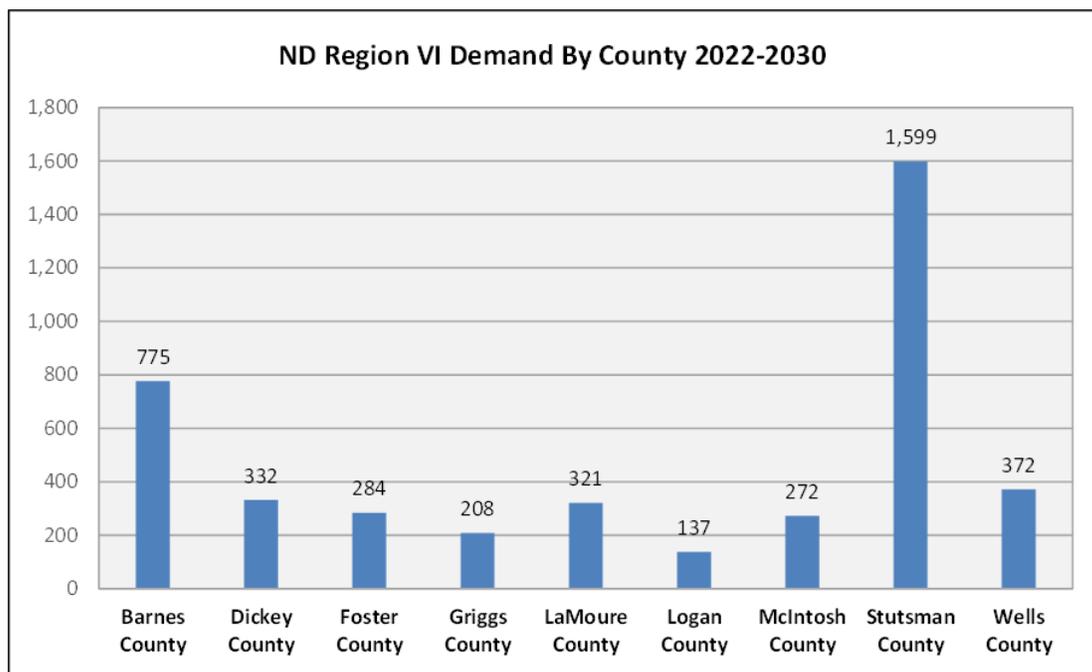
Housing demand calculations indicated that between 2022 and 2030, 739 for-sale housing units, 963 rental units, and 2,598 senior units will be needed in Region VI to satisfy the housing demand for current and future residents. Should employment and job growth exceed expecta-

EXECUTIVE SUMMARY

tions, housing demand could be higher than projected. Demand calculations are illustrated on the following page and are broken down by community in each county.



Due to its size, access to transportation, and central location within the Region, we estimate that 37% of the Region's housing units will be needed in Stutsman County, while 18% will be required in Barnes County. Combined these two counties constitute 55% of the region's housing demand while the remaining seven counties constitute 45% of the region's housing demand



Recommendations and Conclusions

- Based on the finding of our analysis and demand calculations, the table on the following page provides a summary of the recommended development concepts by product type for Region VI. Detailed findings are described in the *Conclusions and Recommendations* section of the report.



Veteran's Memorial Park (Valley City)



World's Largest Buffalo (Jamestown)



Downtown LaMoure (LaMoure)



Oakes Water Tower (Oakes)

EXECUTIVE SUMMARY

HOUSING RECOMMENDATIONS BY SUBMARKET											
2022 to 2030											
Housing Type/Program	Purchase Price/ Monthly Rent Range ¹	Barnes County		Dickey County		Foster County		Griggs County		LaMoure County	
		'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30
For-Sale Housing (New Construction)											
Single-family - (New lots needed)		x	x	x	x	x	x	x	x	x	x
Single-family by Price											
Entry-Level	>\$250,000	x	x	x	x	x	x	x	x	x	x
Move-up	\$250k-\$350k	x	x								
Executive	\$350k+	x	x								
Twinhomes/Townhomes/Villas											
Entry-level	>\$225,000	x	x								
Move-up	\$225,000+	x	x								
General Occupancy Rental Housing											
Market Rate Moderate-Income ²	\$900/1BR - \$1,300/3BR	x	x	x		x		x		x	
Market Rate Move-Up	\$1,050/Eff-\$1,700/3BR	x	x								
Market Rate Townhomes ²	\$1,300/2BR - \$1,600/3BR	x	x	x	x						
Market Rate Built for Rent (SF) ²	\$2,000/3BR-\$2,600/4BR										
Affordable/Subsidized	Per Income Guidelines	x	x	x	x	x	x			x	x
Senior Housing											
Market Rate											
Active Adult - For-Sale Coop	\$125,000+ (plus monthly fee)	x	x								
Active Adult - Rental	\$1,100 - \$1,800		x	x	x	x	x	x	x	x	x
Congregate/Independent	\$1,400 - \$2,700 (based on svcs.)	x	x	x	x	x	x		x	x	x
Assisted Living	\$3,300/EFF - \$4,500/2BR				x		x		x		
Memory Care	\$3,800 - \$5,000	x	x		x		x				x
<u>Alternative Concept:</u>											
Catered Living	\$1,600+	x	x	x	x	x	x				
Affordable Senior Housing											
Active Adult	Per Income Guidelines	x	x					x		x	

CONTINUED

EXECUTIVE SUMMARY

**TABLE CR-1 (CONTINUED)
HOUSING RECOMMENDATIONS BY SUBMARKET
2022 to 2030**

Housing Type/Program	Purchase Price/ Monthly Rent Range ¹	Logan County		McIntosh County		Stutsman County		Wells County	
		'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30
For-Sale Housing (New Construction)									
Single-family - (New lots needed)			x		x	x	x	x	x
Single-family by Price									
Entry-Level	>\$250,000		x		x	x	x	x	x
Move-up	\$250k-\$350k					x	x	x	x
Executive	\$350k+					x	x		
Twinhomes/Townhomes/Villas									
Entry-level	>\$225,000					x	x		
Move-up	\$225,000+					x	x		
General Occupancy Rental Housing									
Market Rate Moderate-Income ²	\$900/1BR - \$1,300/3BR					x	x		
Market Rate Luxury ²	\$1,050/Eff-\$1,700/3BR					x	x		
Market Rate Townhomes ²	\$1,300/2BR - \$1,600/3BR	x	x	x	x	x	x	x	x
Market Rate Built for Rent (SF) ²	\$2,000/3BR-\$2,600/4BR					x	x		
Affordable/Subsidized	Per Income Guidelines					x	x	x	x
Senior Housing									
Market Rate									
Active Adult - For-Sale Coop	\$125,000+ (plus monthly fee)					x	x		
Active Adult - Rental	\$1,100 - \$1,800		x		x	x	x	x	x
Congregate/Independent	\$1,400 - \$2,700 (based on svcs.)			x	x	x	x		x
Assisted Living	\$3,300/EFF - \$4,500/2BR			x	x				x
Memory Care	\$3,800 - \$5,000			x	x	x	x	x	x
<u>Alternative Concept:</u>									
Catered Living	\$1,600+	x	x	x	x	x	x	x	x
Affordable Senior Housing									
Active Adult	Per Income Guidelines	x	x	x	x	x	x	x	x

Note: Although many of the smaller communities show housing demand for a variety of housing types; it will not be feasible due to the economies of scale needed. Therefore, recommendations are based on the need and density needed to be feasible.

¹ Blended average across Region VI. Pricing will vary from submarket to submarket across the county.

² Market rate multifamily housing could be developed in either apartment-style or townhome style design

Source: Maxfield Research & Consulting, LLC

Methodology Overview

Maxfield Research and Consulting, LLC. was engaged by the South Central Dakota Regional Council (SCDRC) to prepare a housing demand and needs assessment for North Dakota Region VI, including the Counties of Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells.

This study builds upon the previously completed housing study by Maxfield Research that was completed in 2012/2013. At that time, demand and projects were guided by the Bakken spillover that was driving housing and population growth in western North Dakota and other areas of the state who commuted or served the oil and gas industry. However, because of the slowdown of the Bakken due to falling prices, the region did not realize the spill off that was anticipated.

The updated comprehensive housing needs assessment has been updated to reflect current economic, demographic, and pandemic-related impacts that will drive future housing needs. The updated study calculated demand from 2022 to 2030 for several types of housing in each county and various submarkets across Region VI. The study provides updated recommendations on the amount and types of housing concepts that should be developed in the short-term to accommodate the housing needs of new and existing households.

Methodology Overview

The primary objective of the housing needs assessment is to provide the South Central Dakota Regional Council with a market-based analysis that will identify current and future housing needs in the Region and help decision makers develop a greater understanding of the Region's housing market. As part of our analysis, Maxfield Research has prepared demographic and demand estimates for all nine Region VI counties.

Our methodology comments on the following: previous North Dakota Housing Needs Assessments and data sources where demographic data was obtained.

2020 US Census

The US Census Bureau conducts a nationwide population and household survey every ten years with the most recent survey taking place in 2020 and prior to this, 2010. Information for 2020 in the report was sourced from the Census' 2020 Redistricting data set. Redistricting data is released prior to the final 2020 Census numbers and is used to apportion house seats throughout the US. The rollout of more 2020 Census data is not due for release until Spring/Summer

2023 and possibly further.¹ Thus, 2020 data is up to date according to redistricting but are likely to change when further data is released.

The 2020 Census encountered several challenges due to the COVID-19 pandemic. The coronavirus outbreak hit just as the census mailings began in March 2020. Due to the pandemic, the Census Bureau delayed door-to-door interactions to those who did not complete the required forms. Therefore, the bureau had a shorter timeframe to collect census responses. To complicate the survey, mobility was extremely high the pandemic as many households moved to more affordable housing markets. Despite all the challenges, the Census Bureau metrics indicate an accurate survey, and the margin of error was minimal for the majority of counties across the U.S. Pew Research surveys indicate 75% of American's believe the census created an accurate portrayal of the U.S. population.

American Community Survey (ACS)

The majority of data presented in the report was sourced from the U.S. Census Bureau's American Community Survey. The American Community Survey ("ACS") is an ongoing statistical survey administered by the U.S. Census Bureau that is sent to approximately 3 million addresses annually. The survey gathers data previously contained only in the long form of the decennial census. As a result, the survey is ongoing and provides a more "up-to-date" portrait of demographic, economic, social, and household characteristics every year, not just every ten years. The most recent ACS highlights data collected between 2016 and 2020.

The Census Bureau conducts the monthly samples to about 250,000 households across the country. Although the Census Bureau collects one-year, three-year, and five-year estimates, areas with fewer than 20,000 persons require 60 months of surveys. Hence, the data for the South Central Dakota Region VI is dependent on 5-year ACS data that includes census tracts and block groups.

All ACS surveys are subject to sampling error and uncertainty. The ACS reports margins of errors (MOEs) with estimates for most standard census geographies. The MOE is shown by reliability from low, medium, to high. A review of the MOE for Region VI counties shows reliability ranging from low to high. A number of data points were classified as medium reliability, which is considered cautionary by the ACS.

We recognize that the ACS is the best source of data for those rural areas that do not have the means to collect and analyze data. However, given the margin of errors the data should be thoughtfully reviewed realizing that the sampling data could be swayed in either direction. Maxfield Research carefully analyzes the ACS data will comment on any inconsistencies.

¹ "Next 2020 Census Data Products to be Released in 2023," *United States Census Bureau*, Apr. 27, 2022, <https://www.census.gov/newsroom/press-releases/2022/2020-census-data-products-schedule-2023.html>. Accessed June 28, 2022).

ESRI

Maxfield Research also collected data from ESRI, a national demographic and GIS firm. ESRI provides demographic projections over five-year periods with the most recent being between 2021 and 2026. In order to measure population and households at the block-level, ESRI uses three primary sources: Experian, the US Postal Service (USPS), and Hanley Wood Market Intelligence.

Maxfield Research compiled numerous demographic points from ESRI and finds their methodologies and projections to be rather accurate in many communities we work in. Because we routinely utilize ESRI demographic data, Maxfield Research weighted the ESRI projections and applied base-level data to our adjusted projections. As such, ESRI data was applied to the population projections produced by Maxfield Research based on local trends (i.e. building permits, economy, etc.)

State of North Dakota Labor Market Data Site (NDLMI)

Much of the report's employment data was obtained via the State of North Dakota's Labor Market (NDLMI) data portal. The portal can be accessed via the State's Job Service department. The LDMI site offers a number of different geographies within North Dakota to compare current, historical, and employment projection trends.

US Bureau of Labor Statistics

Resident Employment data for North Dakota and Region VI Counties was obtained from the US Bureau of Labor and Statistics. This governmental organization provides information on the US labor force from the city and county level up to nationwide.

Other Data Sources

The report contains primary and secondary research. Primary research includes interviews with rental property managers/owners, city staff and other professionals involved in the housing market in the region. All of the information was collected by Maxfield Research and Consulting and is accurate to the best of our knowledge. This study also utilizes secondary data from the sources listed below. Secondary research is always used as a basis for analysis and is carefully reviewed in light of other factors that may impact projections.

- U.S. Census Bureau
- ESRI, Inc.
- State of the Cities Data Systems (SOCDS)
- United States Department of Housing and Urban Development (HUD)
- U.S. Department of Agriculture (USDA)
- North Dakota Department of Health

METHODOLOGY

- State of North Dakota Labor Market Data Site (NDLMI)
- U.S. Bureau of Labor Statistics
- Longitudinal Employer-Household Dynamics
- Low Income Tax Credit (LIHTC) HUD User
- Novogradac
- Costar
- North Dakota Housing Finance Agency (NDHFA)
- Bismarck-Mandan Board of Realtors
- National Association of Realtors (NAR)
- National Home Builders Association (NAHB)
- Local real estate firms – syndication of real estate listings
- Local property managers
- Local Realtors, housing professionals, economic development professionals, building officials, employers, etc.
- Local governmental officials

Introduction

Demographic characteristics and trends are a key component in assessing housing needs in any given market area. This section of the report begins by delineating the market area for housing products in the various Region VI counties and examines the demographic and economic characteristics of this market area as they relate to demand for specific housing products. A review of these characteristics will provide insight into the demand for several types of housing in South Central Dakota Region VI.

North Dakota Population Trends by Region

Table D-1 presents population and household growth trends in all of North Dakota’s Planning Regions for 2000, 2010, and 2020; followed by key points from the table and graphs illustrating those trends. In addition, a map of North Dakota’s regions can be found on page 16.

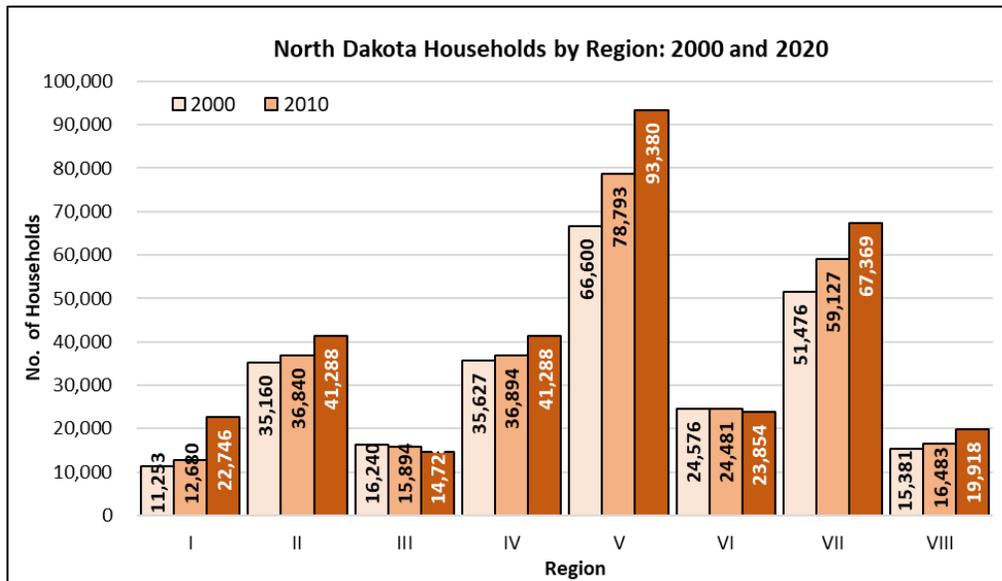
TABLE D-1 NORTH DAKOTA HISTORIC POPULATION & HOUSEHOLDS BY REGION 2000, 2010, & 2020									
Population									
Year	Region								ND Total
	I	II	III	IV	V	VI	VII	VIII	
2000	27,781	88,089	43,168	90,798	162,127	61,454	130,418	38,365	642,200
2010	30,829	89,967	40,672	88,519	185,481	56,363	141,864	38,896	672,591
2020	57,849	99,925	37,969	99,925	220,414	55,629	164,906	48,810	785,427
Numeric Change 2000-2010	3,048	1,878	-2,496	-2,279	23,354	-5,091	11,446	531	30,391
Percent Change 2000-2010	11.0%	2.1%	-5.8%	-2.5%	14.4%	-8.3%	8.8%	1.4%	4.7%
Numeric Change 2010-2020	27,020	9,958	-2,703	11,406	34,933	-734	23,042	9,914	112,836
Percent Change 2010-2020	87.6%	11.1%	-6.6%	12.9%	18.8%	-1.3%	16.2%	25.5%	16.8%
Households									
Year	Region								ND Total
	I	II	III	IV	V	VI	VII	VIII	
2000	11,253	35,160	16,240	35,627	66,600	24,576	51,476	15,381	256,313
2010	12,680	36,840	15,894	36,894	78,793	24,481	59,127	16,483	281,192
2020	22,746	41,288	14,728	41,288	93,380	23,854	67,369	19,918	324,571
Numeric Change 2000-2010	1,427	1,680	-346	1,267	12,193	-95	7,651	1,102	24,879
Percent Change 2000-2010	12.7%	4.8%	-2.1%	3.6%	18.3%	-0.4%	14.9%	7.2%	9.7%
Numeric Change 2010-2020	10,066	4,448	-1,166	4,394	14,587	-627	8,242	3,435	43,379
Percent Change 2010-2020	79.4%	12.1%	-7.3%	11.9%	18.5%	-2.6%	13.9%	20.8%	15.4%

Sources: U.S. Census Bureau; & Maxfield Research & Consulting, LLC.

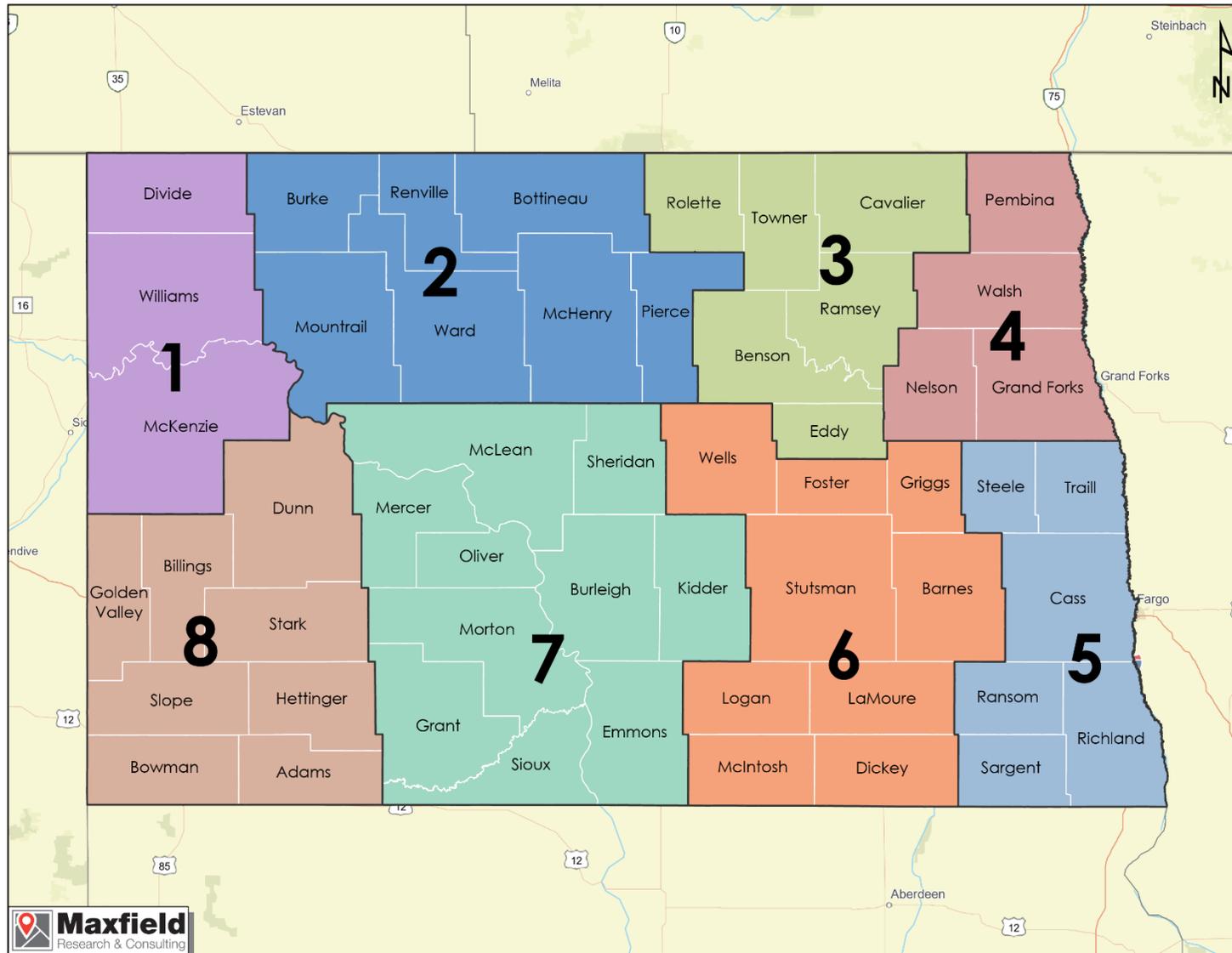
- Between 2000 and 2020, only Region VI and Region III lost population. Region III declined by 5,199 people (-12.0%) while Region VI lost 5,825 people (-9.5%). All other regions gained population with Region I experiencing the largest percent increase (108.2% - 30,068 people) and Region V experiencing the largest numeric increase in population (58,287 – 36.0%).

DEMOGRAPHIC ANALYSIS

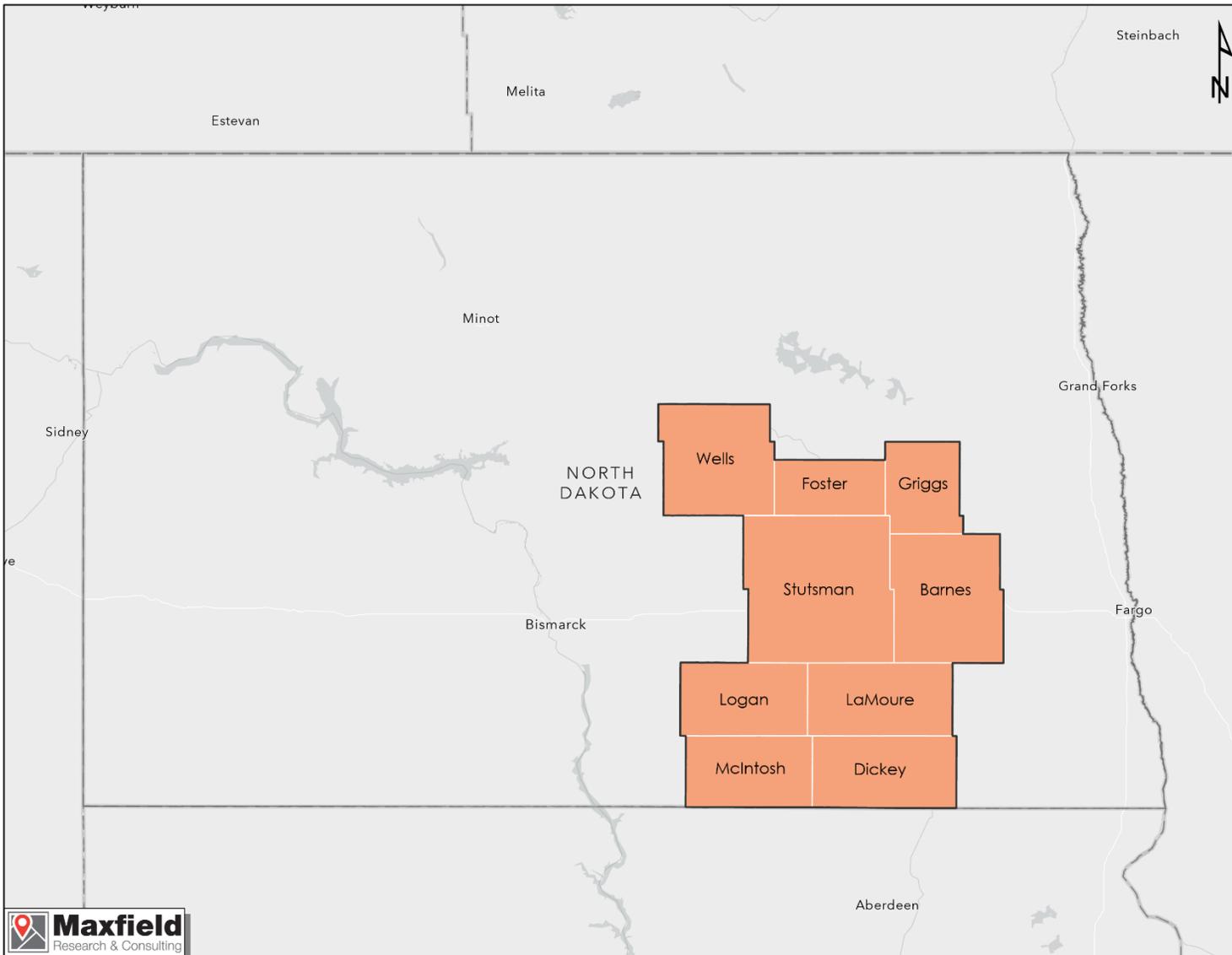
- Over the last two decades (2000 to 2010), only Region VI and Region III lost households. Region III declined by 1,512 households (-9.3%) while Region VI lost 722 households (-2.9%). All other regions gained households with Region I experiencing the largest percent increase (102.1% - 11,493 households) and Region V experiencing the largest numeric increase in households (26,780 – 40.2%).



North Dakota Regions



South Central North Dakota Region VI



Market Area Definition

For the purposes of this study, we use the Region VI boundary as the Market Area for housing products in the area. Region VI consists of the following counties: Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells. It is worth noting that many people from outside the Region may be moving into the larger communities for employment as they will generally try to find housing near their place of work. Additionally, people residing in Ellendale and other communities in the southern portion of Region VI are likely traveling to Aberdeen, SD for employment and retail due to its status as a regional hub. Residents of the southern portion of Region VI may reside there due to housing being more affordable than in Aberdeen or because they have ties to the community.

Population and Household Growth Trends

Table D-2 presents population and household growth trends in Region VI from 1990 to 2030. The 1990, 2000 and 2010, and 2020 figures are from the U.S. Census while the estimate for 2022 is based on data from ESRI (a nationally recognized demographics firm), the U.S. Census and North Dakota Department of Commerce. Projections for 2025, 2027, and 2030 were based on data from ESRI, the North Dakota Department of Commerce, and U.S. Census, including building permit data.

A breakdown of historic population and household growth trends for all cities and townships in each county in Region VI is provided at the end of the Demographic Analysis section.

- As of 2022, Region VI contained 55,641 people and 23,827 households. Between 2010 and 2022, the Region's population declined by 723 people (-1.3%) while the number of households decreased by 655 (-2.7%).
- Within the Region, the average household size has decreased steadily over the years. In 2000, the average household size was 2.50 persons per household. This number declined to 2.38 in 2010. However, between 2010 and 2020 average household size increased from 2.30 to 2.35. Nevertheless, this was an outlier as household size decreased from 2.35 in 2020 to 2.34 in 2022. In the coming years household size in the region is projected to decline to 2.32 in 2025, 2.30 in 2027, and 2.28 in 2030; evidence of an aging population in the region.
- As of 2022, household sizes were smallest in both McIntosh County and Wells County at 2.15 persons per household followed by Griggs County at 2.25 and Barnes County (2.27). Household sizes were highest in Dickey County (2.51), Stutsman County (2.38), and Lamoure and Logan County, both at 2.36 persons per household. This suggests a higher proportion of households with children are living in these counties.

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- Between 2022 and 2025, we expect that the Region will lose 291 people (-0.5%) while gaining 75 households (0.3%). The rate of population decline is expected to be highest in the Counties of McIntosh (-2.4%), Dickey (-1.3%), and Logan (-1.2%). All other counties, excluding Stutsman County and Wells County, which will see their population remain the same over those three years, will experience population decline.
- Over the last half of the 2020s (2025 to 2030), we expect that the Region will lose 340 people (-0.4%) while at the same time gaining 255 households (1.1%). Only Stutsman County is expected to increase in population between 2025 and 2030; growing by 0.9% (204 people). All other counties in Region VI are expected to decline in population. Counties with the largest projected percentage declines are McIntosh (-4.5%), Dickey (-2.3%), and Logan (-2.1%).

DEMOGRAPHIC ANALYSIS

**TABLE D-2
POPULATION AND HOUSEHOLD GROWTH TRENDS
NORTH DAKOTA REGION VI
1990-2030**

										-- Change --							
	U.S. Census				Estimate	Projections			U.S. Census				Maxfield Research				
	1990	2000	2010	2020		Maxfield Research			2000-2010		2010-2020		2020-2025		2025-2030		
					2025	2027	2030	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.		
POPULATION																	
Barnes	12,545	11,775	11,066	10,853	4,275	4,180	4,143	4,085	-709	-6.0%	-213	-1.9%	-6,673	-61.5%	-95	-2.3%	
Dickey	6,107	5,757	5,289	4,999	2,060	2,076	2,075	2,075	-468	-8.1%	-290	-5.5%	-2,924	-58.5%	-1	0.0%	
Foster	3,983	3,759	3,343	3,397	1,317	1,315	1,293	1,285	-416	-11.1%	54	1.6%	-2,082	-61.3%	-30	-2.3%	
Griggs	3,303	2,754	2,420	2,306	1,318	1,300	1,296	1,285	-334	-12.1%	-114	-4.7%	-1,006	-43.6%	-15	-1.2%	
LaMoure	5,383	4,701	4,139	4,093	2,373	2,368	2,354	2,345	-562	-12.0%	-46	-1.1%	-1,725	-42.1%	-23	-1.0%	
Logan	2,847	2,308	1,990	1,876	845	843	842	840	-318	-13.8%	-114	-5.7%	-1,033	-55.1%	-3	-0.4%	
McIntosh	4,021	3,390	2,809	2,530	1,060	1,022	995	970	-581	-17.1%	-279	-9.9%	-1,509	-59.6%	-52	-5.0%	
Stutsman	22,241	21,908	21,100	21,953	5,533	5,533	5,554	5,585	-808	-3.7%	853	4.0%	-16,421	-74.8%	53	0.9%	
Wells	5,864	5,102	4,207	3,982	1,838	1,838	1,825	1,805	-895	-17.5%	-225	-5.3%	-2,145	-53.9%	-33	-1.8%	
TOTAL	66,294	61,454	56,363	55,989	20,618	20,473	20,376	20,275	-5,091	-8.3	-374	-0.7%	-35,516	-63.4%	-198	-1.0%	
HOUSEHOLDS																	
Barnes	4,975	4,884	4,826	4,772	4,787	4,765	4,791	4,815	-58	-1.2%	-54	-1.1%	-22	-0.5%	50	1.1%	
Dickey	2,299	2,283	2,180	1,985	1,970	1,956	1,949	1,938	-103	-4.5%	-195	-8.9%	-14	-0.7%	-18	-0.9%	
Foster	1,541	1,540	1,495	1,458	1,464	1,474	1,475	1,483	-45	-2.9%	-37	-2.5%	10	0.7%	9	0.6%	
Griggs	1,294	1,178	1,131	1,015	1,024	1,027	1,036	1,044	-47	-4.0%	-116	-10.3%	3	0.3%	17	1.6%	
LaMoure	2,075	1,942	1,825	1,720	1,724	1,729	1,730	1,729	-117	-6.0%	-105	-5.8%	5	0.3%	0	0.0%	
Logan	1,096	963	843	791	785	781	780	777	-120	-12.5%	-52	-6.2%	-4	-0.5%	-4	-0.5%	
McIntosh	1,687	1,467	1,308	1,177	1,162	1,146	1,132	1,117	-159	-10.8%	-131	-10.0%	-16	-1.4%	-29	-2.5%	
Stutsman	8,661	8,954	8,931	9,014	9,069	9,197	9,279	9,432	-23	-0.3%	83	0.9%	128	1.4%	236	2.6%	
Wells	2,406	2,215	1,943	1,852	1,842	1,828	1,827	1,822	-272	-12.3%	-91	-4.7%	-14	-0.8%	-6	-0.3%	
TOTAL	26,034	25,426	24,482	23,784	23,827	23,902	23,998	24,157	-944	-3.7	-698	-2.9%	75	0.3%	255	1.1%	

Sources: US Census Bureau; ESRI; ND Dept of Commerce; & Maxfield Research & Consulting, LLC.

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- The projections are predicated upon the relative health of the major employers in the area. Should significant reductions in employment occur, the region would likely lose an even greater number of people.
- The pace of growth is not expected to match the growth experienced throughout the State of North Dakota. For example, we project that between 2010 and 2022 North Dakota gained 145,926 people (22.7% growth). We project that growth will be focused on other regions than Region VI. Most of the State's growth will occur in the far western portion of North Dakota due to the oil field development in that area as well as around the state's largest Cities including Fargo, Bismarck, and Grand Forks.
- The Bakken oil boom is playing a significant role in the State's population and household growth. According to the North Dakota Division of Oil and Gas, drilling and infrastructure development will continue for the next 15 to 20 years. Once this phase is complete, the number of employees required in the area will drop, which will likely generate declining population as workers leave the area to find employment elsewhere. While Region VI is located a significant distance from the oil fields, many households with a family member working in the oil fields are considering the Region as a place of residence due to the perceived higher quality of life.

Tables D-3 and D-4 provide population and household projections for cities with 120 or more people as of 2022.

- The City of Jamestown was the largest city in Region VI with 15,900 people and 6,766 households in 2022. Approximately 74% (73.6%) of the total population in Stutsman County lived in the City of Jamestown. Projecting forward, the City of Jamestown is expected to gain 275 people between 2022 and 2030, accounting for almost 69% (68.8%) of all growth in Stutsman County.
- Valley City was the second largest city in Region VI with 6,575 people and 2,975 households in 2010. Approximately 61% (61.6%) of the total population in Barnes County lived in Valley City. However, projecting forward, Valley City is expected to lose 10 people between 2022 and 2030 (-0.2%) while Barnes County as a whole is projected to decline by 200 people (-1.8%).
- Besides Jamestown and Valley City, the only other City with more than 2,000 people in Region VI is Carrington (2,081 people).
- The majority of the other smaller cities are expected to have declining growth over the decade. Moderate population loss is common in areas that are predominately rural.

DEMOGRAPHIC ANALYSIS

TABLE D-3
POPULATION GROWTH TRENDS
NORTH DAKOTA REGION VI
2020 - 2030

	Census		Estimate	Projection			Change			
	2010	2020		Maxfield Research & Consulting, LLC			2020 - 2025		2025 - 2030	
			2022	2025	2027	2030	No.	Pct.	No.	Pct.
Barnes County										
Valley City	6,585	6,575	6,575	6,570	6,568	6,565	-5	-0.1%	-5	-0.1%
Remainder of County	4,481	4,278	4,275	4,180	4,143	4,085	-98	-2.3%	-95	-2.3%
Subtotal	11,066	10,853	10,850	10,750	10,711	10,650	-103	-0.9%	-100	-0.9%
Dickey County										
Ellendale	1,394	1,125	1,100	1,038	1,003	950	-88	-7.8%	-88	-8.4%
Oakes	1,856	1,798	1,790	1,772	1,761	1,745	-27	-1.5%	-27	-1.5%
Remainder of County	2,039	2,076	2,060	2,076	2,075	2,075	-1	0.0%	-1	0.0%
Subtotal	5,289	4,999	4,950	4,885	4,839	4,770	-115	-2.3%	-115	-2.3%
Foster County										
Carrington	2,065	2,080	2,081	2,080	2,078	2,075	0	0.0%	-5	-0.2%
Remainder of County	1,278	1,317	1,317	1,315	1,293	1,285	-2	-0.2%	-30	-2.3%
Subtotal	3,343	3,397	3,398	3,395	3,371	3,360	-2	-0.1%	-35	-1.0%
Griggs County										
Cooperstown	984	983	982	980	978	975	-3	-0.3%	-5	-0.5%
Remainder of County	1,436	1,323	1,318	1,300	1,296	1,285	-23	-1.7%	-15	-1.2%
Subtotal	2,420	2,306	2,300	2,280	2,274	2,260	-26	-1.1%	-20	-0.9%
LaMoure County										
Edgeley	563	585	585	582	578	575	-3	-0.5%	-7	-1.2%
Kulm	354	368	366	360	355	350	-8	-2.2%	-10	-2.8%
LaMoure	889	764	756	750	747	740	-14	-1.8%	-10	-1.3%
Remainder of County	2,333	2,376	2,373	2,368	2,354	2,345	-8	-0.3%	-23	-1.0%
Subtotal	4,139	4,093	4,080	4,060	4,035	4,010	-33	-0.8%	-50	-1.2%
Logan County										
Napolean	792	749	740	730	722	710	-20	-2.6%	-20	98.9%
Gackle	310	281	275	266	259	250	-16	-5.5%	-16	97.7%
Remainder of County	888	846	845	843	842	840	-3	-0.4%	-3	99.9%
Subtotal	1,990	1,876	1,860	1,838	1,823	1,800	-38	-2.0%	-38	99.2%
McIntosh County										
Wishek	1,002	864	850	837	826	810	-27	-3.1%	-27	-3.2%
Ashley	749	613	590	582	569	550	-32	-5.1%	-32	-5.4%
Remainder of County	1,058	1,053	1,060	1,022	995	970	-32	-3.0%	-52	-5.0%
Subtotal	2,809	2,530	2,500	2,440	2,390	2,330	-90	-3.6%	-110	-4.5%
Stutsman County										
James town	15,427	15,849	15,900	16,012	16,077	16,175	163	1.0%	163	1.0%
Medina	308	264	265	252	247	240	-12	-4.5%	-12	-4.8%
Remainder of County	5,365	5,480	5,435	5,533	5,554	5,585	53	1.0%	53	0.9%
Subtotal	21,100	21,593	21,600	21,797	21,878	22,000	204	0.9%	204	0.9%
Wells County										
Harvey	1,783	1,650	1,640	1,613	1,598	1,575	-38	-2.3%	-38	-2.3%
Fessenden	479	462	460	456	454	450	-6	-1.3%	-6	-1.3%
Remainder of County	1,945	1,870	1,860	1,838	1,825	1,805	-33	-1.7%	-33	-1.8%
Subtotal	4,207	3,982	3,960	3,906	3,876	3,830	-76	-1.9%	-76	-1.9%
Region VI County Totals	53,020	52,232	55,498	55,350	55,196	55,010	3,118	6.0%	-340	-0.6%
North Dakota	642,200	779,094	788,126	816,897	836,078	864,850	37,803	4.9%	47,953	5.9%

Sources: US Census Bureau; ESRI; ND Dept of Commerce; & Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-4
HOUSEHOLD GROWTH TRENDS
NORTH DAKOTA REGION VI
2020 - 2030

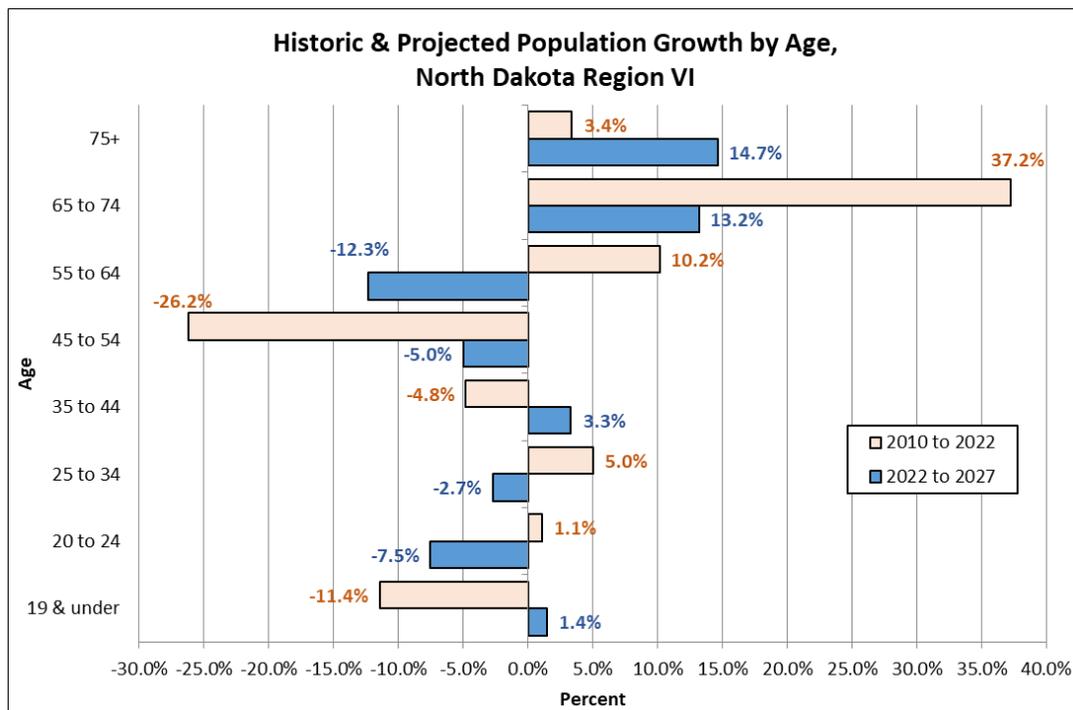
	Census		Estimate 2022	Projection Maxfield Research & Consulting, LLC			Change			
	2010	2020		2025	2027	2030	2020 - 2025		2025 - 2030	
							No.	Pct.	No.	Pct.
Barnes County										
Valley City	2,986	2,966	2,975	2,986	3,013	3,039	9	0.3%	26	0.9%
Remainder of County	1,840	1,806	1,811	1,779	1,778	1,776	5	0.3%	-1	0.0%
Subtotal	4,826	4,772	4,787	4,765	4,791	4,815	15	0.3%	26	0.5%
Dickey County										
Ellendale	562	455	447	423	413	396	-8	-1.7%	-11	-2.6%
Oakes	807	771	768	764	762	759	-3	-0.4%	-1	-0.2%
Remainder of County	811	759	755	769	774	783	-4	-0.6%	6	0.7%
Subtotal	2,180	1,985	1,970	1,956	1,949	1,938	-15	-0.8%	-7	-0.3%
Foster County										
Carrington	951	923	929	937	945	952	6	0.7%	8	0.8%
Remainder of County	544	535	535	537	530	531	0	0.1%	-7	-1.3%
Subtotal	1,495	1,458	1,464	1,474	1,475	1,483	6	0.4%	1	0.1%
Griggs County										
Cooperstown	477	437	446	450	455	460	9	2.1%	5	1.2%
Remainder of County	654	578	578	578	581	584	0	0.0%	3	0.6%
Subtotal	1,131	1,015	1,024	1,027	1,036	1,044	9	0.9%	9	0.8%
LaMoure County										
Edgeley	262	271	271	271	270	270	0	-0.1%	-1	-0.2%
Kulm	179	166	165	164	163	162	-1	-0.7%	-1	-0.4%
LaMoure	394	342	339	339	340	339	-3	-0.9%	0	0.1%
Remainder of County	990	941	949	955	957	957	8	0.9%	2	0.2%
Subtotal	1,825	1,720	1,724	1,729	1,730	1,729	4	0.2%	1	0.1%
Logan County										
Napolean	337	316	314	310	308	306	-2	-0.8%	-2	99.4%
Gackle	138	122	120	116	115	112	-2	-2.0%	-1	99.0%
Remainder of County	368	353	352	354	357	359	-1	-0.3%	2	100.7%
Subtotal	843	791	785	781	780	777	-6	-0.7%	-1	99.9%
McIntosh County										
Wishek	454	396	390	388	384	382	-6	-1.5%	-3	-0.8%
Ashley	391	327	316	314	311	306	-11	-3.5%	-3	-1.1%
Remainder of County	462	454	457	444	436	429	3	0.6%	-8	-1.7%
Subtotal	1,307	1,177	1,162	1,146	1,132	1,117	-15	-1.2%	-14	-1.3%
Stutsman County										
James town	6,567	6,709	6,766	6,843	6,900	7,033	57	0.8%	57	0.8%
Medina	144	128	129	123	122	120	1	0.5%	-1	-0.9%
Remainder of County	2,220	2,177	2,174	2,231	2,258	2,280	-3	-0.1%	27	1.2%
Subtotal	8,931	9,014	9,069	9,197	9,279	9,432	55	0.6%	83	0.9%
Wells County										
Harvey	824	776	770	761	761	759	-6	-0.8%	0	0.0%
Fessenden	236	228	227	228	229	231	-1	-0.6%	1	0.5%
Remainder of County	883	848	845	839	837	832	-3	-0.3%	-2	-0.3%
Subtotal	1,943	1,852	1,842	1,828	1,827	1,822	-10	-0.5%	-1	-0.1%
Region VI County Totals	24,481	23,784	23,827	23,902	23,998	24,157	43	0.2%	97	0.4%
North Dakota	281,192	322,553	325,672	340,374	348,342	361,862	3,119	1.0%	7,969	2.3%

Sources: US Census Bureau; ESRI; & Maxfield Research & Consulting, LLC.

Age Distribution

The age distribution of a community’s population helps in assessing the type of housing needed. For example, younger and older people are more attracted to higher-density housing located near urban services and entertainment while middle-aged people (particularly those with children) traditionally prefer lower-density single-family homes. Table D-4 presents the age distribution of the Region’s population from 2010 to 2027. Information from 2010 is sourced from the U.S. Census. The 2022 estimates and projections for 2027 were calculated based on information from ESRI, the American Community Survey’s Five-year estimates, and the North Dakota Department of Commerce and adjusted by Maxfield Research to reflect the most current local population estimates and projections.

- In 2010, the largest adult cohort in the Region was 45 to 54, totaling 8,771 people (15.6% of the total population). The 55 to 64 age group was the second largest cohort with 7,865 people (14.0%). The population in Region VI is aging and older age cohorts are accounting for a significant percentage of the total population. In 2010, 35.4% of the population was age 55+. As a comparison, only 26.7% was age 55+ in the State of North Dakota.
- The greatest growth is predicted to occur among older adults in Region VI. Aging of baby boomers led to an increase of 801 people (10.2%) in the 55 to 64 population and an increase of 1,996 in the 65 to 74 population between 2010 and 2022 (37.2%). As these population groups age, they are expected to cause growth in the 65 to 74 and 75 plus age cohorts. Between 2022 and 2027 the 65 to 74 and 75 plus age groups are projected to rise 13.2% and 14.7%, respectively.



DEMOGRAPHIC ANALYSIS

TABLE D-5
POPULATION AGE DISTRIBUTION
NORTH DAKOTA REGION VI
2010 to 2027

	Number of People			Change			
	U.S. Census	Maxfield Research		U.S. Census		Maxfield Research	
	2010	2022	2027	2010-2022		2022-2027	
	No.	No.	No.	No.	Pct.	No.	Pct.
Barnes							
19 & under	2,632	2,266	2,310	-366	-13.9%	44	1.9%
20 to 24	731	693	645	-38	-5.2%	-48	-6.9%
25 to 34	1,118	1,170	1,139	52	4.6%	-31	-2.6%
35 to 44	1,134	1,040	1,107	-94	-8.3%	67	6.4%
45 to 54	1,671	1,193	1,114	-478	-28.6%	-79	-6.6%
55 to 64	1,610	1,600		-10	-0.6%	-155	-9.7%
65 to 74	1,035	1,407	1,558	372	35.9%	152	10.8%
75+	1,135	1,212	1,394	77	6.8%	182	15.0%
Total	11,066	10,580	10,711	-486	-4.4%	131	1.2%
Dickey							
19 & under	1,362	1,176	1,148	-186	-13.7%	-28	-2.4%
20 to 24	311	253	244	-58	-18.5%	-9	-3.6%
25 to 34	523	548	481	25	4.8%	-67	-12.2%
35 to 44	559	471	494	-88	-15.7%	23	4.8%
45 to 54	708	574	521	-134	-18.9%	-53	-9.3%
55 to 64	656	681	608	25	3.9%	-73	-10.7%
65 to 74	521	617	668	96	18.4%	51	8.2%
75+	649	629	675	-20	-3.1%	46	7.3%
Total	5,289	4,950	4,839	-339	-6.4%	-111	-2.2%
Foster							
19 & under	807	699	714	-108	-13.4%	15	2.2%
20 to 24	123	150	110	27	22.1%	-40	-26.7%
25 to 34	291	367	351	76	26.3%	-16	-4.4%
35 to 44	376	355	376	-21	-5.7%	21	5.9%
45 to 54	567	416	378	-151	-26.5%	-39	-9.3%
55 to 64	421	594	495	173	41.2%	-100	-16.8%
65 to 74	305	421	521	116	38.0%	100	23.8%
75+	453	395	426	-58	-12.8%	-395	-100.0%
Total	3,343	3,398	3,371	55	1.6%	-27	-0.8%
Griggs							
19 & under	496	433	458	-63	-12.6%	25	5.7%
20 to 24	60	85	59	25	42.5%	-27	-31.5%
25 to 34	193	186	167	-7	-3.8%	-18	-9.8%
35 to 44	225	225	242	0	0.0%	17	7.7%
45 to 54	367	249	223	-118	-32.3%	-26	-10.3%
55 to 64	442	399	318	-43	-9.8%	-80	-20.2%
65 to 74	262	388	415	126	48.1%	27	6.9%
75+	375	335	391	-40	-10.7%	56	16.8%
Total	2,420	2,300	2,274	-120	-5.0%	-26	-1.1%
LaMoure							
19 & under	944	811	788	-133	-14.1%	-22	-2.8%
20 to 24	121	147	122	26	21.8%	-26	-17.5%
25 to 34	345	351	323	6	1.8%	-28	-7.9%
35 to 44	407	397	394	-10	-2.4%	-3	-0.8%
45 to 54	690	502	477	-188	-27.3%	-24	-4.8%
55 to 64	610	699	614	89	14.6%	-86	-12.2%
65 to 74	455	583	665	128	28.2%	81	13.9%
75+	567	590	652	23	4.0%	62	10.6%
Total	4,139	4,080	4,035	-59	-1.4%	-45	-1.1%

--Continued--

DEMOGRAPHIC ANALYSIS

TABLE D-5 (CONTINUED)							
POPULATION AGE DISTRIBUTION							
NORTH DAKOTA REGION VI							
2010 to 2027							
	Number of People			Change			
	U.S. Census	Maxfield Research		U.S. Census		Maxfield Research	
	2010	2022	2027	2010-2022		2022-2027	
	No.	No.	No.	No.	Pct.	No.	Pct.
Logan							
19 & under	446	365	362	-81	-18.1%	-3	-0.8%
20 to 24	63	82	55	19	30.1%	-27	-33.1%
25 to 34	140	176	170	36	25.8%	-6	-3.6%
35 to 44	197	171	182	-26	-13.2%	11	6.5%
45 to 54	318	215	205	-103	-32.5%	-10	-4.5%
55 to 64	269	332	270	63	23.4%	-62	-18.6%
65 to 74	258	254	299	-4	-1.5%	45	17.8%
75+	299	265	280	-34	-11.3%	14	5.4%
Total	1,990	1,860	1,823	-130	-6.5%	-37	-2.0%
McIntosh							
19 & under	550	426	383	-124	-22.6%	-42	-10.0%
20 to 24	64	65	63	1	2.2%	-2	-3.4%
25 to 34	229	194	189	-35	-15.1%	-5	-2.5%
35 to 44	241	198	180	-43	-17.9%	-18	-9.3%
45 to 54	414	277	253	-137	-33.1%	-24	-8.8%
55 to 64	357	336	272	-21	-5.9%	-64	-19.2%
65 to 74	387	411	402	24	6.3%	-9	-2.2%
75+	567	592	648	25	4.4%	56	9.4%
Total	2,809	2,500	2,390	-309	-11.0%	-110	-4.4%
Stutsman							
19 & under	4,922	4,556	4,578	-366	-7.4%	22	0.5%
20 to 24	1,536	1,570	1,481	34	2.2%	-89	-5.6%
25 to 34	2,463	2,554	2,516	91	3.7%	-38	-1.5%
35 to 44	2,353	2,380	2,374	27	1.2%	-7	-0.3%
45 to 54	3,317	2,588	2,489	-729	-22.0%	-100	-3.8%
55 to 64	2,891	3,312	2,867	421	14.6%	-444	-13.4%
65 to 74	1,603	2,560	2,908	957	59.7%	348	13.6%
75+	2,015	2,277	2,665	262	13.0%	389	17.1%
Total	21,100	21,797	21,878	697	3.3%	81	0.4%
Wells							
19 & under	822	717	730	-105	-12.8%	13	1.8%
20 to 24	127	120	112	-7	-5.8%	-8	-6.4%
25 to 34	319	343	318	24	7.6%	-25	-7.2%
35 to 44	390	349	350	-41	-10.5%	0	0.1%
45 to 54	719	435	389	-284	-39.5%	-46	-10.6%
55 to 64	609	679	581	70	11.5%	-98	-14.5%
65 to 74	540	662	735	122	22.6%	73	11.0%
75+	681	600	661	-81	-11.8%	60	10.0%
Total	4,207	3,906	3,876	-301	-7.2%	-30	-0.8%
Region VI							
19 & under	12,981	11,497	11,663	-1,484	-11.4%	166	1.4%
20 to 24	3,136	3,169	2,931	33	1.1%	-238	-7.5%
25 to 34	5,621	5,904	5,744	283	5.0%	-160	-2.7%
35 to 44	5,882	5,601	5,786	-281	-4.8%	186	3.3%
45 to 54	8,771	6,472	6,151	-2,299	-26.2%	-321	-5.0%
55 to 64	7,865	8,666	7,596	801	10.2%	-1,069	-12.3%
65 to 74	5,366	7,362	8,333	1,996	37.2%	971	13.2%
75+	6,741	6,970	7,991	229	3.4%	1,021	14.7%
TOTAL	56,363	55,641	56,196	-722	-1.3%	555	1.0%
North Dakota							
19 & under	171,935	188,501	202,502	16,566	9.6%	14,002	7.4%
20 to 24	58,956	56,978	57,744	-1,978	-3.4%	766	1.3%
25 to 34	90,485	113,293	110,344	22,808	25.2%	-2,949	-2.6%
35 to 44	75,262	95,277	108,412	20,015	26.6%	13,135	13.8%
45 to 54	96,657	85,858	89,262	-10,799	-11.2%	3,404	4.0%
55 to 64	81,819	103,591	95,772	21,772	26.6%	-7,818	-7.5%
65 to 74	46,873	82,042	95,117	35,169	75.0%	13,075	15.9%
75+	50,604	62,587	76,926	11,983	23.7%	14,339	22.9%
TOTAL	672,591	788,126	836,078	115,535	17.2%	47,952	6.1%

Sources: U.S. Census Bureau; ESRI; ND Dept of Commerce; & Maxfield Research & Consulting, LLC.

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- There was a large decline in the 19 and under age group between 2010 and 2022 resulting in a loss of 1,484 people during the last 12 years for a decline of 11.4%. By comparison, among younger adult groups, the 20 to 24 age population in North Dakota held steady, increasing 1.1% (33 people) during that same time period while the 25 to 34 age group increased by 5.0% (283 people)
- Between 2022 and 2027 the 19 and under age group is projected to increase by 166 people (1.4%) while in contrast the 20 to 24 and 25 to 24 age groups are projected to decrease by 238 (-7.5%) and 160 (-2.7%) people, respectively.
- The 45 to 54 age cohort experienced the largest population loss in the Region, declining by 26.2% (2,299 people) between 2010 and 2022. Over the next five years both the 45 to 54 and 55 to 64 age cohorts are projected to decrease. The 45 to 54 age group is projected to decrease by 321 people (-5.0%) while the 55 to 64 age group is projected to decrease by 1,069 people (-12.3%).
- Much of the population loss in these age groups can be attributed to a phenomenon known as the “baby bust” which is often referred to the generation of children born between 1965 and 1980, an era when the United States birthrate dropped sharply.
- Between 2022 and 2027, in addition to the 65 to 75 age cohort, other age groups projected to increase include the following: 75 plus age (14.7% - 1,021 people); 35 to 44 (3.3% - 186 people); and 19 and under (1.4% - 166 people).
- Projected growth in the 65 to 74 age cohorts suggests that there will be increased demand for higher density housing in the Region over the next several years.

Household Income

Household income data helps ascertain the demand for several types of owned and rented housing based on the size of the market at specific cost levels. In general, housing costs of up to 30% of income are considered affordable by the Department of Housing and Urban Development (HUD). Tables D-6 and D-7 present data on household income by age of householder for the Region in 2022 and 2027. Tables D-8 and D-9 present data on household income by age of householder for the larger cities. The data is estimated by ESRI and adjusted by Maxfield Research and Consulting, LLC. to reflect the most current local household estimates and projections.

- In 2022, the median household income in the Region was estimated to be \$56,700 and is projected to climb 3.0% to \$58,414 by 2027. By comparison, the median household income in North Dakota was estimated to be 13.5% higher than Region VI in 2022 at \$64,373. In

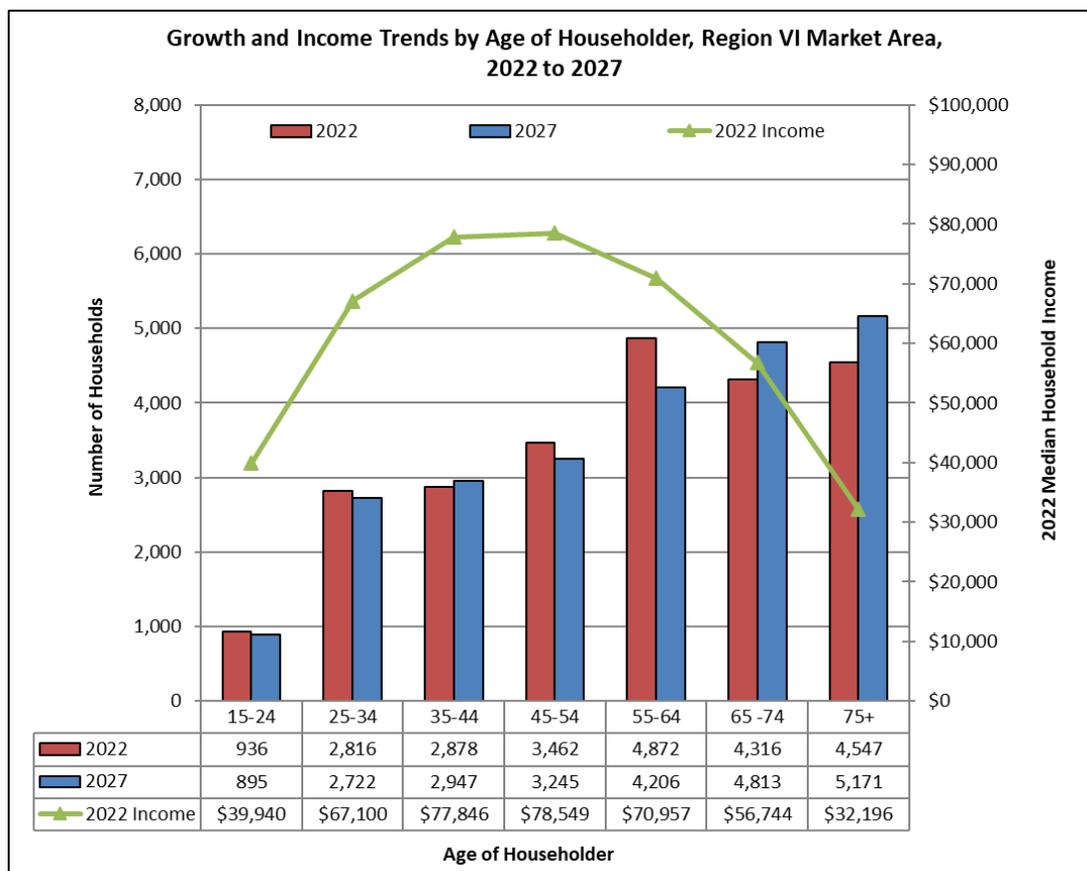
DEMOGRAPHIC ANALYSIS

2027 North Dakota's median household income is projected to be 18.2% higher than Region VI at \$69,074.

- Within Region VI, Dickey County had the highest median household income in 2022, at \$65,464 (15.5% higher than the Region median), followed by LaMoure County and Foster County at \$61,674 and \$61,542, respectively. Lowest incomes were found in McIntosh County (\$52,261), Stutsman County (\$54,328), and Griggs County (\$55,791). By 2027, Dickey County is again projected to have the highest median household income, at \$70,164 followed by LaMoure County and Foster County at \$64,435 and \$63,680, respectively. Lowest incomes in 2027 are projected to be in Stutsman County (\$55,003) and McIntosh County (\$55,132).
- Larger cities such as Jamestown and Valley City had lower median incomes than the counties overall. In 2022, the median income in Jamestown was \$51,184 compared to \$54,328 in Stutsman County. The median income in Valley City was \$46,654 compared to \$57,960 in Barnes County. This is most likely due to a greater variety of industries and wages as well as a higher percentage of renter households in the larger cities as renter households typically have lower annual incomes.
- As households age through the lifecycle, their household incomes tend to peak in their late 40s and early 50s which explains why most upscale housing is targeted to persons in this age group. However, in Region VI, in 2022, median household incomes peak slightly earlier in the 35 to 44 age group at \$76,658. Although, the 45 to 54 age group is not far behind the 35 to 44 age group with a median household income of \$75,864. In 2027 household income is projected to peak in the 45 to 54 age cohort at \$78,549, followed by the 35 to 44 age cohort at \$77,846.
- Through 2027, it is expected that the number of households between the ages of 35 and 44 and those over the age of 65 will increase while the number of households under 34 and between 45 and 64 are projected to decline. This observation suggests that there will be increased demand for multifamily housing in the near future as the first-time homeowner category expands and the large baby boomer cohort ages into the years when they consider downsizing or "rightsizing." Rightsizing is the concept of working with what you have by making better use of existing space.
- Based on the approximate pricing of \$575 for existing one-bedroom market rate rental housing units in Region VI (see Table HA-20), a household would need to have an annual income of roughly \$23,000 or greater to not exceed 30% of its monthly income on rental housing costs. In 2022, 82.1% of Region VI households (82.1% of the total) are estimated to have had incomes of at least \$23,000.

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- It appears that many Region VI residents could afford higher rents. The average weekly wage of \$861 as of 3rd Quarter 2021 (see Table EMP-3) paid by region employers equates to annual income of approximately \$44,772. A household with this income could afford \$1,119 in monthly rent.
- New housing will likely have to be priced higher than the existing stock of rental housing. If a new one-bedroom apartment unit were priced at \$1,100 per month, a household would need to have an annual income of roughly \$44,000 or greater to not exceed 30% of its monthly income on rental housing costs. In 2022, approximately 14,551 Region VI households (61.1% of the total) are estimated to have had incomes of at least \$44,000.
- A generally accepted standard for affordable owner-occupied housing is that a typical household can afford to pay 3.0 to 3.5 times their annual income on a single-family home. The median resale price of homes in Region VI was roughly \$168,000 in 2022 (see Table FS-1). The income required to afford a home at this price would be about \$48,000 to \$56,000, based on the standard of 3.0 to 3.5 times the median income (and assuming these households do not have elevated levels of debt). In 2021, 58.4% (13,922 households) of Region VI households had incomes greater than \$48,000.



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**TABLE D-6
HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
NORTH DAKOTA REGION VI
2022 and 2027**

	Age of Householder														Total No.	HH Income
	15-24		25-34		35-44		45-54		55-64		65-74		75+			
	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income	No.	Income		
2022																
Barnes	237	\$36,598	634	\$63,762	580	\$84,812	677	\$82,252	948	\$70,639	872	\$53,974	838	\$29,133	4,787	\$57,960
Dickey	86	\$37,219	259	\$73,216	227	\$77,316	301	\$81,041	384	\$78,512	344	\$57,428	369	\$36,029	1,970	\$65,464
Foster	50	\$41,378	178	\$77,733	186	\$77,031	236	\$80,091	318	\$69,256	232	\$56,811	264	\$32,565	1,464	\$61,542
Griggs	18	\$42,968	90	\$69,646	115	\$75,570	135	\$80,406	208	\$64,573	244	\$48,054	214	\$29,984	1,024	\$55,791
LaMoure	37	\$39,554	140	\$75,812	211	\$80,874	252	\$81,454	377	\$71,458	321	\$62,339	387	\$31,688	1,724	\$61,674
Logan	21	\$40,910	78	\$80,163	82	\$75,483	114	\$78,339	189	\$63,837	136	\$50,750	165	\$30,960	785	\$56,713
McIntosh	31	\$46,626	89	\$68,760	110	\$72,288	143	\$69,323	187	\$60,197	225	\$52,327	378	\$31,519	1,162	\$52,261
Stutsman	429	\$38,482	1,184	\$59,650	1,179	\$68,518	1,369	\$67,045	1,875	\$60,749	1,516	\$52,731	1,516	\$30,105	9,069	\$54,328
Wells	30	\$43,357	173	\$76,222	193	\$79,424	237	\$76,880	393	\$69,980	421	\$49,414	395	\$30,118	1,842	\$56,060
Region VI	936	\$38,855	2,816	\$65,884	2,878	\$76,358	3,462	\$75,864	4,872	\$65,665	4,316	\$53,328	4,547	\$30,674	23,827	\$56,700
2027																
Barnes	228	\$38,910	608	\$65,300	612	\$84,699	617	\$84,880	834	\$78,236	943	\$59,532	949	\$30,493	4,791	\$60,647
Dickey	84	\$37,418	230	\$76,660	239	\$79,522	277	\$84,112	347	\$83,071	375	\$62,829	397	\$38,826	1,949	\$70,164
Foster	44	\$42,209	173	\$79,158	198	\$79,528	217	\$85,570	266	\$76,008	289	\$60,723	288	\$34,404	1,475	\$63,680
Griggs	17	\$45,607	82	\$72,964	126	\$78,418	123	\$85,418	167	\$69,558	263	\$51,519	257	\$32,037	1,036	\$57,958
LaMoure	33	\$42,599	126	\$76,114	208	\$82,729	240	\$84,467	330	\$77,883	365	\$66,107	428	\$34,046	1,730	\$64,435
Logan	16	\$42,539	77	\$81,175	87	\$76,153	109	\$82,064	156	\$68,849	160	\$53,260	175	\$31,826	780	\$58,570
McIntosh	28	\$48,708	88	\$74,425	99	\$80,579	130	\$76,803	150	\$68,460	220	\$54,947	417	\$35,004	1,132	\$55,132
Stutsman	421	\$39,231	1,186	\$60,432	1,191	\$69,356	1,327	\$68,817	1,631	\$63,093	1,729	\$55,174	1,795	\$31,096	9,279	\$55,003
Wells	29	\$43,286	162	\$76,469	193	\$81,019	209	\$79,558	334	\$78,202	465	\$53,520	436	\$31,867	1,827	\$58,167
Region VI	895	\$39,940	2,722	\$67,100	2,947	\$77,846	3,245	\$78,549	4,206	\$70,957	4,813	\$56,744	5,171	\$32,196	23,998	\$58,414

Sources: ESRI; Maxfield Research, & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-7 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER NORTH DAKOTA REGION VI (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	2,375	156	189	184	232	473	423	718
\$15,000 to \$24,999	2,350	134	211	124	180	326	388	987
\$25,000 to \$34,999	2,412	106	225	167	173	326	501	914
\$35,000 to \$49,999	3,192	217	327	299	332	594	699	723
\$50,000 to \$74,999	4,661	140	636	633	803	1,052	945	450
\$75,000 to \$99,999	3,078	95	467	533	606	702	453	223
\$100,000 to \$149,999	3,585	72	493	653	720	853	540	255
\$150,000 to \$199,999	1,085	14	166	121	222	297	138	127
\$200,000+	1,088	2	101	164	194	248	229	150
Total	23,827	936	2,816	2,878	3,462	4,872	4,316	4,547
<i>Median Income</i>	<i>\$56,700</i>	<i>\$38,855</i>	<i>\$65,884</i>	<i>\$76,358</i>	<i>\$75,864</i>	<i>\$65,665</i>	<i>\$53,328</i>	<i>\$30,674</i>
2027								
Less than \$15,000	2,279	145	171	177	208	358	409	812
\$15,000 to \$24,999	2,268	125	185	127	159	248	395	1,029
\$25,000 to \$34,999	2,338	89	207	150	152	261	501	977
\$35,000 to \$49,999	3,157	212	321	304	295	471	732	822
\$50,000 to \$74,999	4,684	148	629	637	711	900	1,112	548
\$75,000 to \$99,999	3,158	89	460	563	584	644	539	279
\$100,000 to \$149,999	3,851	71	509	696	724	812	683	357
\$150,000 to \$199,999	1,131	13	155	130	217	286	164	165
\$200,000+	1,133	2	84	165	195	227	279	181
Total	23,998	895	2,722	2,947	3,245	4,206	4,813	5,171
<i>Median Income</i>	<i>\$58,414</i>	<i>\$39,940</i>	<i>\$67,100</i>	<i>\$77,846</i>	<i>\$78,549</i>	<i>\$70,957</i>	<i>\$56,744</i>	<i>\$32,196</i>
Change - 2022 to 227								
Less than \$15,000	-96	-11	-17	-7	-24	-115	-14	93
\$15,000 to \$24,999	-82	-9	-26	3	-21	-78	6	42
\$25,000 to \$34,999	-74	-16	-18	-17	-21	-66	-0	63
\$35,000 to \$49,999	-35	-5	-5	4	-37	-123	32	99
\$50,000 to \$74,999	23	7	-8	3	-93	-152	166	98
\$75,000 to \$99,999	80	-5	-7	30	-22	-58	86	56
\$100,000 to \$149,999	266	-1	16	42	4	-41	144	102
\$150,000 to \$199,999	46	-1	-11	9	-4	-11	26	38
\$200,000+	45	-0	-17	1	1	-21	50	31
Total	171	-41	-94	69	-217	-666	496	624
<i>Median Income</i>	<i>\$1,714</i>	<i>\$1,085</i>	<i>\$1,216</i>	<i>\$1,488</i>	<i>\$2,685</i>	<i>\$5,292</i>	<i>\$3,416</i>	<i>\$1,522</i>

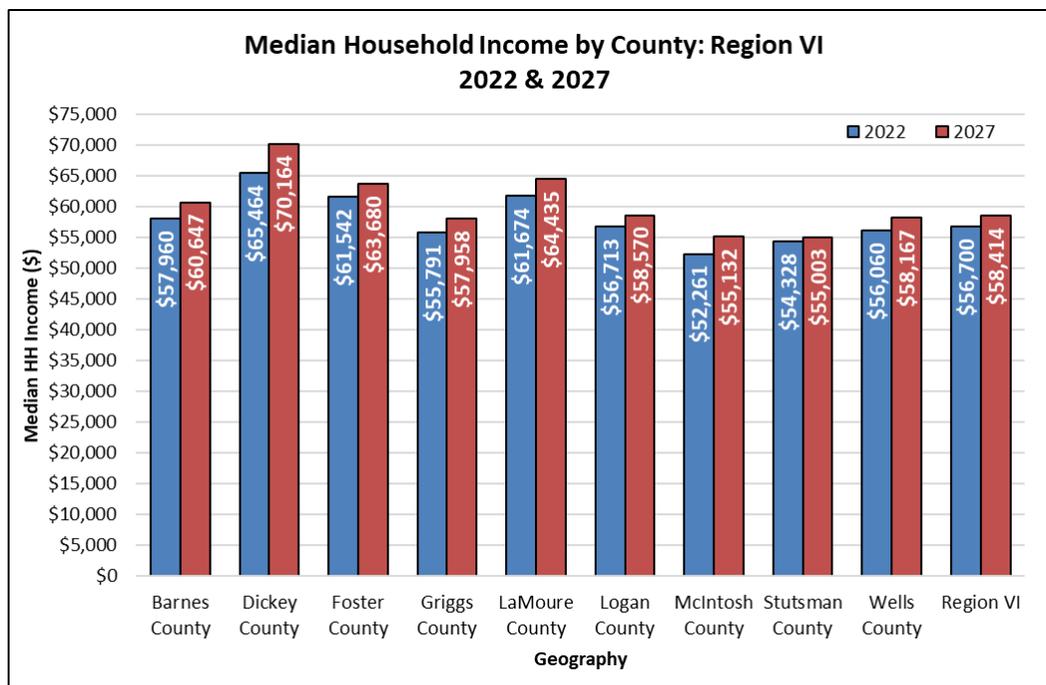
Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-8
ESTIMATED MEDIAN HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
NORTH DAKOTA REGION VI
2022

	Age of Householder							
	Total	15-24	25-34	35-44	45-54	55-64	65-74	75+
Barnes County	\$57,960	\$36,598	\$63,762	\$84,812	\$82,252	\$70,639	\$53,974	\$29,133
City of Valley City	\$46,654	\$36,277	\$55,691	\$77,337	\$61,274	\$55,500	\$43,157	\$28,085
Dickey County	\$65,464	\$37,219	\$73,216	\$77,316	\$81,041	\$78,512	\$57,428	\$36,029
City of Oakes	\$72,132	\$46,563	\$79,010	\$79,810	\$84,024	\$80,841	\$61,359	\$40,941
City of Ellendale	\$47,440	\$38,249	\$55,492	\$58,972	\$54,640	\$58,253	\$42,158	\$28,773
Foster County	\$61,542	\$41,378	\$77,733	\$77,031	\$80,091	\$69,256	\$56,811	\$32,565
City of Carrington	\$59,547	\$40,740	\$73,230	\$78,087	\$83,241	\$65,474	\$51,813	\$31,384
Griggs County	\$55,791	\$42,968	\$69,646	\$75,570	\$80,406	\$64,573	\$48,054	\$29,984
City of Cooperstown	\$58,797	\$50,522	\$65,866	\$71,815	\$87,038	\$72,635	\$50,739	\$30,774
LaMoure County	\$61,674	\$39,554	\$75,812	\$80,874	\$81,454	\$71,458	\$61,939	\$31,688
City of LaMoure	\$60,215	\$39,395	\$66,369	\$75,912	\$78,915	\$58,149	\$65,285	\$32,103
City of Edgeley	\$61,284	\$40,854	\$77,979	\$79,665	\$81,432	\$70,805	\$71,816	\$35,857
City of Kulm	\$61,146	\$41,939	\$84,098	\$79,622	\$80,813	\$71,038	\$72,656	\$35,342
Logan County	\$56,713	\$40,910	\$80,163	\$75,483	\$78,339	\$63,837	\$50,750	\$30,960
City of Napoleon	\$59,285	\$43,476	\$80,037	\$76,014	\$76,536	\$66,054	\$50,221	\$35,998
City of Gackle	\$53,500	\$36,500	\$78,858	\$76,237	\$79,819	\$62,024	\$50,872	\$25,370
McIntosh County	\$52,261	\$46,626	\$68,760	\$72,288	\$69,323	\$60,197	\$52,327	\$31,519
City of Wishek	\$52,405	\$49,209	\$69,542	\$68,955	\$73,508	\$61,214	\$50,850	\$29,969
City of Ashley	\$41,859	\$42,423	\$56,003	\$58,109	\$57,001	\$50,311	\$42,150	\$30,782
Stutsman County	\$54,328	\$38,482	\$59,650	\$68,518	\$67,045	\$60,749	\$52,731	\$30,105
City of Jamestown	\$51,184	\$38,013	\$56,277	\$62,279	\$61,866	\$56,261	\$50,543	\$29,563
City of Medina	\$51,018	\$36,218	\$60,602	\$67,326	\$67,174	\$54,491	\$45,139	\$29,998
Wells County	\$56,060	\$43,357	\$76,222	\$79,424	\$76,880	\$69,980	\$49,414	\$30,118
City of Harvey	\$49,121	\$42,848	\$69,811	\$76,002	\$71,048	\$62,862	\$38,666	\$29,822
City of Fessenden	\$52,383	\$42,500	\$75,000	\$76,068	\$69,470	\$66,702	\$51,104	\$29,220
Region VI	\$56,700	\$38,855	\$65,884	\$76,358	\$75,864	\$65,665	\$53,328	\$30,674

Sources: ESRI & Maxfield Research & Consulting, LLC.



DEMOGRAPHIC ANALYSIS

TABLE D-9
ESTIMATED MEDIAN HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
NORTH DAKOTA REGION VI
2027

	Age of Householder							
	Total	15-24	25-34	35-44	45-54	55-64	65 -74	75+
Barnes County	\$60,647	\$38,910	\$65,300	\$84,699	\$84,880	\$78,236	\$59,532	\$30,493
<i>City of Valley City</i>	\$45,844	\$37,528	\$54,164	\$75,684	\$62,036	\$54,954	\$43,054	\$28,597
Dickey County	\$70,164	\$37,418	\$76,660	\$79,522	\$84,112	\$83,071	\$62,829	\$38,826
<i>City of Oakes</i>	\$77,071	\$45,169	\$78,192	\$80,281	\$87,521	\$86,020	\$65,769	\$46,642
<i>City of Ellendale</i>	\$48,455	\$38,249	\$56,121	\$62,591	\$57,846	\$57,018	\$47,111	\$28,493
Foster County	\$63,680	\$42,209	\$79,158	\$79,528	\$85,570	\$76,008	\$60,723	\$34,404
<i>City of Carrington</i>	\$60,325	\$40,772	\$70,979	\$79,363	\$87,103	\$69,270	\$54,801	\$31,775
Griggs County	\$57,958	\$45,607	\$72,964	\$78,418	\$85,418	\$69,558	\$51,519	\$32,037
<i>City of Cooperstown</i>	\$60,631	\$53,133	\$69,883	\$74,601	\$93,659	\$79,956	\$52,625	\$32,306
LaMoure County	\$64,435	\$42,599	\$76,114	\$82,729	\$84,467	\$77,883	\$63,707	\$34,046
<i>City of LaMoure</i>	\$62,767	\$40,634	\$66,427	\$77,266	\$81,381	\$62,636	\$69,027	\$33,790
<i>City of Edgeley</i>	\$64,823	\$45,506	\$82,693	\$80,966	\$85,107	\$73,763	\$77,179	\$37,314
<i>City of Kulm</i>	\$64,691	\$52,015	\$80,095	\$79,183	\$83,165	\$75,991	\$77,869	\$37,053
Logan County	\$58,570	\$42,539	\$81,175	\$76,153	\$82,064	\$68,849	\$53,260	\$31,826
<i>City of Napoleon</i>	\$59,765	\$45,254	\$82,298	\$74,747	\$79,792	\$67,837	\$51,326	\$36,880
<i>City of Gackle</i>	\$56,430	\$44,000	\$79,023	\$82,422	\$82,545	\$63,713	\$55,233	\$27,220
McIntosh County	\$55,132	\$48,708	\$74,425	\$80,579	\$76,803	\$68,460	\$54,947	\$35,004
<i>City of Wishek</i>	\$56,619	\$62,698	\$77,815	\$78,892	\$79,642	\$70,036	\$53,900	\$32,545
<i>City of Ashley</i>	\$42,431	\$40,610	\$55,533	\$62,941	\$58,303	\$51,864	\$44,520	\$32,339
Stutsman County	\$55,003	\$39,231	\$60,432	\$69,356	\$68,817	\$63,093	\$55,174	\$31,096
<i>City of Jamestown</i>	\$50,833	\$38,588	\$56,348	\$61,946	\$62,332	\$56,532	\$51,471	\$29,895
<i>City of Medina</i>	\$56,110	\$42,307	\$63,613	\$71,292	\$76,957	\$60,988	\$51,215	\$32,086
Wells County	\$58,167	\$43,286	\$76,469	\$81,019	\$79,558	\$78,202	\$53,520	\$31,867
<i>City of Harvey</i>	\$49,001	\$44,476	\$69,778	\$75,125	\$72,283	\$63,772	\$40,602	\$29,638
<i>City of Fessenden</i>	\$56,589	\$42,500	\$75,000	\$81,410	\$76,382	\$80,167	\$56,623	\$34,509
Region VI	\$58,414	\$39,940	\$67,100	\$77,846	\$78,549	\$70,957	\$56,744	\$32,196

Sources: ESRI & Maxfield Research & Consulting, LLC.

Net Worth

Table D-10 shows household net worth in 2021 in the larger Cities and Counties in Region VI. Simply stated, net worth is the difference between assets and liabilities, or the total value of assets after debt is subtracted. The data was compiled and estimated by ESRI based on the Survey of Consumer Finances and Federal Reserve Board data.

- Region VI had an average net worth of \$726,593 in 2021 and a median net worth of \$157,301. Median net worth is generally a more accurate depiction of wealth than the average figure. A few households with large net worth can significantly skew the average.
- Like household income, there is a strong correlation between household age and net worth. Typically, net worth increases as household's age, before peaking between the ages of 55

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and 64. Net worth declines as adults age into the senior years. This is likely due to these households spending down assets to support their living costs following retirement.

- Households often delay purchasing homes and instead choose to rent until they acquire sufficient net worth to cover the costs of a down payment and closing costs associated with home ownership. This will be especially true in the short-term as tightening lending requirements make mortgages with little or no down payments more difficult to obtain.
- According to the Federal Reserve's 2016 to 2019 Consumer Finances survey (most recent analysis), the average American homeowner has a median net worth of about 40 times greater than that of a renter (\$255,000 vs. \$6,300). In addition, the average American homeowner has a mean net worth of about 12 times greater than that of a renter (1,102,100 vs \$95,600).²

² Bhutta, N., Bricker, J., Chang, A.C, Dettling, L.J, Goodman, S., Hsu, J.W.,... Ruh, D. "Changes in U.S. Family Finances from 2016 to 2019: Evidence from the Survey of Consumer Finances." *Federal Reserve Bulletin: Board of Governors of the Federal Reserve System – Federal Reserve*, vol. 106, no. 5, Sept 2020, pp 11, <https://www.federalreserve.gov/publications/files/scf20.pdf>. Accessed 6 Apr. 2022.

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**TABLE D-10
ESTIMATED NET WORTH BY AGE OF HOUSEHOLDER
NORTH DAKOTA REGION VI
2021**

	Age of Householder															
	Total		15-24		25-34		35-44		45-54		55-64		65-74		75+	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Barnes County	\$741,823	\$153,528	\$26,389	\$11,661	\$88,256	\$22,376	\$535,863	\$134,884	\$671,891	\$197,195	\$1,010,703	\$208,658	\$1,222,191	\$256,041	\$834,199	\$199,323
City of Valley City	\$415,351	\$85,515	\$21,802	\$10,957	\$60,431	\$13,916	\$268,625	\$79,855	\$307,932	\$100,437	\$468,798	\$142,390	\$624,870	\$154,245	\$752,637	\$176,288
Dickey County	\$822,808	\$188,127	\$34,831	\$11,661	\$115,102	\$71,896	\$445,421	\$160,296	\$616,596	\$242,737	\$1,053,514	\$274,810	\$1,343,395	\$294,915	\$1,178,260	\$258,375
City of Oakes	\$906,161	\$214,034	\$46,416	\$13,393	\$149,736	\$98,169	\$383,933	\$169,241	\$567,265	\$269,930	\$1,097,841	\$310,943	\$1,616,250	\$327,317	\$1,321,822	\$265,105
City of Ellendale	\$328,172	\$115,947	\$26,888	\$12,188	\$63,843	\$20,530	\$298,498	\$123,569	\$301,055	\$145,308	\$526,527	\$182,836	\$307,323	\$177,934	\$585,581	\$199,223
Foster County	\$929,422	\$187,392	\$66,904	\$35,000	\$110,345	\$59,299	\$510,265	\$156,931	\$850,487	\$205,619	\$1,248,059	\$261,064	\$1,533,218	\$318,116	\$1,095,624	\$230,092
City of Carrington	\$751,108	\$154,977	\$57,409	\$25,538	\$90,875	\$44,482	\$355,093	\$117,083	\$727,367	\$170,694	\$1,056,629	\$206,500	\$951,989	\$225,934	\$1,089,375	\$204,312
Griggs County	\$789,739	\$181,137	\$40,554	\$12,500	\$99,150	\$46,423	\$395,314	\$150,000	\$659,099	\$169,775	\$659,949	\$194,342	\$1,451,333	\$277,690	\$811,844	\$207,764
City of Cooperstown	\$567,515	\$162,942	\$45,277	\$18,943	\$90,098	\$41,547	\$183,562	\$137,502	\$531,818	\$184,979	\$672,605	\$183,071	\$932,434	\$236,534	\$574,017	\$186,114
LaMoure County	#####	\$189,199	\$41,717	\$15,000	\$154,054	\$82,515	\$361,176	\$109,799	\$1,052,820	\$226,731	\$1,261,202	\$216,032	\$1,269,354	\$311,603	\$1,191,260	\$205,851
City of Edgeley	\$791,850	\$192,442	\$64,451	\$15,000	\$133,632	\$60,354	\$191,032	\$162,154	\$416,945	\$239,572	\$825,885	\$175,297	\$1,195,364	\$392,278	\$1,093,067	\$219,677
City of Kulm	\$792,455	\$191,709	\$43,787	\$15,000	\$105,918	\$75,000	\$181,697	\$155,128	\$419,232	\$235,472	\$868,785	\$178,847	\$1,178,866	\$362,614	\$1,084,209	\$216,755
City of LaMoure	\$533,407	\$137,869	\$31,297	\$12,500	\$92,749	\$78,565	\$361,176	\$109,799	\$1,052,820	\$226,731	\$409,558	\$177,152	\$1,269,354	\$311,603	\$673,103	\$143,655
Logan County	\$700,019	\$199,199	\$78,787	\$54,928	\$133,073	\$102,457	\$473,735	\$157,849	\$547,814	\$225,241	\$989,036	\$232,175	\$1,035,591	\$321,446	\$657,514	\$219,181
City of Napoleon	\$775,722	\$208,437	\$85,851	\$60,550	\$133,951	\$96,817	\$239,391	\$162,636	\$436,060	\$232,739	\$1,098,547	\$244,695	\$1,446,856	\$343,418	\$910,093	\$270,647
City of Gackle	\$596,811	\$185,142	\$53,299	\$55,000	\$163,253	\$111,202	\$894,977	\$172,664	\$910,856	\$226,019	\$919,420	\$216,089	\$630,203	\$306,251	\$367,572	\$180,828
McIntosh County	\$747,211	\$174,281	\$47,838	\$28,392	\$83,011	\$45,613	\$627,628	\$150,000	\$680,576	\$193,377	\$853,388	\$180,769	\$1,206,880	\$301,682	\$695,120	\$188,811
City of Wishek	\$488,219	\$161,868	\$59,005	\$60,675	\$73,975	\$41,684	\$163,706	\$121,350	\$231,621	\$183,452	\$585,851	\$194,451	\$877,825	\$292,672	\$519,129	\$166,586
City of Ashley	\$599,126	\$115,672	\$38,384	\$18,140	\$53,254	\$22,287	\$663,770	\$104,680	\$502,083	\$170,442	\$596,313	\$86,286	\$642,389	\$134,923	\$693,909	\$162,281
Stutsman County	\$597,736	\$111,726	\$36,795	\$12,404	\$79,939	\$21,811	\$439,893	\$94,550	\$538,172	\$145,421	\$753,699	\$169,602	\$966,831	\$203,272	\$773,333	\$169,122
City of Jamestown	\$420,517	\$78,834	\$30,484	\$11,583	\$62,526	\$15,051	\$336,674	\$65,643	\$438,110	\$105,248	\$479,874	\$118,542	\$626,325	\$117,081	\$633,477	\$140,400
City of Medina	\$538,381	\$160,559	\$44,190	\$26,644	\$57,388	\$27,736	\$180,364	\$150,000	\$445,990	\$158,262	\$508,092	\$127,534	\$805,249	\$232,251	\$798,335	\$230,474
Wells County	\$733,989	\$200,252	\$45,109	\$25,428	\$103,268	\$66,030	\$437,414	\$160,427	\$646,210	\$238,565	\$951,397	\$253,212	\$970,213	\$279,642	\$793,318	\$215,128
City of Harvey	\$603,944	\$158,680	\$46,383	\$35,000	\$79,711	\$48,164	\$340,290	\$150,000	\$590,642	\$183,289	\$830,902	\$187,699	\$724,366	\$187,344	\$725,395	\$197,939
City of Fessenden	\$477,637	\$201,517	\$18,320	\$7,500	\$92,351	\$56,524	\$169,662	\$141,683	\$251,200	\$198,235	\$376,108	\$220,862	\$1,220,668	\$386,346	\$432,870	\$209,638
Region VI	\$726,593	\$157,301	\$37,422	\$13,229	\$94,375	\$37,169	\$478,072	\$129,361	\$649,193	\$184,276	\$923,760	\$206,098	\$1,147,729	\$264,171	\$865,141	\$196,698
North Dakota	\$763,809	\$131,303	\$37,547	\$11,994	\$98,176	\$21,631	\$605,876	\$130,281	\$889,572	\$193,094	\$1,215,277	\$233,545	\$1,198,902	\$278,855	\$927,147	\$218,449

Sources: ESRI; Maxfield Research & Consulting, LLC.

Household Tenure

Table D-11 shows household tenure by age of householder for each County in Region VI during 2010 and 2022, and Table D-12 shows 2010 and 2022 tenure data by age for each of the Counties and larger cities in the Region. Data for 2010 is from the U.S. Census while data for 2022 comes from the American Community Survey's five-year estimates adjusted to 2022 by Maxfield Research. The tables show the number and percent of renter- and owner-occupied housing units. All data excludes unoccupied units and group quarters such as nursing homes.

Household tenure information is important in understanding households' preferences to either rent or own their housing. Other factors that contribute to these proportions include mortgage interest rates, household age, and lifestyle considerations, among others. Also, many people come to the Region for employment and want to assess their position before permanently settling into the community which drives demand for temporary and rental housing.

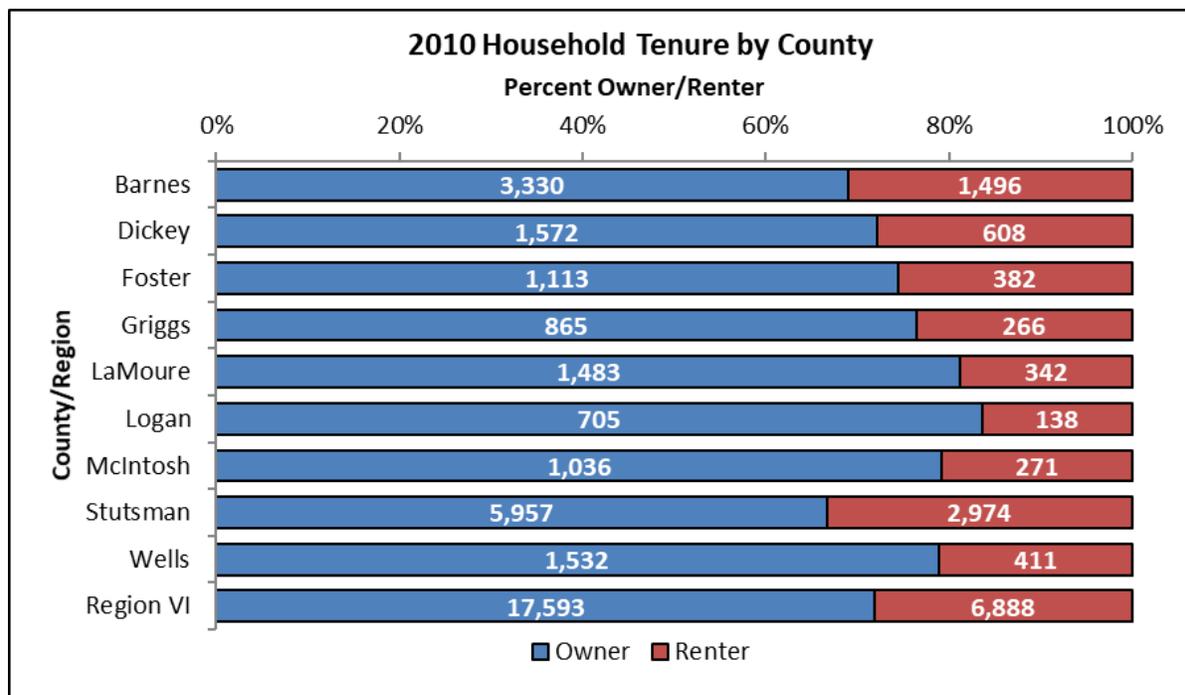
- In Region VI, roughly 70% (69.7%) of all households owned their housing as of 2022, giving it a higher home ownership rate in comparison to North Dakota (62.5% owned as of 2022).
- Within the Region, Logan County had the highest ownership rate at 84.2% while Stutsman County had the highest renter rate (37.5%). Almost 94% (93.8%) of all renter households in Stutsman County were located in the City of Jamestown.
- While 36.5% of all Region VI households are located in Stutsman County, approximately 43.2% of the renter households are in the County compared to 33.9% of owner households.
- Between 2010 and 2022, the Region lost 988 owner households (5.6%) while the number of renter households increased by 334 (4.8%).
- All Counties, with the exception of Barnes County (+48 households), experienced a decline in owner households between 2010 and 2022 while Foster, McIntosh, Stutsman, and Wells Counties all gained renter households.
- Typically, the youngest and oldest households rent their housing in greater proportions than middle-aged households. This pattern is apparent in the Region for younger households as 76.1% of households age 15 to 24 and 47.0% of age 25 to 34 households rent as of 2022 compared to 24.8% of those 35 to 64 years of age rent. However, the 65 plus population who rent (22.4%) is actually less than the population 35 to 64 who are renters (23.0%).
- In the 15 to 24 age group, Barnes County had the highest proportion of renters at 88.7% (343 renter households), followed by Wells County at 86.5% (121 renter households) and Stutsman County at 81.6% (602 renter households).

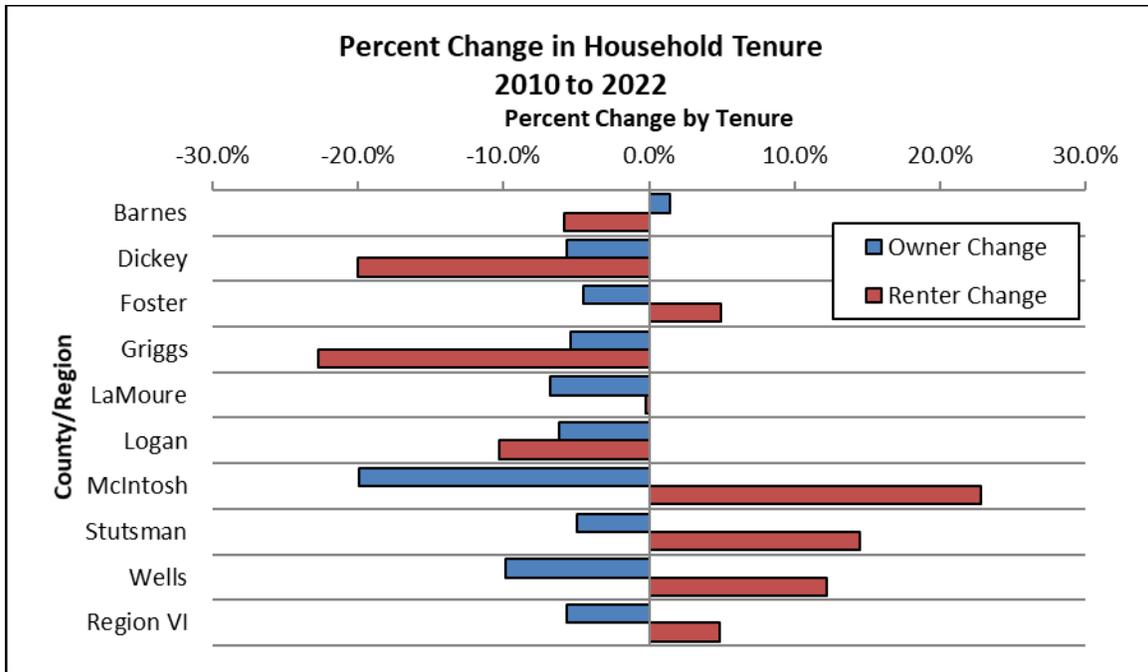
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**TABLE D-11
HOUSEHOLD TENURE
NORTH DAKOTA REGION VI
2010 and 2022**

County	2010					2022				
	Owner	Pct.	Renter	Pct.	Total	Owner	Pct.	Renter	Pct.	Total
Barnes	3,330	69.0%	1,496	31.0%	4,826	3,378	70.6%	1,409	29.4%	4,787
Dickey	1,572	72.1%	608	27.9%	2,180	1,484	75.3%	486	24.7%	1,970
Foster	1,113	74.4%	382	25.6%	1,495	1,063	72.6%	401	27.4%	1,464
Griggs	865	76.5%	266	23.5%	1,131	818	79.9%	206	20.1%	1,024
LaMoure	1,483	81.3%	342	18.7%	1,825	1,383	80.2%	341	19.8%	1,724
Logan	705	83.6%	138	16.4%	843	661	84.2%	124	15.8%	785
McIntosh	1,036	79.3%	271	20.7%	1,307	829	71.4%	333	28.6%	1,162
Stutsman	5,957	66.7%	2,974	33.3%	8,931	5,664	62.5%	3,405	37.5%	9,069
Wells	1,532	78.8%	411	21.2%	1,943	1,381	75.0%	461	25.0%	1,842
TOTAL	17,593	71.9%	6,888	28.1%	24,481	16,605	69.7%	7,222	30.3%	23,827

Sources: U.S. Census; Maxfield Research & Consulting, LLC.





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TABLE D-12
TENURE BY AGE OF HOUSEHOLDER
NORTH DAKOTA REGION VI
2022

	Age of Householder																											
	Total				15-24				25-34				35-44				45-54				55-64				65+			
	Own		Rent		Own		Rent		Own		Rent		Own		Rent		Own		Rent		Own		Rent		Own		Rent	
No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	
Barnes County	3,378	70.6%	1,409	29.4%	44	11.3%	343	88.7%	381	53.0%	338	47.0%	499	67.2%	243	32.8%	510	86.5%	80	13.5%	796	87.0%	119	13.0%	1,149	80.1%	286	19.9%
City of Valley City	1,776	59.7%	1,199	40.3%	31	8.8%	325	91.2%	283	55.4%	228	44.6%	306	56.9%	232	43.1%	222	78.3%	61	21.7%	393	81.9%	87	18.1%	542	67.2%	265	32.8%
Dickey County	1,484	75.3%	486	24.7%	59	36.8%	102	63.2%	144	53.1%	127	46.9%	264	89.9%	30	10.1%	234	86.3%	37	13.7%	301	74.2%	105	25.8%	482	84.8%	86	15.2%
City of Oakes	607	79.0%	161	21.0%	33	65.5%	17	34.5%	66	54.5%	55	45.5%	157	97.2%	5	2.8%	126	86.9%	19	13.1%	84	68.9%	38	31.1%	141	83.9%	27	16.1%
City of Ellendale	260	58.2%	187	41.8%	11	13.0%	76	87.0%	26	55.6%	21	44.4%	32	67.9%	15	32.1%	21	96.0%	1	4.0%	61	68.6%	28	31.4%	109	70.5%	46	29.5%
Foster County	1,063	72.6%	401	27.4%	38	36.5%	65	63.5%	127	65.5%	67	34.5%	152	77.4%	44	22.6%	143	78.0%	40	22.0%	235	70.4%	99	29.6%	368	81.3%	85	18.7%
City of Carrington	577	62.1%	352	37.9%	33	37.9%	54	62.1%	34	38.6%	54	61.4%	96	68.8%	44	31.2%	90	77.8%	26	22.2%	134	57.9%	97	42.1%	190	70.8%	78	29.2%
Griggs County	818	79.9%	206	20.1%	16	33.3%	32	66.7%	94	76.0%	30	24.0%	73	81.1%	17	18.9%	83	71.2%	34	28.8%	167	83.6%	33	16.4%	385	86.4%	61	13.6%
City of Cooperstown	342	76.8%	104	23.2%	17	47.1%	19	52.9%	71	93.2%	5	6.8%	30	76.3%	9	23.7%	34	66.7%	17	33.3%	38	85.7%	6	14.3%	153	76.4%	47	23.6%
LaMoure County	1,383	80.2%	341	19.8%	43	46.5%	50	53.5%	148	75.1%	49	24.9%	137	74.0%	48	26.0%	180	76.8%	54	23.2%	309	83.3%	62	16.7%	566	87.8%	78	12.2%
City of Edgeley	196	72.5%	75	27.5%	0	0.0%	12	100.0%	12	83.3%	2	16.7%	13	84.2%	2	15.8%	27	78.0%	7	22.0%	27	43.2%	35	56.8%	118	88.8%	15	11.3%
City of Kulm	137	83.0%	28	17.0%	16	70.4%	7	29.6%	20	74.2%	7	25.8%	19	91.7%	2	8.3%	20	100.0%	0	0.0%	23	90.0%	3	10.0%	39	79.3%	10	20.7%
City of LaMoure	257	75.8%	82	24.2%	0	0.0%	24	100.0%	46	83.3%	9	16.7%	18	66.7%	9	33.3%	26	79.3%	7	20.7%	71	88.6%	9	11.4%	96	80.0%	24	20.0%
Logan County	661	84.2%	124	15.8%	44	62.5%	26	37.5%	69	78.9%	18	21.1%	67	85.2%	12	14.8%	73	88.4%	10	11.6%	174	87.0%	26	13.0%	235	88.0%	32	12.0%
City of Napoleon	250	79.5%	64	20.5%	25	55.6%	20	44.4%	42	83.6%	8	16.4%	26	91.4%	2	8.6%	20	85.7%	3	14.3%	63	91.6%	6	8.4%	74	74.8%	25	25.2%
City of Gackle	108	89.8%	12	10.2%	17	100.0%	0	0.0%	2	40.0%	3	60.0%	8	70.0%	3	30.0%	17	88.2%	2	11.8%	18	100.0%	0	0.0%	47	93.3%	3	6.7%
McIntosh County	829	71.4%	333	28.6%	18	24.4%	56	75.6%	70	40.4%	103	59.6%	100	84.1%	19	15.9%	96	79.3%	25	20.7%	201	82.6%	42	17.4%	344	79.8%	87	20.2%
City of Wishek	234	59.9%	156	40.1%	12	24.1%	39	75.9%	20	28.8%	51	71.3%	25	63.6%	14	36.4%	24	75.0%	8	25.0%	61	85.2%	11	14.8%	91	72.9%	34	27.1%
City of Ashley	224	71.0%	92	29.0%	0	0.0%	10	100.0%	20	55.0%	16	45.0%	43	98.0%	1	2.0%	12	63.6%	7	36.4%	29	51.6%	28	48.4%	120	79.9%	30	20.1%
Stutsman County	5,664	62.5%	3,405	37.5%	135	18.4%	602	81.6%	535	44.6%	666	55.4%	770	66.6%	387	33.4%	959	66.4%	486	33.6%	1,496	77.7%	430	22.3%	1,769	68.0%	833	32.0%
City of Jamestown	3,572	52.8%	3,194	47.2%	106	15.7%	570	84.3%	393	38.5%	628	61.5%	537	60.2%	355	39.8%	523	57.1%	393	42.9%	865	66.9%	428	33.1%	1,148	58.3%	820	41.7%
City of Medina	99	76.5%	30	23.5%	1	100.0%	0	0.0%	7	54.5%	6	45.5%	8	58.3%	6	41.7%	12	44.0%	16	56.0%	31	100.0%	0	0.0%	39	92.1%	3	7.9%
Wells County	1,381	75.0%	461	25.0%	19	13.5%	121	86.5%	93	50.3%	92	49.7%	173	88.3%	23	11.7%	214	85.2%	37	14.8%	322	87.6%	46	12.4%	561	79.8%	142	20.2%
City of Harvey	499	64.8%	271	35.2%	15	28.3%	39	71.7%	22	24.5%	66	75.5%	71	82.3%	15	17.7%	79	73.3%	29	26.7%	92	78.5%	25	21.5%	221	69.5%	97	30.5%
City of Fessenden	168	74.1%	59	25.9%	0	0.0%	25	100.0%	10	56.0%	8	44.0%	36	100.0%	0	0.0%	30	90.9%	3	9.1%	54	92.4%	4	7.6%	37	67.6%	18	32.4%
Region VI	16,605	69.7%	7,222	30.3%	432	23.9%	1,377	76.1%	1,705	53.0%	1,513	47.0%	2,240	72.2%	861	27.8%	2,470	75.1%	818	24.9%	3,988	80.2%	988	19.8%	5,771	77.6%	1,665	22.4%

Sources: ESRI; Maxfield Research & Consulting, LLC.

Tenure by Household Income

Table D-13 shows estimated household tenure by income in the Market Area for 2022. Data is based on American Community Survey estimates adjusted for 2022.

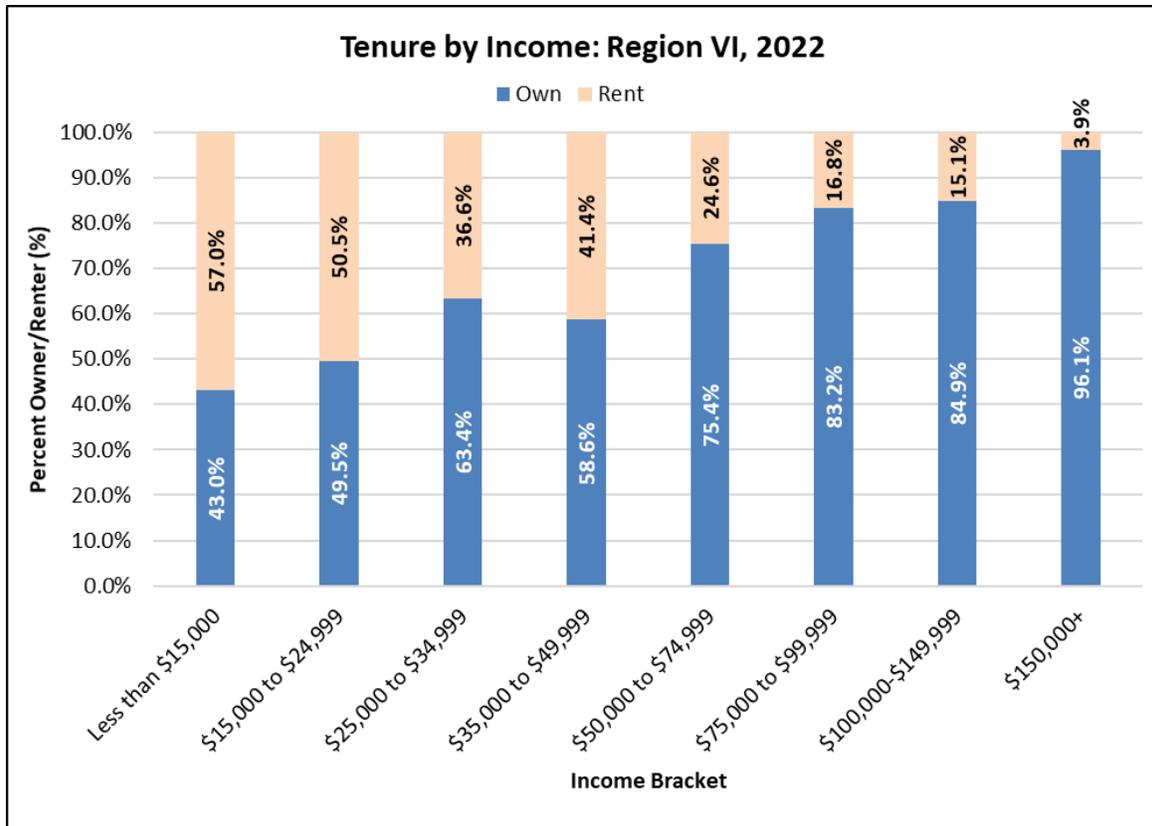
It is important to note that the higher the income, the lower percentage a household typically allocates to housing. Many lower income households, as well as many young and senior households, spend more than 30% of their income on housing, while middle-aged households in their prime earning years typically allocate 20% to 25% of their income to housing.

- Typically, as income increases, so does the rate of homeownership. This can be seen in the PMA, where the homeownership rate increases from 43.0% of households with incomes below \$15,000 to 96.1% of households with incomes above \$150,000. In comparison, throughout North Dakota, the homeownership rate increases from 31.4% of households with incomes below \$15,000 to 90.8% of households with incomes above \$150,000

	Region VI				North Dakota			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	1,111	43.0%	1,473	57.0%	9,820	31.4%	21,425	68.6%
\$15,000 to \$24,999	1,219	49.5%	1,245	50.5%	9,983	38.2%	16,129	61.8%
\$25,000 to \$34,999	1,461	63.4%	843	36.6%	12,012	43.8%	15,438	56.2%
\$35,000 to \$49,999	1,841	58.6%	1,300	41.4%	19,469	50.5%	19,050	49.5%
\$50,000 to \$74,999	3,343	75.4%	1,090	24.6%	36,474	59.9%	24,370	40.1%
\$75,000 to \$99,999	2,920	83.2%	590	16.8%	33,357	72.5%	12,624	27.5%
\$100,000 to \$149,999	2,810	84.9%	500	15.1%	46,091	83.3%	9,257	16.7%
\$150,000 or more	1,999	96.1%	81	3.9%	36,466	90.8%	3,707	9.2%
Total	16,704	70.1%	7,123	29.9%	203,672	62.5%	122,000	37.5%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

- A portion of renter households that are referred to as lifestyle renters (those who are financially able to own but choose to rent) often have household incomes of \$60,000 or higher and rent newer apartments (\$1,500 or more per month rent), although lifestyle renters could also have lower incomes and be living in older apartments.
- An estimated 25.6% of renter households in the PMA had incomes of \$60,000 or more in 2022, compared to 33.0% in all of North Dakota. This data suggests that the proportion of lifestyle renters residing in Region VI, is much lower than all of North Dakota. Household Income by tenure tables for each county in Region VI can be found in the Demographic Appendix section.



Household Type

Table D-14 on the following page shows household type trends in the nine counties comprising Region VI as well as North Dakota in 2010 and 2022. Data for 2010 is from the U.S. Census while data for 2022 is from the American Community Survey’s five-year estimates, adjusted to 2022 by Maxfield Research.

- Family households were the most common type of household in the Region, representing 56.7% of all households in 2022. Married couples without children comprised 34.5% of all households in 2010 and 32.6% in 2022. Married couple families with children comprised 17.1% of all the Region VI households in 2010, dropping to 15.3% in 2022.
- Non-family households made up 38.9% of all households in 2010, increasing to 43.3% in 2022. The percentage of people living alone increased from 34.2% in 2010 to 37.7% in 2022. Roommates and unmarried couples comprised 4.7% of Region VI households in 2010, compared to 5.6% in 2022.

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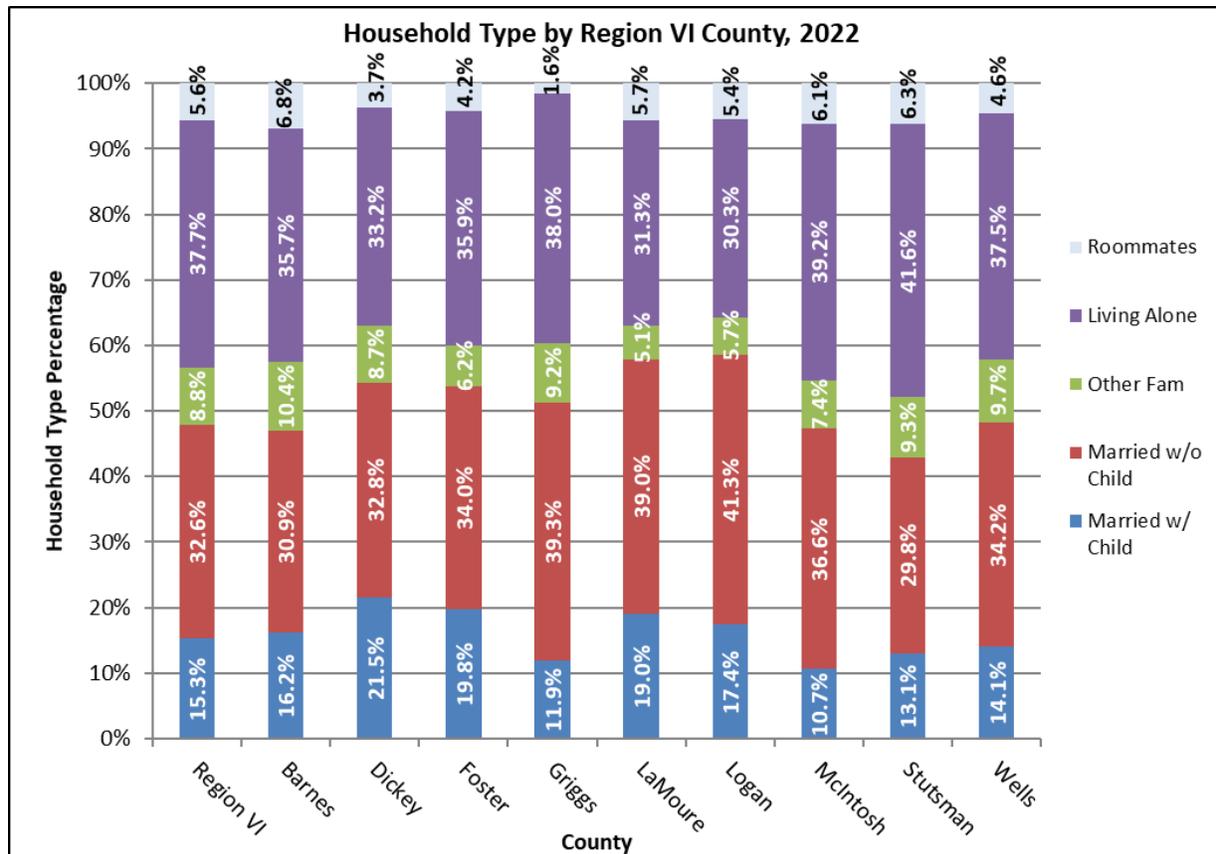
TABLE D-14
HOUSEHOLD TYPE
NORTH DAKOTA REGION VI
2010-2022

Households	Total HH's		Family Households						Non-Family Households			
			Married w/ Child		Married w/o Child		Other *		Living Alone		Roommates **	
	2010	2022	2010	2022	2010	2022	2010	2022	2010	2022	2010	2022
North Dakota	281,192	325,672	52,438	61,435	84,084	93,499	34,394	37,365	88,563	105,927	21,713	27,446
Region VI	24,481	23,827	4,179	3,640	8,453	7,778	2,320	2,093	8,371	8,975	1,158	1,342
Barnes	4,826	4,787	845	773	1,609	1,477	473	500	1,588	1,709	311	328
Dickey	2,180	1,970	473	424	748	646	158	171	725	655	76	73
Foster	1,495	1,464	262	289	537	498	131	91	501	525	64	61
Griggs	1,131	1,024	173	122	437	402	84	94	411	389	26	16
LaMoure	1,825	1,724	333	327	706	672	143	88	596	540	47	98
Logan	843	785	166	136	352	324	44	44	260	238	21	43
McIntosh	1,307	1,162	199	124	520	425	81	86	473	455	34	71
Stutsman	8,931	9,069	1,449	1,184	2,771	2,704	1,035	840	3,151	3,773	525	568
Wells	1,943	1,842	279	259	773	629	171	178	666	691	54	84
Percent												
North Dakota	100.0%	100.0%	18.6%	18.9%	29.9%	28.7%	12.2%	11.5%	31.5%	32.5%	7.7%	8.4%
Region VI	100.0%	100.0%	17.1%	15.3%	34.5%	32.6%	9.5%	8.8%	34.2%	37.7%	4.7%	5.6%
Barnes	100.0%	100.0%	17.5%	16.2%	33.3%	30.9%	9.8%	10.4%	32.9%	35.7%	6.4%	6.8%
Dickey	100.0%	100.0%	21.7%	21.5%	34.3%	32.8%	7.2%	8.7%	33.3%	33.2%	3.5%	3.7%
Foster	100.0%	100.0%	17.5%	19.8%	35.9%	34.0%	8.8%	6.2%	33.5%	35.9%	4.3%	4.2%
Griggs	100.0%	100.0%	15.3%	11.9%	38.6%	39.3%	7.4%	9.2%	36.3%	38.0%	2.3%	1.6%
LaMoure	100.0%	100.0%	18.2%	19.0%	38.7%	39.0%	7.8%	5.1%	32.7%	31.3%	2.6%	5.7%
Logan	100.0%	100.0%	19.7%	17.4%	41.8%	41.3%	5.2%	5.7%	30.8%	30.3%	2.5%	5.4%
McIntosh	100.0%	100.0%	15.2%	10.7%	39.8%	36.6%	6.2%	7.4%	36.2%	39.2%	2.6%	6.1%
Stutsman	100.0%	100.0%	16.2%	13.1%	31.0%	29.8%	11.6%	9.3%	35.3%	41.6%	5.9%	6.3%
Wells	100.0%	100.0%	14.4%	14.1%	39.8%	34.2%	8.8%	9.7%	34.3%	37.5%	2.8%	4.6%
Change 2010-2022												
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
North Dakota	44,480	15.8%	8,997	17.2%	9,415	11.2%	2,971	8.6%	17,364	19.6%	5,733	20.9%
Region VI	-654	-2.7%	-539	-12.9%	-675	-8.0%	-227	-9.8%	604	7.2%	184	13.7%
Barnes	-39	-0.8%	-72	-8.5%	-132	-8.2%	27	5.6%	121	7.6%	17	5.1%
Dickey	-210	-9.6%	-49	-10.3%	-102	-13.6%	13	8.4%	-70	-9.7%	-3	-3.9%
Foster	-31	-2.1%	27	10.4%	-39	-7.3%	-40	-30.7%	24	4.8%	-3	-4.6%
Griggs	-107	-9.5%	-51	-29.4%	-35	-8.0%	10	12.3%	-22	-5.3%	-10	-63.6%
LaMoure	-101	-5.5%	-6	-1.7%	-34	-4.9%	-55	-38.7%	-56	-9.5%	51	51.9%
Logan	-58	-6.9%	-30	-17.9%	-28	-8.0%	0	1.1%	-22	-8.5%	22	50.6%
McIntosh	-145	-11.1%	-75	-37.6%	-95	-18.2%	5	6.6%	-18	-3.8%	37	52.1%
Stutsman	138	1.5%	-265	-18.3%	-67	-2.4%	-195	-18.9%	622	19.7%	43	7.5%
Wells	-101	-5.2%	-20	-7.1%	-144	-18.6%	7	4.3%	25	3.7%	30	36.1%
* Single-parents and unmarried couples with children												
** Includes unmarried couples without children and group quarters												
Sources: U. S. Census; American Community Survey, ESRI; & Maxfield Research & Consulting, LLC.												

- Single person households were the most common type in North Dakota, comprising 32.5% of all households in 2022 compared to 37.7% in the Region. Married couples without children households represented 28.7% of all North Dakota households in 2022.
- Changes in households living alone and households composed of unrelated roommates will drive demand for rental housing in the Region. Between 2010 and 2022, these household types collectively increased by 788 households (6.3%) in the Region. An increase in the

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percentage of these household types indicates a shift in housing needs that favors rental development. However, households composed of unrelated roommates can also be unmarried couples that may choose to own.



- The percent of family households in the Region declined by 9.6% (1,442 households) between 2010 and 2022.
- Married couple families without children are generally made up of younger couples that have not had children and older couples with adult children that have moved out of the home. There is also a growing national trend toward married couples choosing delay child-birth, delaying children, or choosing not to have children entirely as birthrates have noticeably decreased. Older couples with adult children often desire multifamily housing options for convenience reasons but older couples in rural areas typically hold onto their single-family homes until they need services. Married couple families with children typically generate demand for single-family detached ownership housing. The number of married couple families with children declined in the Region between 2010 and 2022, losing 539 households (-12.9%).
- Other family households, defined as a male or female householder with no spouse present (typically single-parent households), often require affordable housing. The number of other family households decreased 9.8% (227 households) in the Region between 2010 and 2022.

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In comparison, in North Dakota, other family households increased by 8.6% (2,971 households).

- Between 2010 and 2022, the most dramatic shift in household type in Region VI occurred in the number of non-family households with roommates which increased 13.7% (184 households). The most significant decline occurred in the number of married family households with children, which experienced a decline of 12.9% (-539 households).
- Within Region VI, the number of married couple households with children declined in all nine counties except for Foster County which gained 27 households (10.4%). On a percentage basis, Wells County experienced the most significant decline, losing 75 households (-37.6%), followed by Griggs County (-29.4%) and Stutsman County (-18.3%).
- Significant growth occurred in the number of households living alone in Stutsman County, which gained 622 households (19.7%). Stutsman County also gained 43 roommate households (7.5%). Barnes County gained 121 single person households (7.6%) and 17 roommate households (5.1%).
- Statewide, the largest numeric shift occurred in the number of households living alone, which experienced an increase of 17,364 households (19.6%) while the largest percentage gained occurred in the number of roommate households which increased 20.9% (5,733 households). No family or non-family categories experienced declines between 2010 and 2022.

Demographic Summary

The following are key points that emerged from our analysis of demographic trends in Region VI:

- The population declined by 21.2% (14,062 people) between 1990 and 2020 from 66,294 in 1990 to 52,232 in 2010.
- In 2022, Stutsman County had the largest population with 21,600 people, comprising 38.9% of the Region VI's total population. Jamestown was the largest city in Region VI with 15,900 people. Barnes County had the second largest population with 10,850 people in 2022. Valley City, in Barnes County, was the second largest city in the region in 2022 with 6,575 people. All other communities in Region VI had 2,081 people or less.
- Between 2022 and 2030, Region VI is projected to decline 0.9% (488 people). Decline will happen in eight of the nine counties with only Stutsman County experience a population increase of 1.9% (400 people).
- As of the 2022, the largest adult age cohort in Region VI was 45 to 54, comprising 15.6% of the total population.
- In 2022, the median household income in Region VI was estimated to be \$56,700. By comparison the median household income in North Dakota was estimated to be 13.5% higher than Region VI at \$64,373. Median incomes ranged from \$52,261 (Griggs County) to \$65,464 (Dickey County).
- Most households in Region VI (69.7%) owned their housing in 2022. As a comparison, 62.5% of North Dakota owned their housing. Stutsman County had the lowest ownership rate (62.5%). The City of Jamestown has the largest supply of rental units in the Region.
- Family households were the most common type of household, representing 56.7% of all households in 2022. Married couples without children comprised 28.7% and married couples with children comprised 15.3% of all households. The largest percent decrease in household type occurred in the number of married couple households with children which declined 12.9% (539 households) between 2010 and 2022. Non-family households with roommates increased 13.7% (184 households) and single-person households increased by 7.2% (604 households).

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TABLE D-15 HISTORIC POPULATION GROWTH TRENDS NORTH DAKOTA REGION VI 1990 - 2020											
	Population				1990 - 2000		2000 - 2010		2010 - 2020		
	Census				No.	Pct.	No.	Pct.	No.	Pct.	
	1990	2000	2010	2020							
Barnes County											
Valley City	7,163	6,826	6,585	6,575	-337	-4.7%	-241	-3.5%	-10	-0.2%	
Remainder of County	5,382	4,949	4,481	4,278	-433	-8.0%	-468	-9.5%	-203	-4.5%	
Subtotal	12,545	11,775	11,066	10,853	-770	-6.1%	-709	-6.0%	-213	-1.9%	
Dickey County											
Ellendale	1,798	1,559	1,394	1,125	-239	-13.3%	-165	-10.6%	-269	-19.3%	
Oakes	1,775	1,979	1,856	1,798	204	11.5%	-123	-6.2%	-58	-3.1%	
Remainder of County	2,534	2,219	2,039	2,076	-315	-12.4%	-180	-8.1%	37	1.8%	
Subtotal	6,107	5,757	5,289	4,999	-350	-5.7%	-468	-8.1%	-290	-5.5%	
Foster County											
Carrington	2,267	2,268	2,065	2,080	1	0.0%	-203	-9.0%	15	0.7%	
Remainder of County	1,716	1,491	1,278	1,317	-225	-13.1%	-213	-14.3%	39	3.1%	
Subtotal	3,983	3,759	3,343	3,397	-224	-5.6%	-416	-11.1%	54	1.6%	
Griggs County											
Cooperstown	1,247	1,053	984	983	-194	-15.6%	-69	-6.6%	-1	-0.1%	
Remainder of County	2,056	1,701	1,436	1,323	-355	-17.3%	-265	-15.6%	-113	-7.9%	
Subtotal	3,303	2,754	2,420	2,306	-549	-16.6%	-334	-12.1%	-114	-4.7%	
LaMoure County											
Edgeley	680	637	563	585	-43	-6.3%	-74	-11.6%	22	3.9%	
Kulm	514	422	354	368	-92	-17.9%	-68	-16.1%	14	4.0%	
LaMoure	970	944	889	764	-26	-2.7%	-55	-5.8%	-125	-14.1%	
Remainder of County	3,219	2,698	2,333	2,376	-521	-16.2%	-365	-13.5%	43	1.8%	
Subtotal	5,383	4,701	4,139	4,093	-682	-12.7%	-562	-12.0%	-46	-1.1%	
Logan County											
Napoleon	930	857	792	749	-73	-7.8%	-65	-7.6%	-43	94.6%	
Gackle	450	352	310	281	-98	-21.8%	-42	-11.9%	-29	90.6%	
Remainder of County	1,467	1,099	888	846	-368	-25.1%	-211	-19.2%	-42	95.3%	
Subtotal	2,847	2,308	1,990	1,876	-539	-18.9%	-318	-13.8%	-114	94.3%	
McIntosh County											
Wishek	1,171	1,122	1,002	864	-49	-4.2%	-120	-10.7%	-138	-13.8%	
Ashley	1,052	882	749	613	-170	-16.2%	-133	-15.1%	-136	-18.2%	
Remainder of County	1,798	1,386	1,058	1,053	-412	-22.9%	-328	-23.7%	-5	-0.5%	
Subtotal	4,021	3,390	2,809	2,530	-631	-15.7%	-581	-17.1%	-279	-9.9%	
Stutsman County											
Jamestown	15,571	15,527	15,427	15,849	-44	-0.3%	-100	-0.6%	422	2.7%	
Medina	387	335	308	264	-52	-13.4%	-27	-8.1%	-44	-14.3%	
Remainder of County	6,283	6,046	5,365	5,480	-237	-3.8%	-681	-11.3%	115	2.1%	
Subtotal	22,241	21,908	21,100	21,593	-333	-1.5%	-808	-3.7%	493	2.3%	
Wells County											
Harvey	2,263	1,989	1,783	1,650	-274	-12.1%	-206	-10.4%	-133	-7.5%	
Fessenden	655	625	479	462	-30	-4.6%	-146	-23.4%	-17	-3.5%	
Remainder of County	2,946	2,488	1,945	1,870	-458	-15.5%	-543	-21.8%	-75	-3.9%	
Subtotal	5,864	5,102	4,207	3,982	-762	-13.0%	-895	-17.5%	-225	-5.3%	
Region VI County Totals	66,294	61,454	53,020	55,629	-4,840	-7.3%	-8,434	-13.7%	2,609	4.9%	
North Dakota	638,800	642,200	672,591	779,094	3,400	0.5%	30,391	4.7%	106,503	15.8%	

Sources: US Census Bureau; ESRI; & Maxfield Research & Consulting, LLC.

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TABLE D-16 HISTORIC HOUSEHOLD GROWTH TRENDS NORTH DAKOTA REGION VI 1990 - 2020										
	Households				Change					
	Census				1990 - 2000		2000 - 2010		2010 - 2020	
	1990	2000	2010	2020	No.	Pct.	No.	Pct.	No.	Pct.
Barnes County										
Valley City	2,988	2,996	2,986	2,966	8	0.3%	-10	-0.3%	-20	-0.7%
Remainder of County	1,987	1,888	1,840	1,806	-99	-5.0%	-48	-2.5%	-34	-1.8%
Subtotal	4,975	4,884	4,826	4,772	-91	-1.8%	-58	-1.2%	-54	-1.1%
Dickey County										
Ellendale	646	603	562	455	-43	-6.7%	-41	-6.8%	-107	-19.0%
Oakes	735	828	807	771	93	12.7%	-21	-2.5%	-36	-4.5%
Remainder of County	918	852	811	759	-66	-7.2%	-41	-4.8%	-52	-6.4%
Subtotal	2,299	2,283	2,180	1,985	-16	-0.7%	-103	-4.5%	-195	-8.9%
Foster County										
Carrington	904	961	951	923	57	6.3%	-10	-1.0%	-28	-2.9%
Remainder of County	637	579	544	535	-58	-9.1%	-35	-6.0%	-9	-1.7%
Subtotal	1,541	1,540	1,495	1,458	-1	-0.1%	-45	-2.9%	-37	-2.5%
Griggs County										
Cooperstown	529	489	477	437	-40	-7.6%	-12	-2.5%	-40	-8.4%
Remainder of County	765	689	654	578	-76	-9.9%	-35	-5.1%	-76	-11.6%
Subtotal	1,294	1,178	1,131	1,015	-116	-9.0%	-47	-4.0%	-116	-10.3%
LaMoure County										
Edgeley	295	293	262	271	-2	-0.7%	-31	-10.6%	9	3.4%
Kulm	257	214	179	166	-43	-16.7%	-35	-16.4%	-13	-7.3%
LaMoure	383	386	394	342	3	0.8%	8	2.1%	-52	-13.2%
Remainder of County	1,140	2,249	990	941	1,109	97.3%	-1,259	-56.0%	-49	-4.9%
Subtotal	2,075	1,942	1,825	1,720	-133	-6.4%	-117	-6.0%	-105	-5.8%
Logan County										
Napoleon	392	367	337	316	-25	-6.4%	-30	-8.2%	-21	93.8%
Gackle	196	163	138	122	-33	-16.8%	-25	-15.3%	-16	88.4%
Remainder of County	508	433	368	353	-75	-14.8%	-65	-15.0%	-15	95.9%
Subtotal	1,096	963	843	791	-133	-12.1%	-120	-12.5%	-52	93.8%
McIntosh County										
Wishek	505	466	454	396	-39	-7.7%	-12	-2.6%	-58	-12.8%
Ashley	497	436	391	327	-61	-12.3%	-45	-10.3%	-64	-16.4%
Remainder of County	685	565	462	454	-120	-17.5%	-103	-18.2%	-8	-1.7%
Subtotal	1,687	1,467	1,307	1,177	-220	-13.0%	-160	-10.9%	-130	-9.9%
Stutsman County										
Jamestown	6,203	6,505	6,567	6,709	302	4.9%	62	1.0%	142	2.2%
Medina	187	165	144	128	-22	-11.8%	-21	-12.7%	-16	-11.1%
Remainder of County	2,271	2,284	2,220	2,247	13	0.6%	-64	-2.8%	27	1.2%
Subtotal	8,661	8,954	8,931	9,084	293	3.4%	-23	-0.3%	153	1.7%
Wells County										
Harvey	970	926	824	776	-44	-4.5%	-102	-11.0%	-48	-5.8%
Fessenden	296	279	236	228	-17	-5.7%	-43	-15.4%	-8	-3.4%
Remainder of County	1,140	1,010	883	848	-130	-11.4%	-127	-12.6%	-35	-4.0%
Subtotal	2,406	2,215	1,943	1,852	-191	-7.9%	-272	-12.3%	-91	-4.7%
Region VI County Totals	25,091	24,576	24,481	23,784	-515	-2.1%	-95	-0.4%	-697	-2.8%
North Dakota	240,878	257,152	281,192	322,553	16,274	6.8%	24,040	9.3%	41,361	14.7%

Sources: US Census Bureau; ESRI; & Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-17
PERSONS PER HOUSEHOLD GROWTH TRENDS
NORTH DAKOTA REGION VI
1990 - 2020**

	Households				Change					
	Census				1990 - 2000		2000 - 2010		2010 - 2020	
	1990	2000	2010	2020	No.	Pct.	No.	Pct.	No.	Pct.
Barnes County										
Valley City	2.40	2.28	2.21	2.22	-0.12	-5.0%	-0.07	-3.2%	0.01	0.5%
Remainder of County	2.71	2.62	2.44	2.37	-0.09	-3.2%	-0.19	-7.1%	-0.07	-2.7%
Subtotal	2.52	2.41	2.29	2.27	-0.11	-4.4%	-0.12	-4.9%	-0.02	-0.8%
Dickey County										
Ellendale	2.78	2.59	2.48	2.47	-0.20	-7.1%	-0.10	-4.1%	-0.01	-0.3%
Oakes	2.41	2.39	2.30	2.33	-0.02	-1.0%	-0.09	-3.8%	0.03	1.4%
Remainder of County	2.76	2.60	2.51	2.74	-0.16	-5.6%	-0.09	-3.5%	0.22	8.8%
Subtotal	2.66	2.52	2.43	2.52	-0.13	-5.1%	-0.10	-3.8%	0.09	3.8%
Foster County										
Carrington	2.51	2.36	2.17	2.25	-0.15	-5.9%	-0.19	-8.0%	0.08	3.8%
Remainder of County	2.69	2.58	2.35	2.46	-0.12	-4.4%	-0.23	-8.8%	0.11	4.8%
Subtotal	2.58	2.44	2.24	2.33	-0.14	-5.6%	-0.20	-8.4%	0.09	4.2%
Griggs County										
Cooperstown	2.36	2.15	2.06	2.25	-0.20	-8.6%	-0.09	-4.2%	0.19	9.0%
Remainder of County	2.69	2.47	2.20	2.29	-0.22	-8.1%	-0.27	-11.1%	0.09	4.2%
Subtotal	2.55	2.34	2.14	2.27	-0.21	-8.4%	-0.20	-8.5%	0.13	6.2%
LaMoure County										
Edgeley	2.31	2.17	2.15	2.16	-0.13	-5.7%	-0.03	-1.2%	0.01	0.5%
Kulm	2.00	1.97	1.98	2.22	-0.03	-1.4%	0.01	0.3%	0.24	12.1%
LaMoure	2.53	2.45	2.26	2.23	-0.09	-3.4%	-0.19	-7.7%	-0.02	-1.0%
Remainder of County	2.82	1.20	2.36	2.52	-1.62	-57.5%	1.16	96.4%	0.17	7.1%
Subtotal	2.59	2.42	2.27	2.38	-0.17	-6.7%	-0.15	-6.3%	0.11	4.9%
Logan County										
Napoleon	2.37	2.34	2.35	2.37	-0.04	-1.6%	0.01	0.6%	0.02	100.9%
Gackle	2.30	2.16	2.25	2.30	-0.14	-5.9%	0.09	4.0%	0.06	102.5%
Remainder of County	2.89	2.54	2.41	2.40	-0.35	-12.1%	-0.13	-4.9%	-0.02	99.3%
Subtotal	2.60	2.40	2.36	2.37	-0.20	-7.7%	-0.04	-1.5%	0.01	100.5%
McIntosh County										
Wishek	2.32	2.41	2.21	2.18	0.09	3.8%	-0.20	-8.3%	-0.03	-1.1%
Ashley	2.12	2.02	1.92	1.87	-0.09	-4.4%	-0.11	-5.3%	-0.04	-2.1%
Remainder of County	2.62	2.45	2.29	2.32	-0.17	-6.5%	-0.16	-6.6%	0.03	1.3%
Subtotal	2.38	2.31	2.15	2.15	-0.07	-3.0%	-0.16	-7.0%	0.00	0.0%
Stutsman County										
Jamestown	2.51	2.39	2.35	2.36	-0.12	-4.9%	-0.04	-1.6%	0.01	0.6%
Medina	2.07	2.03	2.14	2.06	-0.04	-1.9%	0.11	5.3%	-0.08	-3.6%
Remainder of County	2.77	2.65	2.42	2.44	-0.12	-4.3%	-0.23	-8.7%	0.02	0.9%
Subtotal	2.57	2.45	2.36	2.38	-0.12	-4.7%	-0.08	-3.4%	0.01	0.6%
Wells County										
Harvey	2.33	2.15	2.16	2.13	-0.19	-7.9%	0.02	0.7%	-0.04	-1.7%
Fessenden	2.21	2.24	2.03	2.03	0.03	1.2%	-0.21	-9.4%	0.00	-0.2%
Remainder of County	2.58	2.46	2.20	2.21	-0.12	-4.7%	-0.26	-10.6%	0.00	0.1%
Subtotal	2.44	2.30	2.17	2.15	-0.13	-5.5%	-0.14	-6.0%	-0.02	-0.7%
Region VI County Totals	2.64	2.50	2.17	2.34	-0.14	-5.4%	-0.33	-13.4%	0.17	8.0%
North Dakota	2.65	2.50	2.39	2.42	-0.15	-5.8%	-0.11	-4.2%	0.02	1.0%

Sources: US Census Bureau; ESRI; & Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-18 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER BARNES COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	458	38	42	35	39	96	86	120
\$15,000 to \$24,999	607	50	82	45	50	73	93	213
\$25,000 to \$34,999	492	26	49	23	32	64	119	179
\$35,000 to \$49,999	579	42	72	50	64	118	114	119
\$50,000 to \$74,999	690	28	114	81	110	152	139	67
\$75,000 to \$99,999	665	35	102	116	128	139	101	43
\$100,000 to \$149,999	831	16	121	168	164	189	134	39
\$150,000 to \$199,999	248	3	36	28	54	65	31	30
\$200,000+	218	0	16	34	35	53	52	28
Total	4,787	237	634	580	677	948	872	838
<i>Median Income</i>	<i>\$57,960</i>	<i>\$36,598</i>	<i>\$63,762</i>	<i>\$84,812</i>	<i>\$82,252</i>	<i>\$70,639</i>	<i>\$53,974</i>	<i>\$29,133</i>
2027								
Less than \$15,000	434	35	40	36	34	68	83	140
\$15,000 to \$24,999	583	46	72	49	45	56	92	222
\$25,000 to \$34,999	462	19	45	17	28	52	115	186
\$35,000 to \$49,999	576	45	71	57	55	97	114	138
\$50,000 to \$74,999	693	31	111	87	92	132	157	84
\$75,000 to \$99,999	690	33	104	127	121	137	117	52
\$100,000 to \$149,999	877	16	121	178	154	183	168	57
\$150,000 to \$199,999	257	3	33	29	53	65	34	39
\$200,000+	220	0	11	32	36	46	63	31
Total	4,791	228	608	612	617	834	943	949
<i>Median Income</i>	<i>\$60,647</i>	<i>\$38,910</i>	<i>\$65,300</i>	<i>\$84,699</i>	<i>\$84,880</i>	<i>\$78,236</i>	<i>\$59,532</i>	<i>\$30,493</i>
Change - 2022 to 227								
Less than \$15,000	-24	-4	-3	0	-5	-28	-3	20
\$15,000 to \$24,999	-24	-4	-9	4	-5	-17	-1	9
\$25,000 to \$34,999	-30	-6	-4	-5	-4	-12	-4	7
\$35,000 to \$49,999	-2	3	-1	6	-9	-21	-0	19
\$50,000 to \$74,999	3	3	-3	6	-18	-20	17	17
\$75,000 to \$99,999	25	-3	2	11	-7	-3	16	9
\$100,000 to \$149,999	45	1	1	10	-11	-6	34	18
\$150,000 to \$199,999	9	0	-3	2	-1	-0	3	9
\$200,000+	2	0	-5	-1	1	-7	11	4
Total	4	-10	-26	32	-59	-115	71	111
<i>Median Income</i>	<i>\$2,687</i>	<i>\$2,312</i>	<i>\$1,538</i>	<i>-\$113</i>	<i>\$2,628</i>	<i>\$7,597</i>	<i>\$5,558</i>	<i>\$1,360</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-19 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER DICKEY COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	120	6	11	10	7	24	21	41
\$15,000 to \$24,999	214	24	20	12	16	28	44	70
\$25,000 to \$34,999	163	11	15	12	8	14	30	71
\$35,000 to \$49,999	229	12	25	24	25	38	51	54
\$50,000 to \$74,999	387	13	63	49	75	78	73	35
\$75,000 to \$99,999	324	10	46	48	68	70	45	36
\$100,000 to \$149,999	335	9	54	46	74	72	47	33
\$150,000 to \$199,999	111	1	16	14	15	41	11	12
\$200,000+	88	0	10	10	13	19	20	16
Total	1,970	86	259	227	301	384	344	369
<i>Median Income</i>	<i>\$65,464</i>	<i>\$37,219</i>	<i>\$73,216</i>	<i>\$77,316</i>	<i>\$81,041</i>	<i>\$78,512</i>	<i>\$57,428</i>	<i>\$36,029</i>
2027								
Less than \$15,000	112	6	9	10	7	20	17	43
\$15,000 to \$24,999	202	23	17	12	13	22	45	70
\$25,000 to \$34,999	151	11	12	11	7	12	29	70
\$35,000 to \$49,999	211	12	22	25	22	28	50	53
\$50,000 to \$74,999	362	13	53	49	61	67	81	37
\$75,000 to \$99,999	347	11	44	56	67	69	55	44
\$100,000 to \$149,999	361	8	53	49	74	72	58	46
\$150,000 to \$199,999	116	1	13	16	15	41	15	17
\$200,000+	87	0	7	11	12	17	25	16
Total	1,949	84	230	239	277	347	375	397
<i>Median Income</i>	<i>\$70,164</i>	<i>\$37,418</i>	<i>\$76,660</i>	<i>\$79,522</i>	<i>\$84,112</i>	<i>\$62,829</i>	<i>\$38,826</i>	<i>\$70,164</i>
Change - 2022 to 227								
Less than \$15,000	-8	0	-2	-1	0	-4	-4	2
\$15,000 to \$24,999	-12	-1	-3	-0	-3	-6	1	0
\$25,000 to \$34,999	-12	-1	-3	-1	-2	-2	-2	-1
\$35,000 to \$49,999	-18	-1	-3	1	-3	-10	-1	-1
\$50,000 to \$74,999	-25	-0	-9	0	-14	-11	8	1
\$75,000 to \$99,999	23	0	-1	8	-1	-1	10	8
\$100,000 to \$149,999	26	-1	-1	4	-0	-0	11	13
\$150,000 to \$199,999	6	0	-3	1	-0	-0	3	5
\$200,000+	-1	0	-3	0	-1	-2	5	-0
Total	-21	-2	-29	12	-24	-37	31	28
<i>Median Income</i>	<i>\$4,700</i>	<i>\$199</i>	<i>\$3,444</i>	<i>\$2,206</i>	<i>\$3,071</i>	<i>-\$15,683</i>	<i>-\$18,602</i>	<i>\$34,135</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-20 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER FOSTER COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	82	7	3	7	8	18	11	27
\$15,000 to \$24,999	135	7	9	6	12	21	21	58
\$25,000 to \$34,999	144	3	9	10	9	21	32	59
\$35,000 to \$49,999	198	15	19	17	21	44	31	50
\$50,000 to \$74,999	318	7	45	50	61	69	60	25
\$75,000 to \$99,999	169	4	27	30	32	41	25	9
\$100,000 to \$149,999	262	5	43	49	57	63	27	17
\$150,000 to \$199,999	70	2	11	6	18	17	8	8
\$200,000+	87	0	11	10	17	23	16	10
Total	1,464	50	178	186	236	318	232	264
<i>Median Income</i>	<i>\$61,542</i>	<i>\$41,378</i>	<i>\$77,733</i>	<i>\$77,031</i>	<i>\$80,091</i>	<i>\$69,256</i>	<i>\$56,811</i>	<i>\$32,565</i>
2027								
Less than \$15,000	81	7	7	7	7	11	12	28
\$15,000 to \$24,999	127	5	5	5	10	17	24	60
\$25,000 to \$34,999	141	2	11	11	7	16	34	60
\$35,000 to \$49,999	191	12	17	17	19	34	36	56
\$50,000 to \$74,999	325	7	51	51	51	55	76	32
\$75,000 to \$99,999	185	3	34	34	30	36	34	12
\$100,000 to \$149,999	288	4	54	54	57	59	40	20
\$150,000 to \$199,999	72	2	7	7	18	17	12	8
\$200,000+	90	0	11	11	17	20	21	12
Total	1,500	44	198	198	217	266	289	288
<i>Median Income</i>	<i>\$63,680</i>	<i>\$42,209</i>	<i>\$79,158</i>	<i>\$79,528</i>	<i>\$85,570</i>	<i>\$76,008</i>	<i>\$60,723</i>	<i>\$34,404</i>
Change - 2022 to 227								
Less than \$15,000	-0	0	4	0	-1	-7	1	1
\$15,000 to \$24,999	-8	-2	-4	-1	-2	-4	3	2
\$25,000 to \$34,999	-2	-1	2	1	-2	-5	1	0
\$35,000 to \$49,999	-7	-3	-2	-0	-2	-10	4	6
\$50,000 to \$74,999	6	0	6	1	-10	-14	16	7
\$75,000 to \$99,999	16	-1	7	4	-2	-5	9	3
\$100,000 to \$149,999	26	-1	11	5	-0	-4	12	3
\$150,000 to \$199,999	2	0	-4	1	-0	-0	4	0
\$200,000+	3	0	-1	0	-0	-3	5	1
Total	35	-6	20	12	-19	-52	57	24
<i>Median Income</i>	<i>\$2,138</i>	<i>\$831</i>	<i>\$1,425</i>	<i>\$2,497</i>	<i>\$5,479</i>	<i>\$6,752</i>	<i>\$3,912</i>	<i>\$1,839</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-21 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER GRIGGS COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	72	2	4	5	8	20	13	21
\$15,000 to \$24,999	114	3	9	4	8	12	17	61
\$25,000 to \$34,999	123	2	4	5	7	18	42	45
\$35,000 to \$49,999	146	5	11	9	11	23	58	29
\$50,000 to \$74,999	199	5	21	36	28	48	48	14
\$75,000 to \$99,999	105	1	12	17	24	25	10	16
\$100,000 to \$149,999	186	2	21	30	37	43	34	19
\$150,000 to \$199,999	28	0	3	2	3	13	5	3
\$200,000+	52	0	5	8	9	6	17	6
Total	1,024	18	90	115	135	208	244	214
<i>Median Income</i>	<i>\$55,791</i>	<i>\$42,968</i>	<i>\$69,646</i>	<i>\$75,570</i>	<i>\$80,406</i>	<i>\$64,573</i>	<i>\$48,054</i>	<i>\$29,984</i>
2027								
Less than \$15,000	70	2	4	5	7	15	13	25
\$15,000 to \$24,999	110	3	7	4	6	8	16	67
\$25,000 to \$34,999	116	1	3	4	5	13	42	49
\$35,000 to \$49,999	145	4	10	10	10	17	58	36
\$50,000 to \$74,999	197	5	19	38	24	39	56	16
\$75,000 to \$99,999	110	1	12	19	22	21	12	23
\$100,000 to \$149,999	203	2	20	36	38	39	41	28
\$150,000 to \$199,999	30	0	3	2	3	12	6	5
\$200,000+	54	0	5	9	9	5	20	7
Total	1,036	17	82	126	123	167	263	257
<i>Median Income</i>	<i>\$57,958</i>	<i>\$45,607</i>	<i>\$72,964</i>	<i>\$78,418</i>	<i>\$85,418</i>	<i>\$69,558</i>	<i>\$51,519</i>	<i>\$32,037</i>
Change - 2022 to 227								
Less than \$15,000	-3	0	0	0	-2	-6	-0	4
\$15,000 to \$24,999	-3	0	-2	0	-2	-4	-0	6
\$25,000 to \$34,999	-7	-1	-1	-1	-3	-6	-1	4
\$35,000 to \$49,999	-1	-1	-1	1	-1	-5	1	7
\$50,000 to \$74,999	-1	0	-2	2	-3	-9	8	3
\$75,000 to \$99,999	5	0	-0	2	-2	-3	2	7
\$100,000 to \$149,999	17	0	-1	6	0	-4	7	9
\$150,000 to \$199,999	2	0	0	0	0	-1	1	2
\$200,000+	2	0	-1	0	-0	-2	3	1
Total	12	-1	-7	11	-13	-40	20	42
<i>Median Income</i>	<i>\$2,167</i>	<i>\$2,639</i>	<i>\$3,318</i>	<i>\$2,848</i>	<i>\$5,012</i>	<i>\$4,985</i>	<i>\$3,465</i>	<i>\$2,053</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-22 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER LAMOURE COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	186	8	5	12	13	41	30	77
\$15,000 to \$24,999	121	5	4	6	7	17	12	70
\$25,000 to \$34,999	124	1	8	7	9	14	20	67
\$35,000 to \$49,999	260	13	11	18	19	55	67	78
\$50,000 to \$74,999	317	4	41	47	62	71	58	34
\$75,000 to \$99,999	259	4	32	50	56	61	44	12
\$100,000 to \$149,999	231	3	17	42	38	57	57	17
\$150,000 to \$199,999	104	0	14	12	24	29	13	12
\$200,000+	122	0	9	16	26	32	20	19
Total	1,724	37	140	211	252	377	321	387
<i>Median Income</i>	<i>\$61,674</i>	<i>\$39,554</i>	<i>\$75,812</i>	<i>\$80,874</i>	<i>\$81,454</i>	<i>\$71,458</i>	<i>\$62,339</i>	<i>\$31,688</i>
2027								
Less than \$15,000	177	6	4	12	11	34	30	81
\$15,000 to \$24,999	116	4	3	6	7	13	11	72
\$25,000 to \$34,999	117	0	6	6	6	9	22	68
\$35,000 to \$49,999	256	11	10	16	17	43	73	87
\$50,000 to \$74,999	310	5	39	44	54	62	67	38
\$75,000 to \$99,999	270	4	31	52	56	56	52	18
\$100,000 to \$149,999	249	3	18	44	38	56	67	23
\$150,000 to \$199,999	112	0	12	12	25	29	16	19
\$200,000+	137	0	17	17	26	29	27	22
Total	1,742	33	138	208	240	330	365	428
<i>Median Income</i>	<i>\$64,435</i>	<i>\$42,599</i>	<i>\$76,114</i>	<i>\$82,729</i>	<i>\$84,467</i>	<i>\$77,883</i>	<i>\$66,107</i>	<i>\$34,046</i>
Change - 2022 to 227								
Less than \$15,000	-9	-2	-1	-1	-2	-8	-0	4
\$15,000 to \$24,999	-5	-1	-1	0	0	-4	-1	2
\$25,000 to \$34,999	-8	-1	-2	-1	-3	-5	2	1
\$35,000 to \$49,999	-4	-2	-1	-3	-2	-12	7	9
\$50,000 to \$74,999	-7	1	-3	-3	-8	-9	9	5
\$75,000 to \$99,999	11	0	-1	2	1	-5	8	6
\$100,000 to \$149,999	17	0	1	1	1	-1	10	5
\$150,000 to \$199,999	8	0	-2	0	1	-0	2	6
\$200,000+	14	0	8	0	-0	-3	6	2
Total	18	-4	-1	-2	-12	-47	44	41
<i>Median Income</i>	<i>\$2,761</i>	<i>\$3,045</i>	<i>\$302</i>	<i>\$1,855</i>	<i>\$3,013</i>	<i>\$6,425</i>	<i>\$3,768</i>	<i>\$2,358</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-23 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER LOGAN COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	85	2	5	6	8	20	10	35
\$15,000 to \$24,999	47	1	1	1	1	6	6	31
\$25,000 to \$34,999	54	4	1	2	1	6	14	26
\$35,000 to \$49,999	153	7	11	10	14	37	38	37
\$50,000 to \$74,999	160	3	13	22	30	43	31	19
\$75,000 to \$99,999	105	2	28	22	24	23	6	1
\$100,000 to \$149,999	126	1	14	12	27	36	25	12
\$150,000 to \$199,999	29	1	4	3	6	9	3	3
\$200,000+	28	0	2	5	4	11	4	2
Total	785	21	78	82	114	189	136	165
<i>Median Income</i>	<i>\$56,713</i>	<i>\$40,910</i>	<i>\$80,163</i>	<i>\$75,483</i>	<i>\$78,339</i>	<i>\$63,837</i>	<i>\$50,750</i>	<i>\$30,960</i>
2027								
Less than \$15,000	81	2	4	5	7	14	9	39
\$15,000 to \$24,999	44	1	1	1	2	4	6	29
\$25,000 to \$34,999	50	2	1	2	0	4	14	27
\$35,000 to \$49,999	149	5	9	10	11	29	44	40
\$50,000 to \$74,999	155	2	12	24	26	34	37	21
\$75,000 to \$99,999	109	2	30	24	25	21	7	1
\$100,000 to \$149,999	133	1	13	13	27	32	34	13
\$150,000 to \$199,999	31	1	4	3	6	9	4	3
\$200,000+	28	0	2	5	5	9	4	2
Total	780	16	77	87	109	156	160	175
<i>Median Income</i>	<i>\$58,570</i>	<i>\$42,539</i>	<i>\$81,175</i>	<i>\$76,153</i>	<i>\$82,064</i>	<i>\$68,849</i>	<i>\$53,260</i>	<i>\$31,826</i>
Change - 2022 to 227								
Less than \$15,000	-4	0	-1	-1	-1	-6	-1	4
\$15,000 to \$24,999	-3	0	-0	0	1	-2	0	-2
\$25,000 to \$34,999	-3	-2	-0	0	-1	-2	1	1
\$35,000 to \$49,999	-4	-2	-2	0	-3	-8	6	3
\$50,000 to \$74,999	-5	-1	-1	2	-4	-9	6	2
\$75,000 to \$99,999	4	0	2	2	1	-2	1	0
\$100,000 to \$149,999	8	0	-1	1	-0	-4	9	1
\$150,000 to \$199,999	2	0	0	0	0	0	1	0
\$200,000+	0	0	0	0	1	-2	0	0
Total	-5	-4	-1	5	-5	-33	24	10
<i>Median Income</i>	<i>\$1,857</i>	<i>\$1,629</i>	<i>\$1,012</i>	<i>\$670</i>	<i>\$3,725</i>	<i>\$5,012</i>	<i>\$2,510</i>	<i>\$866</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-24 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER MCINTOSH COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	161	5	6	10	12	26	20	81
\$15,000 to \$24,999	111	2	4	2	4	9	16	76
\$25,000 to \$34,999	89	3	6	7	3	8	12	50
\$35,000 to \$49,999	193	7	12	11	15	29	54	64
\$50,000 to \$74,999	263	7	20	29	47	47	73	39
\$75,000 to \$99,999	134	4	19	21	23	21	19	28
\$100,000 to \$149,999	145	4	18	21	23	35	16	28
\$150,000 to \$199,999	15	0	0	1	5	1	4	5
\$200,000+	51	0	4	8	11	11	11	8
Total	1,162	31	89	110	143	187	225	378
<i>Median Income</i>	<i>\$52,261</i>	<i>\$46,626</i>	<i>\$68,760</i>	<i>\$72,288</i>	<i>\$69,323</i>	<i>\$60,197</i>	<i>\$52,327</i>	<i>\$31,519</i>
2027								
Less than \$15,000	150	4	6	7	10	17	19	86
\$15,000 to \$24,999	105	2	4	1	4	6	13	75
\$25,000 to \$34,999	82	3	4	5	3	5	12	50
\$35,000 to \$49,999	169	5	12	7	13	20	47	66
\$50,000 to \$74,999	235	6	19	23	36	35	71	46
\$75,000 to \$99,999	155	4	21	24	25	21	23	38
\$100,000 to \$149,999	169	4	20	22	25	35	20	43
\$150,000 to \$199,999	15	0	0	1	5	1	4	5
\$200,000+	51	0	3	7	10	10	12	10
Total	1,132	28	88	99	130	150	220	417
<i>Median Income</i>	<i>\$55,132</i>	<i>\$48,708</i>	<i>\$74,425</i>	<i>\$80,579</i>	<i>\$76,803</i>	<i>\$68,460</i>	<i>\$54,947</i>	<i>\$35,004</i>
Change - 2022 to 227								
Less than \$15,000	-11	-1	0	-3	-3	-9	-2	5
\$15,000 to \$24,999	-6	0	0	-1	0	-3	-3	-0
\$25,000 to \$34,999	-7	0	-2	-2	0	-3	-1	0
\$35,000 to \$49,999	-24	-2	-1	-3	-3	-10	-8	2
\$50,000 to \$74,999	-28	-1	-2	-6	-11	-12	-2	6
\$75,000 to \$99,999	21	0	2	3	2	-1	5	10
\$100,000 to \$149,999	24	0	2	1	2	0	5	15
\$150,000 to \$199,999	-0	0	0	0	0	-0	-0	0
\$200,000+	-0	0	-1	-1	-1	-1	1	2
Total	-31	-3	-1	-12	-13	-37	-4	40
<i>Median Income</i>	<i>\$2,871</i>	<i>\$2,082</i>	<i>\$5,665</i>	<i>\$8,291</i>	<i>\$7,480</i>	<i>\$8,263</i>	<i>\$2,620</i>	<i>\$3,485</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-25 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER STUTSMAN COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	1,061	87	107	92	123	195	203	255
\$15,000 to \$24,999	778	39	71	39	73	137	118	302
\$25,000 to \$34,999	1,044	55	121	94	96	159	176	343
\$35,000 to \$49,999	1,168	109	155	139	144	197	209	215
\$50,000 to \$74,999	2,000	68	284	279	331	474	374	188
\$75,000 to \$99,999	1,034	31	161	183	200	263	155	42
\$100,000 to \$149,999	1,205	32	174	237	252	283	156	71
\$150,000 to \$199,999	403	7	69	52	84	90	53	49
\$200,000+	375	2	43	64	67	77	71	52
Total	9,069	429	1,184	1,179	1,369	1,875	1,516	1,516
<i>Median Income</i>	<i>\$54,328</i>	<i>\$38,482</i>	<i>\$59,650</i>	<i>\$68,518</i>	<i>\$67,045</i>	<i>\$60,749</i>	<i>\$52,731</i>	<i>\$30,105</i>
2027								
Less than \$15,000	1,032	81	96	89	115	153	199	298
\$15,000 to \$24,999	781	37	65	39	68	108	128	336
\$25,000 to \$34,999	1,059	51	120	89	89	135	183	391
\$35,000 to \$49,999	1,196	110	155	142	134	165	228	262
\$50,000 to \$74,999	2,082	73	299	282	319	416	458	235
\$75,000 to \$99,999	1,006	29	153	181	188	227	182	47
\$100,000 to \$149,999	1,297	31	192	247	265	269	197	95
\$150,000 to \$199,999	411	6	66	55	78	83	61	61
\$200,000+	417	2	39	67	70	75	93	70
Total	9,279	421	1,186	1,191	1,327	1,631	1,729	1,795
<i>Median Income</i>	<i>\$55,003</i>	<i>\$39,231</i>	<i>\$60,432</i>	<i>\$69,356</i>	<i>\$68,817</i>	<i>\$63,093</i>	<i>\$55,174</i>	<i>\$55,003</i>
Change - 2022 to 227								
Less than \$15,000	-29	-5	-10	-3	-8	-42	-4	43
\$15,000 to \$24,999	2	-2	-6	0	-5	-29	10	34
\$25,000 to \$34,999	15	-4	-1	-5	-7	-24	7	49
\$35,000 to \$49,999	28	1	0	3	-10	-32	19	47
\$50,000 to \$74,999	82	5	15	3	-13	-59	84	47
\$75,000 to \$99,999	-28	-2	-8	-2	-11	-36	27	4
\$100,000 to \$149,999	91	-1	18	10	13	-14	41	24
\$150,000 to \$199,999	8	-1	-2	3	-5	-7	7	13
\$200,000+	41	-0	-3	3	3	-2	22	18
Total	211	-8	2	12	-42	-245	213	279
<i>Median Income</i>	<i>\$675</i>	<i>\$749</i>	<i>\$782</i>	<i>\$838</i>	<i>\$1,772</i>	<i>\$2,344</i>	<i>\$2,443</i>	<i>\$24,898</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-26 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER WELLS COUNTY (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	153	3	6	8	13	35	30	59
\$15,000 to \$24,999	214	4	12	10	9	24	59	96
\$25,000 to \$34,999	185	2	13	7	10	23	55	76
\$35,000 to \$49,999	264	9	13	22	20	55	72	74
\$50,000 to \$74,999	344	6	40	40	63	75	91	30
\$75,000 to \$99,999	280	4	42	44	51	59	50	31
\$100,000 to \$149,999	260	2	31	50	48	73	43	14
\$150,000 to \$199,999	82	0	14	5	14	33	8	8
\$200,000+	60	0	3	8	10	17	14	8
Total	1,842	30	173	193	237	393	421	395
<i>Median Income</i>	<i>\$56,060</i>	<i>\$43,357</i>	<i>\$76,222</i>	<i>\$79,424</i>	<i>\$76,880</i>	<i>\$69,980</i>	<i>\$49,414</i>	<i>\$30,118</i>
2027								
Less than \$15,000	144	3	6	7	11	25	28	64
\$15,000 to \$24,999	203	4	10	9	7	18	57	97
\$25,000 to \$34,999	175	1	10	6	8	18	53	78
\$35,000 to \$49,999	257	9	12	22	18	39	78	79
\$50,000 to \$74,999	337	6	38	38	49	63	108	34
\$75,000 to \$99,999	288	3	41	45	47	55	59	38
\$100,000 to \$149,999	276	2	27	53	45	68	57	24
\$150,000 to \$199,999	87	0	14	5	13	32	11	11
\$200,000+	60	0	2	7	9	17	15	9
Total	1,827	29	162	193	209	334	465	436
<i>Median Income</i>	<i>\$58,167</i>	<i>\$43,286</i>	<i>\$76,469</i>	<i>\$81,019</i>	<i>\$79,558</i>	<i>\$78,202</i>	<i>\$53,520</i>	<i>\$31,867</i>
Change - 2022 to 227								
Less than \$15,000	-9	0	0	-1	-2	-10	-2	5
\$15,000 to \$24,999	-11	0	-2	-1	-2	-6	-2	1
\$25,000 to \$34,999	-11	-1	-3	-1	-2	-5	-2	3
\$35,000 to \$49,999	-7	0	-1	-0	-2	-16	6	5
\$50,000 to \$74,999	-7	0	-2	-2	-13	-12	17	4
\$75,000 to \$99,999	8	-1	-1	1	-4	-4	9	8
\$100,000 to \$149,999	16	0	-4	3	-2	-5	14	10
\$150,000 to \$199,999	6	0	1	0	-1	-1	3	3
\$200,000+	0	0	-1	-1	-1	-0	1	1
Total	-15	-1	-11	-0	-29	-59	44	41
<i>Median Income</i>	<i>\$2,107</i>	<i>-\$71</i>	<i>\$247</i>	<i>\$1,595</i>	<i>\$2,678</i>	<i>\$8,222</i>	<i>\$4,106</i>	<i>\$1,749</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

TABLE D-27 HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER NORTH DAKOTA (Number of Households) 2022 & 2027								
	Age of Householder							
	Total	Under 25	25-34	35-44	45-54	55-64	65 -74	75+
2022								
Less than \$15,000	32,066	4,588	4,925	3,141	3,000	5,395	4,717	6,299
\$15,000 to \$24,999	25,313	2,728	3,849	1,874	1,875	3,439	3,923	7,626
\$25,000 to \$34,999	28,912	2,706	5,038	2,938	2,485	3,676	4,816	7,253
\$35,000 to \$49,999	38,733	4,292	7,189	4,407	3,797	5,929	6,653	6,465
\$50,000 to \$74,999	60,268	2,981	10,472	9,220	9,048	11,739	11,172	5,636
\$75,000 to \$99,999	42,719	1,861	8,208	8,258	7,454	8,834	5,909	2,197
\$100,000 to \$149,999	57,404	1,544	10,245	12,817	10,782	11,443	7,299	3,274
\$150,000 to \$199,999	18,610	275	3,396	3,597	4,078	3,794	2,185	1,285
\$200,000+	21,647	169	3,283	4,407	4,360	5,040	2,979	1,409
Total	325,672	21,144	56,604	50,661	46,879	59,288	49,652	41,444
<i>Median Income</i>	<i>\$64,373</i>	<i>\$36,578</i>	<i>\$66,604</i>	<i>\$85,510</i>	<i>\$85,381</i>	<i>\$74,664</i>	<i>\$58,992</i>	<i>\$34,897</i>
2027								
Less than \$15,000	31,549	4,693	4,318	3,310	2,835	4,330	4,763	7,299
\$15,000 to \$24,999	24,893	2,756	3,377	1,917	1,711	2,796	4,017	8,320
\$25,000 to \$34,999	28,952	2,825	4,484	3,078	2,346	3,015	4,935	8,269
\$35,000 to \$49,999	38,160	4,374	6,422	4,530	3,519	4,824	6,886	7,605
\$50,000 to \$74,999	63,822	3,554	10,076	10,221	8,750	10,634	13,084	7,503
\$75,000 to \$99,999	45,211	2,096	7,972	9,234	7,674	8,222	7,001	3,011
\$100,000 to \$149,999	67,898	1,936	11,460	15,739	12,220	11,785	9,755	5,002
\$150,000 to \$199,999	22,945	342	3,986	4,646	4,888	4,166	2,927	1,991
\$200,000+	24,911	205	3,266	5,401	4,937	5,043	4,017	2,042
Total	348,342	22,779	55,363	58,076	48,881	54,815	57,384	51,042
<i>Median Income</i>	<i>\$69,074</i>	<i>\$38,095</i>	<i>\$72,768</i>	<i>\$90,315</i>	<i>\$91,973</i>	<i>\$80,454</i>	<i>\$63,891</i>	<i>\$38,023</i>
Change - 2022 to 227								
Less than \$15,000	-517	104	-606	169	-165	-1,065	46	1,000
\$15,000 to \$24,999	-420	29	-472	42	-164	-643	94	694
\$25,000 to \$34,999	40	118	-553	140	-138	-661	119	1,016
\$35,000 to \$49,999	-573	81	-767	122	-278	-1,105	233	1,140
\$50,000 to \$74,999	3,554	572	-396	1,001	-298	-1,105	1,912	1,867
\$75,000 to \$99,999	2,492	235	-235	976	221	-612	1,092	815
\$100,000 to \$149,999	10,495	393	1,215	2,922	1,438	343	2,456	1,728
\$150,000 to \$199,999	4,335	67	590	1,049	810	372	742	706
\$200,000+	3,264	36	-17	994	577	4	1,038	633
Total	22,670	1,635	-1,241	7,416	2,003	-4,473	7,732	9,599
<i>Median Income</i>	<i>\$4,701</i>	<i>\$1,517</i>	<i>\$6,164</i>	<i>\$4,805</i>	<i>\$6,592</i>	<i>\$5,790</i>	<i>\$4,899</i>	<i>\$3,126</i>

Sources: ESRI; Maxfield Research & Consulting, LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-28
TENURE BY HOUSEHOLD INCOME
BARNES COUNTY & REGION VI
2022**

	BARNES COUNTY				REGION VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	162	47.0%	183	53.0%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	221	40.8%	321	59.2%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	367	65.9%	190	34.1%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	326	55.3%	263	44.7%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	775	87.4%	112	12.6%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	544	80.7%	130	19.3%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	560	74.6%	191	25.4%	2,810	84.9%	500	15.1%
\$150,000 or more	422	95.9%	18	4.1%	1,999	96.1%	81	3.9%
Total	3,378	70.6%	1,409	99.3	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

**TABLE D-29
TENURE BY HOUSEHOLD INCOME
DICKEY COUNTY & REGION VI
2022**

	Dickey County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	56	36.7%	97	63.3%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	172	75.3%	56	24.7%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	124	77.5%	36	22.5%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	112	54.3%	94	45.7%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	277	76.1%	87	23.9%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	243	81.4%	56	18.6%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	299	84.3%	56	15.7%	2,810	84.9%	500	15.1%
\$150,000 or more	200	98.2%	4	1.8%	1,999	96.1%	81	3.9%
Total	1,484	75.3%	486	24.7%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-30
TENURE BY HOUSEHOLD INCOME
FOSTER COUNTY & REGION VI
2022**

	Foster County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	29	21.2%	107	78.8%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	71	52.2%	65	47.8%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	105	67.1%	51	32.9%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	114	62.5%	68	37.5%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	202	80.1%	50	19.9%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	106	69.9%	45	30.1%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	241	98.4%	4	1.6%	2,810	84.9%	500	15.1%
\$150,000 or more	196	95.2%	10	4.8%	1,999	96.1%	81	3.9%
Total	1,063	72.6%	401	27.4%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

**TABLE D-31
TENURE BY HOUSEHOLD INCOME
GRIGGS COUNTY & REGION VI
2022**

	Griggs County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	65	75.6%	21	24.4%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	101	78.5%	28	21.5%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	59	84.3%	11	15.7%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	85	48.3%	91	51.7%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	175	84.6%	32	15.4%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	104	90.5%	11	9.5%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	113	90.5%	12	9.5%	2,810	84.9%	500	15.1%
\$150,000 or more	116	100.0%	0	0.0%	1,999	96.1%	81	3.9%
Total	818	79.9%	206	20.1%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-32
TENURE BY HOUSEHOLD INCOME
LAMOURE COUNTY & REGION VI
2022**

	LaMoure County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	107	56.6%	82	43.4%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	65	58.3%	46	41.7%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	110	73.9%	39	26.1%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	172	77.9%	49	22.1%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	248	76.9%	75	23.1%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	269	91.8%	24	8.2%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	205	89.9%	23	10.1%	2,810	84.9%	500	15.1%
\$150,000 or more	207	98.2%	4	1.8%	1,999	96.1%	81	3.9%
Total	1,383	80.2%	341	19.8%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

**TABLE D-33
TENURE BY HOUSEHOLD INCOME
LOGAN COUNTY & REGION VI
2022**

	Logan County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	64	73.3%	23	26.7%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	40	82.0%	9	18.0%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	66	79.1%	17	20.9%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	102	82.0%	22	18.0%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	144	81.9%	32	18.1%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	103	99.1%	1	0.9%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	86	86.4%	14	13.6%	2,810	84.9%	500	15.1%
\$150,000 or more	57	90.8%	6	9.2%	1,999	96.1%	81	3.9%
Total	661	84.2%	124	15.8%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-34
TENURE BY HOUSEHOLD INCOME
MCINTOSH COUNTY & REGION VI
2022**

	McIntosh County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	94	50.0%	94	50.0%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	72	65.0%	39	35.0%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	65	79.1%	17	20.9%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	111	58.0%	80	42.0%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	165	74.5%	57	25.5%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	156	86.1%	25	13.9%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	102	89.0%	13	11.0%	2,810	84.9%	500	15.1%
\$150,000 or more	65	88.9%	8	11.1%	1,999	96.1%	81	3.9%
Total	829	71.4%	333	28.6%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

**TABLE D-35
TENURE BY HOUSEHOLD INCOME
STUTSMAN COUNTY & REGION VI
2022**

	Stutsman County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	439	35.3%	804	64.7%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	330	36.1%	584	63.9%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	441	54.2%	374	45.8%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	688	54.5%	575	45.5%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	1,043	64.2%	582	35.8%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	1,160	79.9%	292	20.1%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	957	84.5%	176	15.5%	2,810	84.9%	500	15.1%
\$150,000 or more	606	97.1%	18	2.9%	1,999	96.1%	81	3.9%
Total	5,664	62.5%	3,405	37.5%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

DEMOGRAPHIC ANALYSIS

**TABLE D-36
TENURE BY HOUSEHOLD INCOME
WELLS COUNTY & REGION VI
2022**

	Wells County				Region VI			
	Own		Rent		Own		Rent	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Less than \$15,000	93	55.7%	74	44.3%	1,111	43.0%	1,473	57.0%
\$15,000 to \$24,999	139	56.8%	105	43.2%	1,219	49.5%	1,245	50.5%
\$25,000 to \$34,999	120	51.6%	112	48.4%	1,461	63.4%	843	36.6%
\$35,000 to \$49,999	131	67.3%	64	32.7%	1,841	58.6%	1,300	41.4%
\$50,000 to \$74,999	301	80.7%	72	19.3%	3,343	75.4%	1,090	24.6%
\$75,000 to \$99,999	232	96.1%	9	3.9%	2,920	83.2%	590	16.8%
\$100,000 to \$149,999	243	95.5%	11	4.5%	2,810	84.9%	500	15.1%
\$150,000 or more	123	90.3%	13	9.7%	1,999	96.1%	81	3.9%
Total	1,381	75.0%	461	25.0%	16,704	70.1%	7,123	29.9%

Sources: U.S. Census Bureau; American Community Survey; Maxfield Research & Consulting LLC.

Introduction

Employment characteristics are a vital component in assessing housing needs in any given market area. These trends warrant consideration since employment growth generally fuels household growth. Typically, households prefer to live near work for convenience, which is a primary factor in choosing a housing location. Many households commute greater distances to work provided their housing is affordable enough to offset the additional transportation costs. Oftentimes, in less densely-populated areas, people will choose to live further from their place of work because they prefer a rural lifestyle or suitable housing may not be available in their employer's community.

Employment Forecast

The 2000, 2010, and 2020 employment data in the following table represents annual average data and is derived from the Job Service North Dakota Labor Market Information Center for each of the counties in Region VI, Region VI, and the State of North Dakota. The 2021 data, the most recent available quarterly data, is from quarter three 2021.

The following are key figures from the employment growth trends table.

- Between 2000 and 2010, Region VI experienced 3.6% employment growth (857 jobs), while the number of jobs in North Dakota expanded by 16.0% (49,451 jobs).
- Five of the nine counties in Region VI experienced job growth during the decade, while Dickey County (1.5%), Foster County (5.9%), McIntosh County (11.4%), and Wells County (8.2%) experienced declining employment. The majority of the Region's job growth occurred in Stutsman County which added 625 jobs (6.1%). Barnes County also experienced significant growth, adding 445 jobs (10.1%) as did LaMoure County adding 167 jobs (13.5%).
- Based on 2020 data, the Region lost roughly 1,848 jobs (-7.4%) since 2010. Job loss in 2020 coincided with the beginning of the Covid-19 pandemic in which shutdowns occurred and many jobs were lost either permanently or temporarily. All counties in the Region experienced a decline in employment, but with a decrease of 532 jobs (11.0%), Barnes County experienced the largest numeric decrease in jobs. Other counties that experienced significant decreases in jobs include: Stutsman County (-334 jobs: -3.1%), Dickey County (-286 jobs: -14.3%), and Griggs County (-194 jobs: -20.0%).
- In contrast, between 2010 and 2020, Statewide employment increased by 37,314 jobs or 10.4%.
- Between 2020 and the third quarter of 2021 Region VI lost 1,619 jobs, a decline of 7.0%. This coinciding with Stutsman County saw the largest decline of any County in Region VI los-

EMPLOYMENT TREND

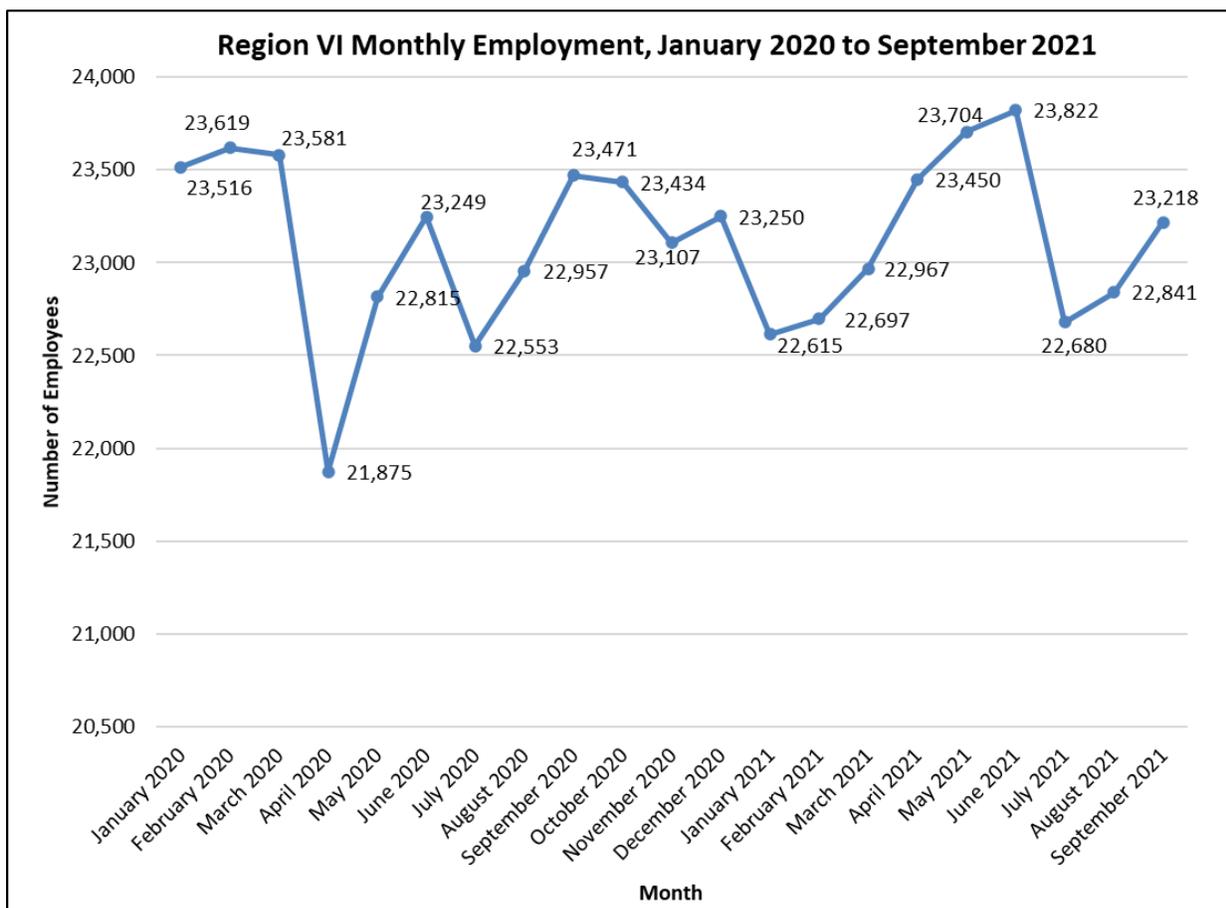
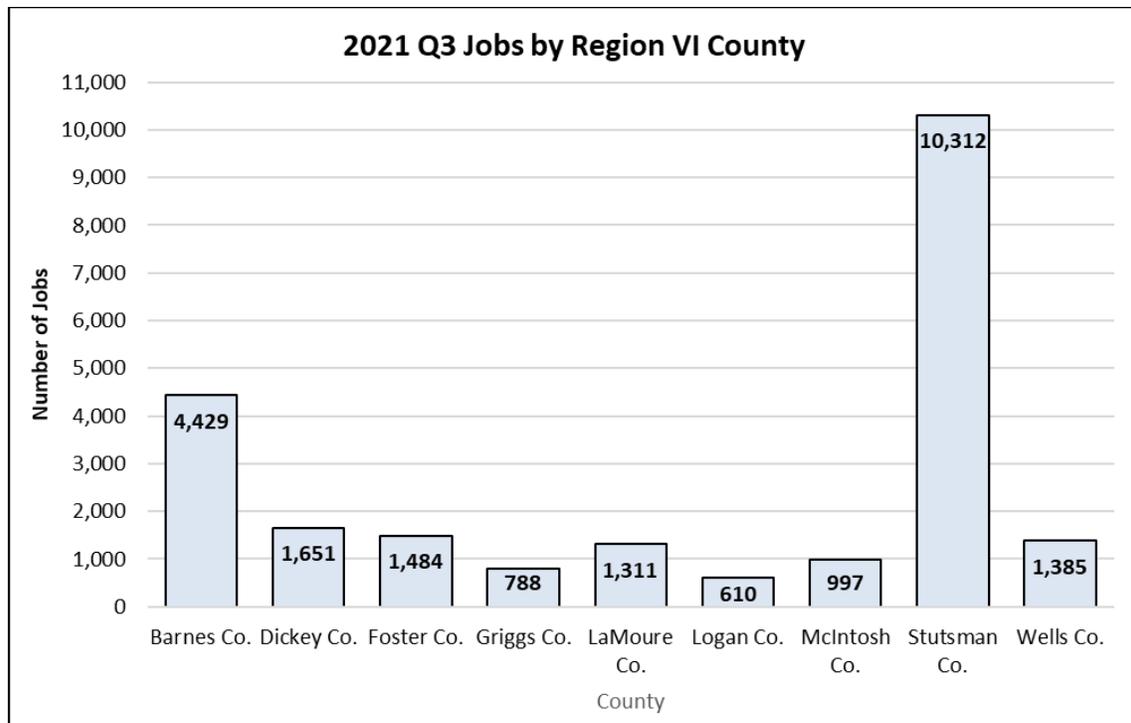
ing 889 jobs (-8.4%). Other counties with large losses in jobs include Dickey County (-167 jobs: -9.8%), Barnes County (156 jobs: -3.6%), and Foster County (147 jobs: -9.6%).

- Employment throughout the State of North Dakota increased by 3,887 jobs or 1.0% between 2020 and the third quarter of 2021.
- In 2000, Region VI represented 7.8% of all jobs in North Dakota. This proportion dropped to 7.0% in 2010, 5.8% in 2020, and 5.7% as of the third quarter of 2021. Because most of the State's job growth is expected to occur in closer proximity to the Bakken oil field and in the regions surrounding Bismarck, Grand Forks, and Fargo, we anticipate that the proportion of the State's jobs located in Region VI will continue to decline.
- While we project that all counties in the Region will experience some job growth during the decade, we expect that the majority of the job growth will occur in the counties served by a major transportation corridor, most notably I-94 and Highway 281. As such, we anticipate that most of the Region's job growth will occur in both Stutsman and Barnes Counties .

	Annual Average			Estimate*	Change '00 - '10		Change '10 - '20		Change '20 - 'Q3 2021	
	2000	2010	2020	Q3 2021	#	%	#	%	#	%
Barnes Co.	4,389	4,834	4,302	4,429	445	10.1%	-532	-11.0%	-156	-3.6%
Dickey Co.	2,029	1,999	1,713	1,651	-30	-1.5%	-286	-14.3%	-167	-9.8%
Foster Co.	1,774	1,669	1,536	1,484	-105	-5.9%	-133	-8.0%	-147	-9.6%
Griggs Co.	960	971	777	788	11	1.1%	-194	-20.0%	-39	-5.1%
LaMoure Co.	1,237	1,404	1,280	1,311	167	13.5%	-124	-8.8%	-53	-4.1%
Logan Co.	581	600	591	610	19	3.3%	-9	-1.5%	-20	-3.4%
McIntosh Co.	1,186	1,051	988	997	-135	-11.4%	-63	-6.0%	-55	-5.5%
Stutsman Co.	10,251	10,876	10,542	10,312	625	6.1%	-334	-3.1%	-889	-8.4%
Wells Co.	1,704	1,564	1,391	1,385	-140	-8.2%	-173	-11.1%	-94	-6.8%
Region VI	24,110	24,967	23,119	23,218	857	3.6%	-1,848	-7.4%	-1,619	-7.0%
North Dakota	309,223	358,674	395,988	407,244	49,451	16.0%	37,314	10.4%	3,887	1.0%

Sources: Job Service North Dakota, Labor Market Information Center, Projections Unit; Maxfield Research and Consulting, LLC.

EMPLOYMENT TREND



Resident Employment

The following tables display annual (not seasonally adjusted) data on the resident labor force and employment for Region VI and each of the counties comprising the Region annually from 2010 to 2021 and as of May 2022. The information for Region VI and North Dakota is sourced from the US Bureau of Labor Statistics while US data was obtained via the Minnesota Department of Economic Development (MN Deed).

Resident employment data reveals the work force and number of employed people living in the area. It is important to note that not all these individuals necessarily work in the area. Typically, households prefer to live near work for convenience, which is a primary factor in choosing a housing location. Many households commute greater distances to work provided their housing is affordable enough to offset the additional transportations costs, although in rural areas other factors such as lifestyle choice and housing availability impact this decision.

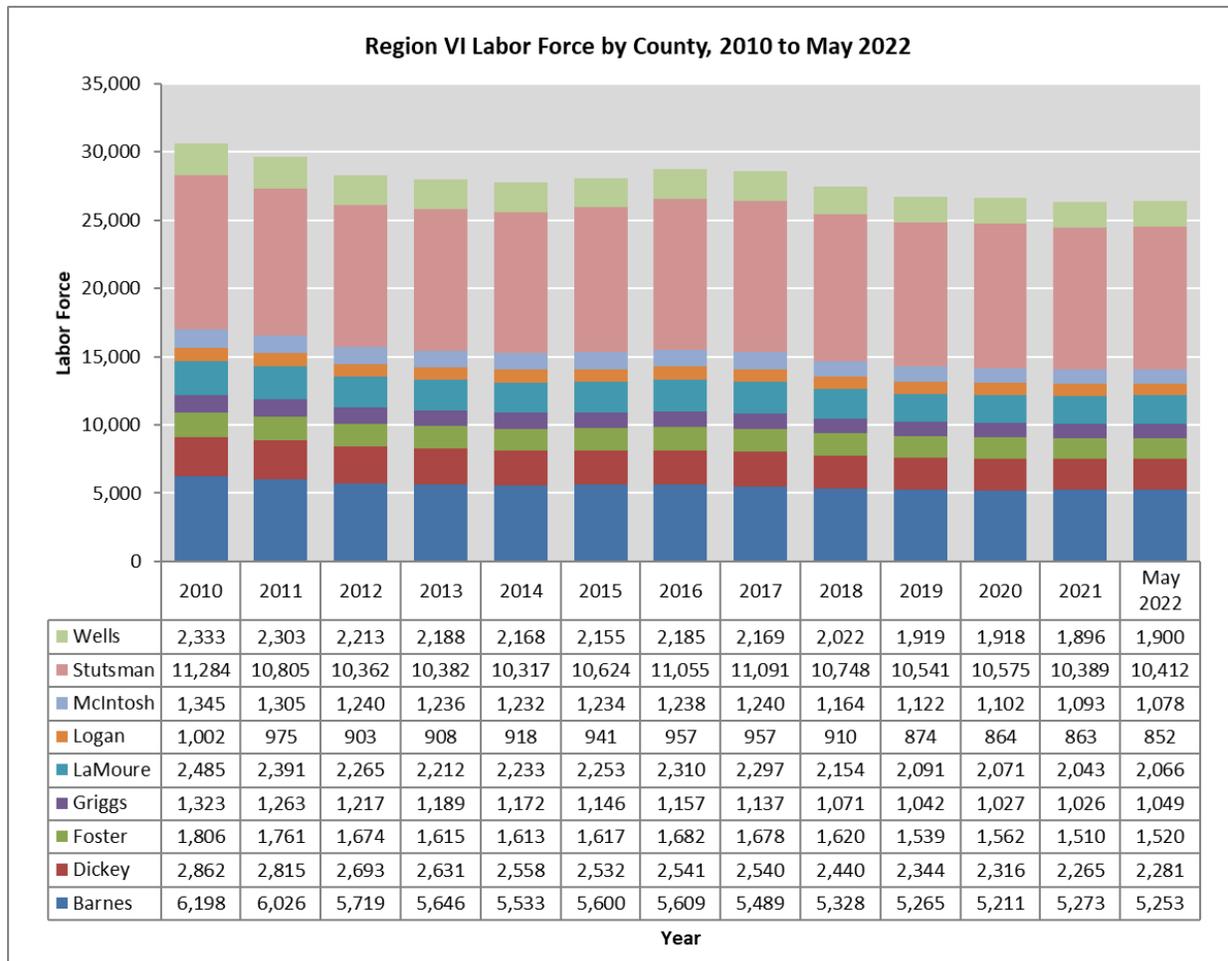
- The Region’s unemployment rate dropped 1.6 percentage points from 3.9% in 2010 to 2.3% in 2019. During this period, employment decreased 10.1% and labor force decreased 11.2%.
- Between 2019 and 2020, because of the COVID-19 Pandemic hitting the US, the unemployment rate in Region VI increased 1.2% from 2.3% in 2019 to 3.0% in 2020. Over this time frame employment decreased 0.6% while the labor force decreased 0.3%.

Year	Labor Force	% Change Prev Yr	Employment	% Change Prev Yr	Unemployment Rate
2010	30,638	--	29,448	--	3.9%
2011	29,644	-3.2%	28,608	-2.9%	3.5%
2012	28,286	-4.6%	27,403	-4.2%	3.1%
2013	28,007	-1.0%	27,152	-0.9%	3.1%
2014	27,744	-0.9%	26,963	-0.7%	2.8%
2015	28,102	1.3%	27,319	1.3%	2.8%
2016	28,734	2.2%	27,940	2.3%	2.8%
2017	28,598	-0.5%	27,902	-0.1%	2.4%
2018	27,457	-4.0%	26,840	-3.8%	2.2%
2019	26,737	-2.6%	26,135	-2.6%	2.3%
2020	26,646	-0.3%	25,716	-1.6%	3.5%
2021	26,358	-1.1%	25,562	-0.6%	3.0%
2022*	26,411	0.2%	25,886	1.3%	2.0%

*As of May 2022.
Sources: Bureau Labor Statistics; Maxfield Research and Consulting, LLC

EMPLOYMENT TREND

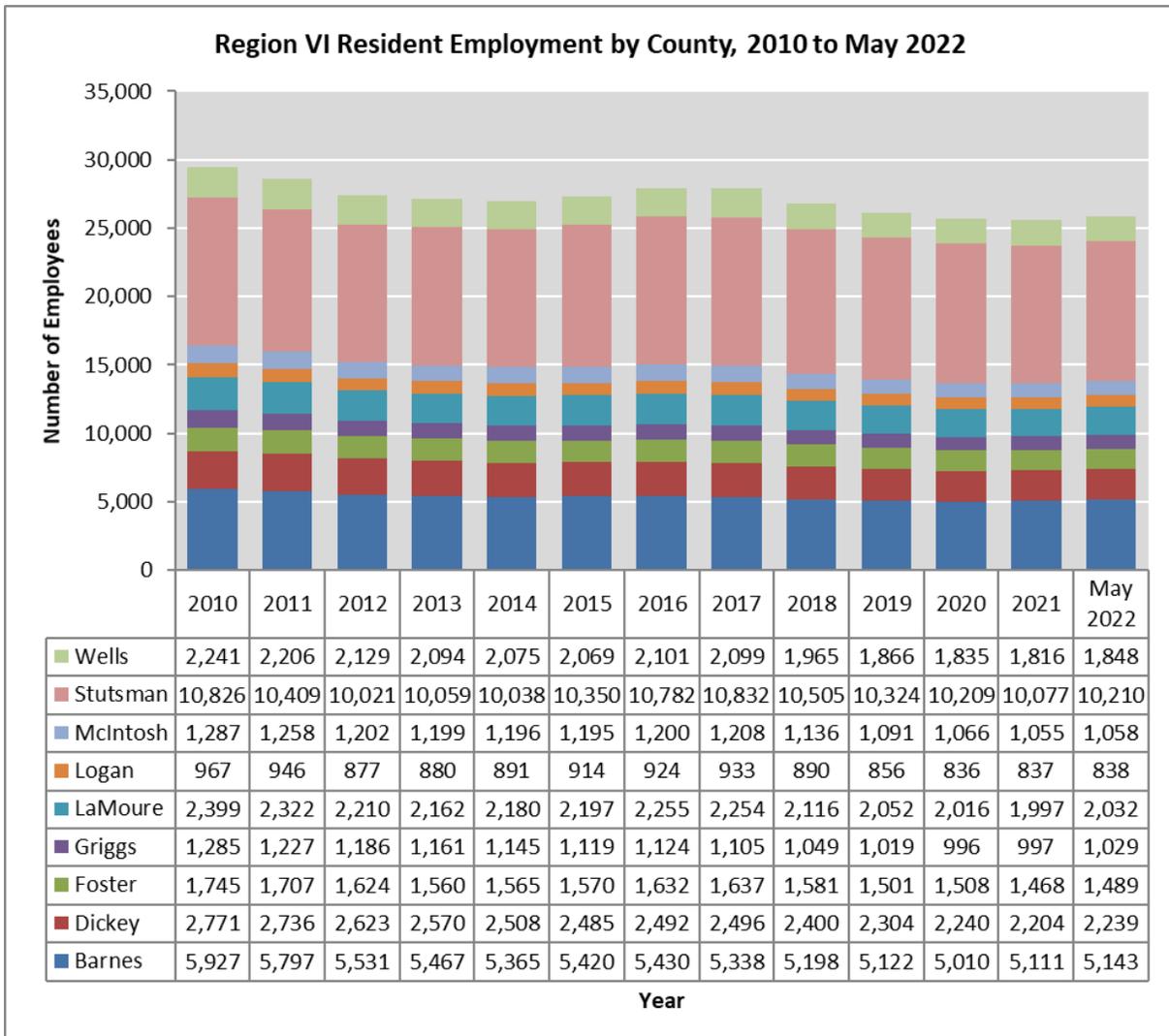
- The unemployment rate between 2020 and 2021, declined 0.5% to 3.0% during the heart of the COVID-19 Pandemic. Over this time frame employment decreased 0.6% while the labor force decreased 1.1%.
- Between 2021 and May 2022 unemployment dropped 1.0% to 2.0% with its labor force increasing 0.2% and employment increasing 1.3%.
- As of May 2022, Stutsman County residents comprised the largest proportion of the Region VI labor force at 39.7% followed by Barnes County at 19.6%.
- The following chart illustrates how the size of the labor force has changed for each County in the Region between 2010 and May 2022. The Region VI labor force declined by 4,227 workers during that time.



- Each county in the Region experienced declining labor force numbers between 2010 and May 2022. On a percentage basis, Griggs County experienced the most significant decline with a 20.7% drop in potential workers (274 workers). Stutsman County experienced the largest numeric loss, losing 872 workers between 2010 and May 2022.

EMPLOYMENT TREND

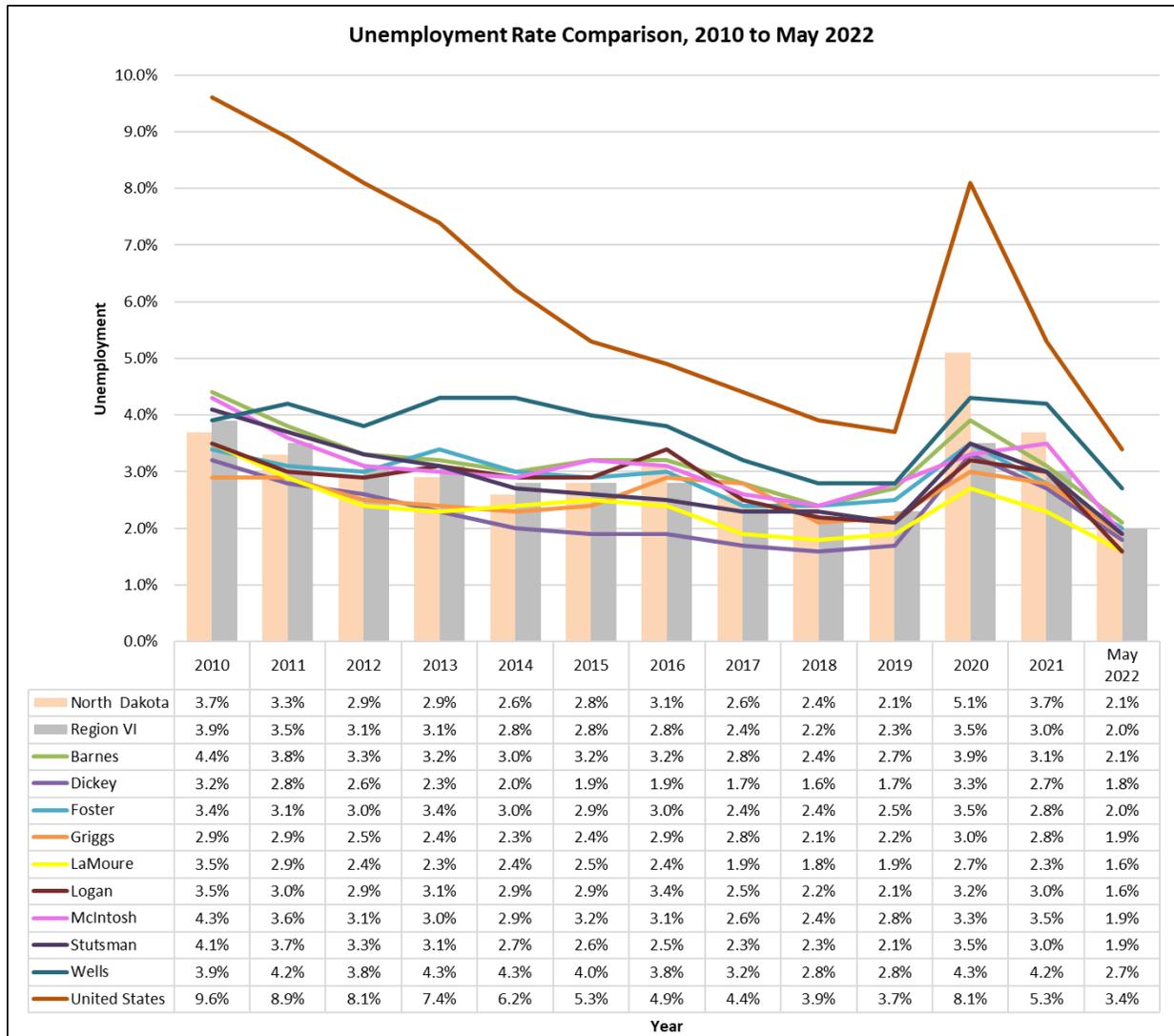
- In contrast to Region VI, the State of North Dakota gained 42,989 workers (11.7%) while the US gained 10,268,417 workers (4.6%).
- Similar to the size of the labor force, the number of employed residents declined in each county of the Region between 2010 and May 2022, as illustrated in the following chart. In total, Region VI lost over 3,500 employed residents (3,562 employed residents) between 2010 and May 2022.



- On a percentage basis, Griggs County experienced the most significant decline with a 19.9% drop in employed residents (256 employees). Stutsman County experienced the largest numeric loss, losing 616 employees between 2010 and May 2022.
- Between 2010 and May 2022, in comparison to Region VI, North Dakota experienced a 14.9% increase in employed residents (52,047) while the US increased in employed residents by 14.1% (19,545,083).

EMPLOYMENT TREND

- The following chart illustrates how unemployment in most of the Region VI counties and the State has averaged between 2.3% and 3.7% between 2010 and May 2022 while the rest of the country experienced averaged an unemployment rate of 6.1%.



- Wells County has historically had the highest unemployment rate in the Region, ranging from a low of 2.7% as of May 2022 to a high of 4.3% in 2020. However, the unemployment rate in Wells County is still under 5%, indicating an overall low unemployment rate.
- While low unemployment is generally viewed as a sign of a healthy economy, the relatively low unemployment rate, despite the COVID-19 pandemic, coupled with the shrinking labor force in Region VI, can be a detriment to economic growth, as employers looking to hire have a limited pool of potential candidates. The Region will need to find ways to attract more employees.

Industry Employment and Wage Data

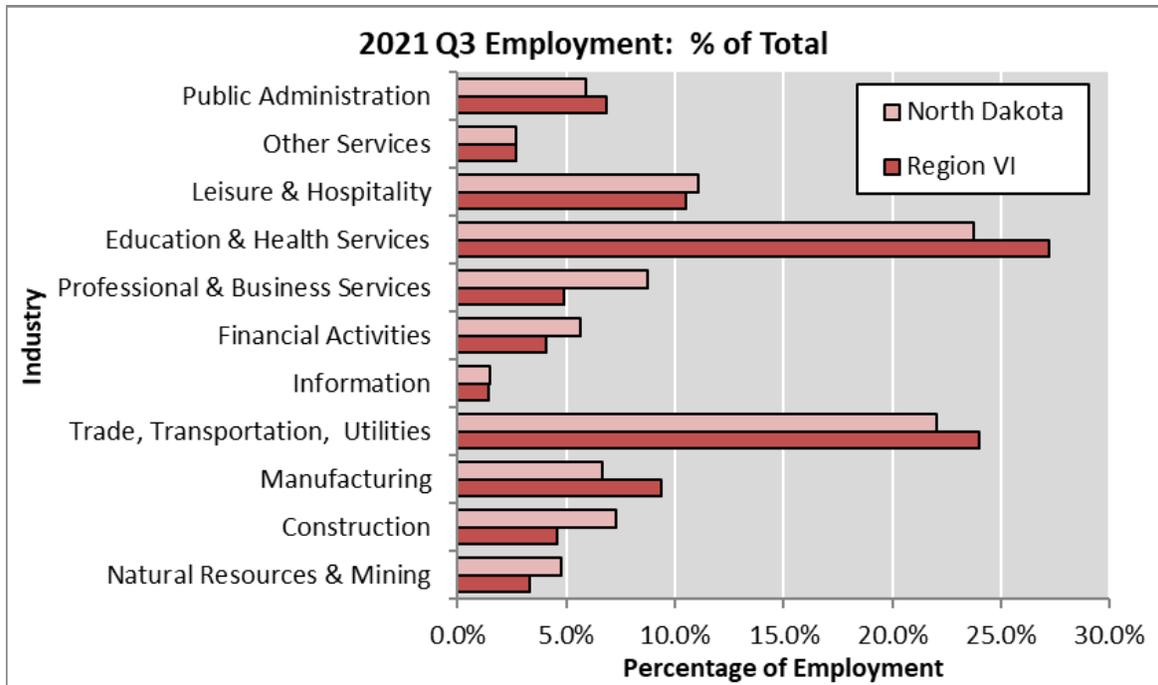
The following tables display information on the employment and wage situation in each of the counties in Region VI along with a summary for the entire Region and the State of North Dakota. The Quarterly Census of Employment and Wages (QCEW) data is sourced from the Job Service North Dakota Labor Market Information Center for the third quarter of 2020 and 2021, the most recent data available. All establishments covered under the Unemployment Insurance (UI) Program are required to report wage and employment statistics quarterly to the State. Federal government establishments are also covered by the QCEW program.

It should be noted that certain industries in these tables might not have any information displayed which means that there is either no reported economic activity for that industry or the data has been suppressed to protect the confidentiality of cooperating employers. This generally occurs when there are too few employers, or one employer comprises too much of the employment in that geography.

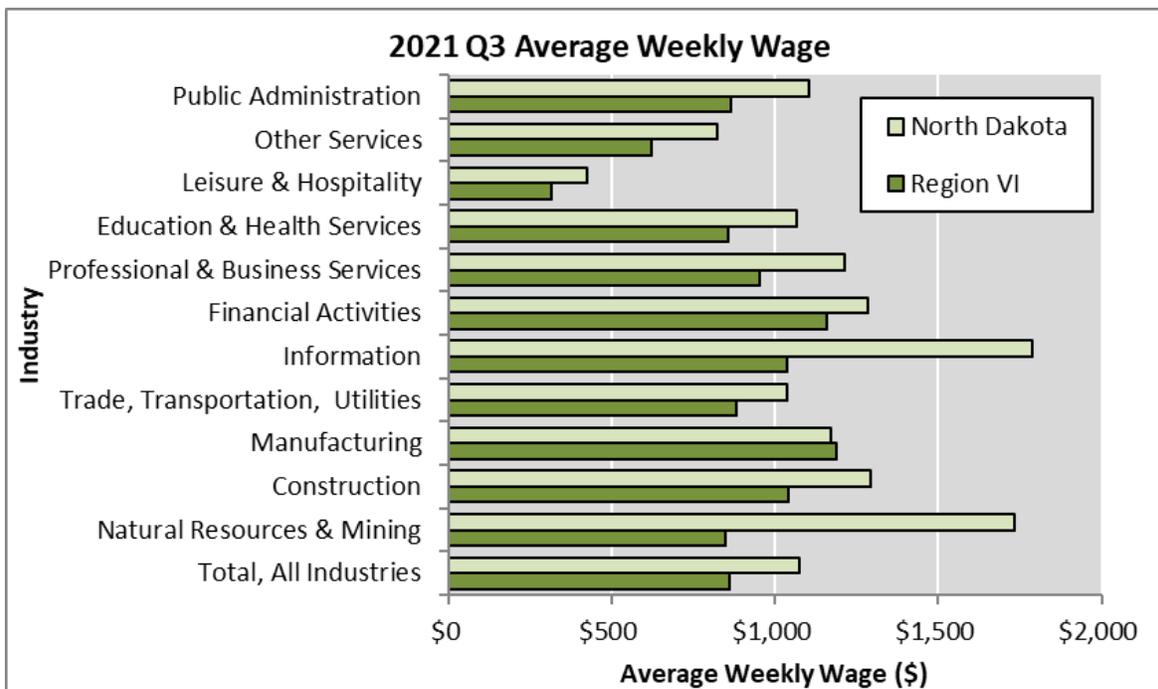
Region VI

- As illustrated in the chart on the following page, the Region's employment concentrations were higher than the State of North Dakota in the Education and Health Services, Manufacturing, and Public Administration industries, while all other sectors had lower concentrations of employment.
- The Education and Health Services industry was, by far, the largest employment sector in the Region, providing 6,698 jobs in the third quarter of 2021 (27.2% of the total). The Trade, Transportation and Utilities sector was also a major employer with 5,498 workers (24.0% of the total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Region VI increased 0.9% (21 establishments), while the number of jobs decreased by 0.4% (81 jobs). By comparison, North Dakota gained 489 establishments (1.5%) and 11,353 jobs (2.9%) during the same time period.
- Within the Region, the most notable job losses occurred in the Education and Health Services industry (658 jobs for a 9.5% decline). The most significant hiring occurred in the Leisure and Hospitality sector (211 jobs for a 9.6% increase).

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- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Region VI increased 4.5% (\$37) to \$861. By comparison, wages increased 5.1% throughout North Dakota to \$1,076. Average wages were lower in the Region than in the State in all industry sectors.

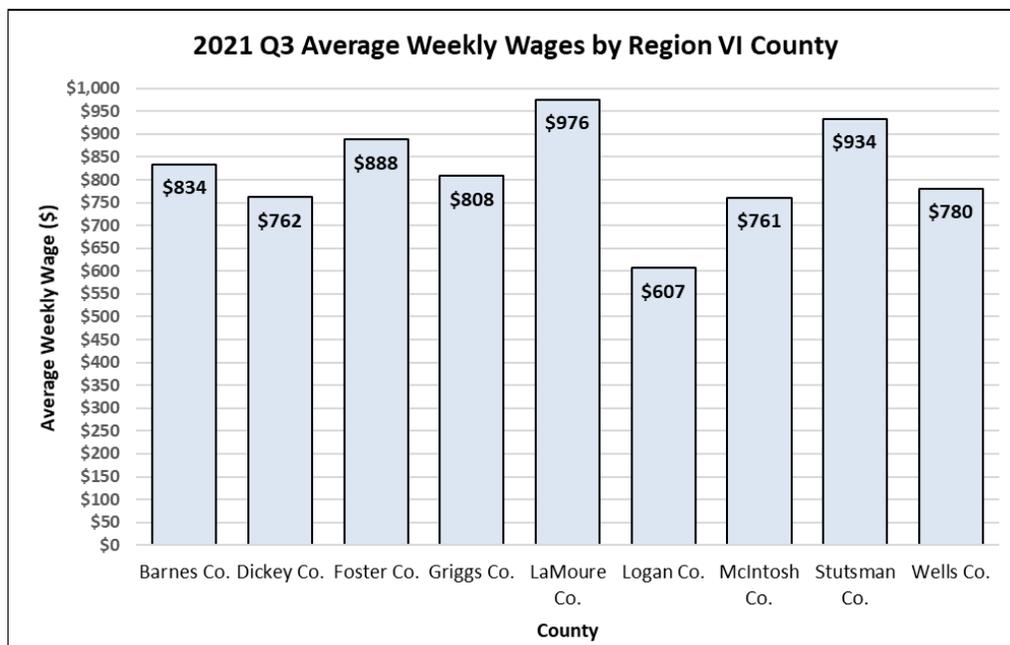


EMPLOYMENT TREND

TABLE EMP-3 QUARTERLY CENSUS OF EMPLOYMENT AND WAGES NORTH DAKOTA REGION VI										
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment		Wage	
							#	%	#	%
REGION VI*										
Total, All Industries	2,425	22,994	\$824	2,446	22,913	\$861	-81	-0.4%	\$37	4.5%
Natural Resources & Mining	181	769	\$850	176	755	\$849	-14	-1.8%	(\$1)	-0.1%
Construction	231	1,023	\$937	250	1,050	\$1,041	27	2.6%	\$104	11.1%
Manufacturing	79	2,120	\$1,089	73	2,144	\$1,190	24	1.1%	\$101	9.3%
Trade, Transportation, Utilities	676	5,354	\$849	5,434	5,498	\$881	144	2.7%	\$32	3.8%
Information	44	348	\$999	331	333	\$1,036	-15	-4.3%	\$37	3.7%
Financial Activities	202	1,026	\$1,093	925	930	\$1,159	-96	-9.4%	\$66	6.0%
Professional & Business Services	203	1,054	\$932	1,099	1,124	\$953	70	6.6%	\$21	2.3%
Education & Health Services	264	6,895	\$829	6,698	6,237	\$858	-658	-9.5%	\$29	3.5%
Leisure & Hospitality	244	2,193	\$281	2,311	2,404	\$315	211	9.6%	\$34	12.1%
Other Services	163	643	\$589	630	619	\$623	-24	-3.7%	\$34	5.8%
Public Administration	138	1,569	\$844	1,536	1,573	\$867	4	0.3%	\$23	2.7%
NORTH DAKOTA										
Total, All Industries	32,512	391,521	\$1,024	33,001	402,876	\$1,076	11,355	2.9%	\$52	5.1%
Natural Resources & Mining	1,840	17,896	\$1,593	1,807	19,141	\$1,735	1,245	7.0%	\$142	8.9%
Construction	3,719	29,139	\$1,289	3,677	29,297	\$1,291	158	0.5%	\$2	0.2%
Manufacturing	809	25,409	\$1,070	829	26,688	\$1,170	1,279	5.0%	\$100	9.3%
Trade, Transportation, Utilities	8,049	87,809	\$970	8,042	88,868	\$1,039	1,059	1.2%	\$69	7.1%
Information	452	5,961	\$1,752	507	5,915	\$1,788	-46	-0.8%	\$36	2.1%
Financial Activities	3,088	23,042	\$1,206	3,161	22,847	\$1,285	-195	-0.8%	\$79	6.6%
Professional & Business Services	5,423	32,898	\$1,198	5,613	35,234	\$1,215	2,336	7.1%	\$17	1.4%
Education & Health Services	3,095	93,648	\$1,014	3,296	95,744	\$1,068	2,096	2.2%	\$54	5.3%
Leisure & Hospitality	2,796	40,802	\$386	2,809	44,609	\$424	3,807	9.3%	\$38	9.8%
Other Services	2,163	11,042	\$764	2,177	10,842	\$824	-200	-1.8%	\$60	7.9%
Public Administration	1,078	23,875	\$1,073	1,083	23,692	\$1,104	-183	-0.8%	\$31	2.9%

* Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Well Counties

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.



EMPLOYMENT TREND

Barnes County

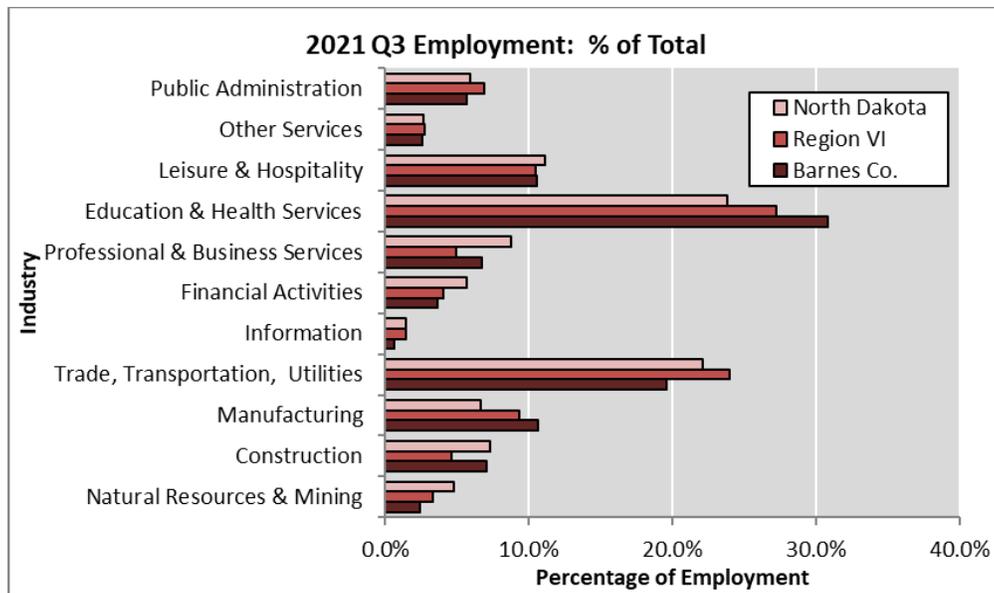
- There were 4,306 jobs in Barnes County as of the third quarter of 2021 which represented roughly 19% (18.8%) of all jobs in Region VI.
- As illustrated in chart on the following page, Barnes County's employment concentrations were higher than the State of North Dakota in the Education and Health Services and Manufacturing industries, while all other sectors had lower concentrations of employment.
- The Education and Health Services industry was, by far, the largest employment sector in the county, providing 1,327 jobs in the third quarter of 2021 (30.8% of the total). The Trade, Transportation and Utilities sector was also a major employer with 841 workers (19.5% of the total jobs).

TABLE EMP-4 QUARTERLY CENSUS OF EMPLOYMENT AND WAGES BARNES COUNTY										
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	%	Wage #	%
BARNES COUNTY										
Total, All Industries	428	4,248	\$794	434	4,306	\$834	58	1.4%	\$40	5.0%
Natural Resources & Mining	32	112	\$781	27	102	\$837	-10	-8.9%	\$56	7.2%
Construction	48	307	\$1,025	50	302	\$1,121	-5	-1.6%	\$96	9.4%
Manufacturing	17	412	\$998	16	456	\$1,086	44	10.7%	\$88	8.8%
Trade, Transportation, Utilities	108	795	\$832	113	841	\$803	46	5.8%	(\$29)	-3.5%
Information	6	29	\$515	7	25	\$649	-4	-13.8%	\$134	26.0%
Financial Activities	37	159	\$1,106	36	155	\$1,151	-4	-2.5%	\$45	4.1%
Professional & Business Services	49	268	\$1,062	53	291	\$1,113	23	8.6%	\$51	4.8%
Education & Health Services	46	1,381	\$737	48	1,327	\$783	-54	-3.9%	\$46	6.2%
Leisure & Hospitality	39	413	\$277	38	454	\$318	41	9.9%	\$41	14.8%
Other Services	21	111	\$565	21	110	\$588	-1	-0.9%	\$23	4.1%
Public Administration	25	260	\$876	25	243	\$936	-17	-6.5%	\$60	6.8%

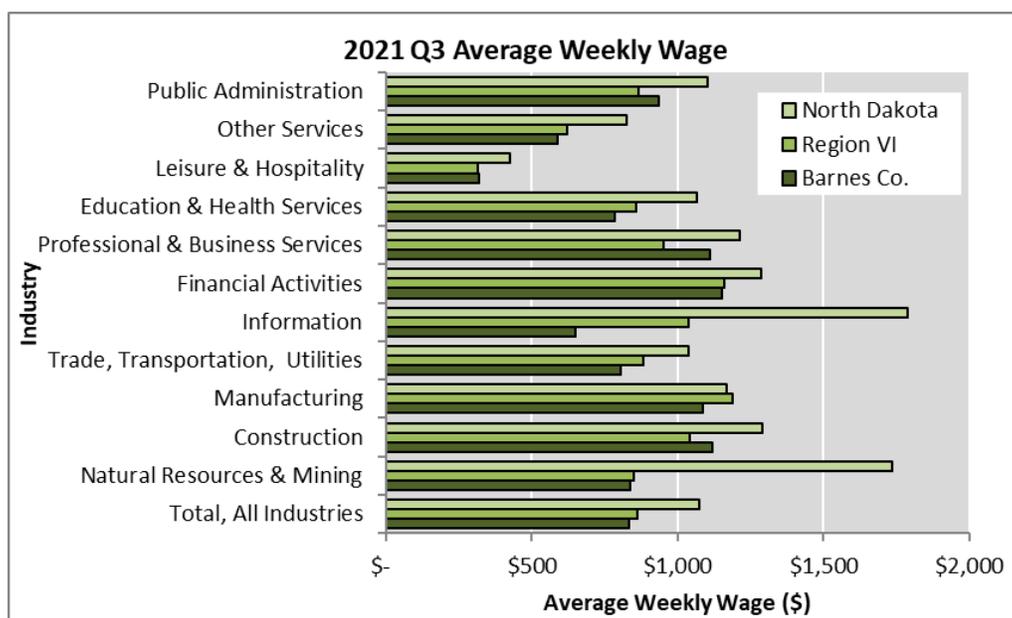
Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research and Consulting, LLC.

- Between the third quarters of 2020 and 2021, the number of business establishments in Barnes County increased by six (a 1.4% increase) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county increased (1.4%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.

EMPLOYMENT TREND



- Within Barnes County, the most notable job losses occurred in the Education and Health Services sector (54 jobs for a 3.9% decline), while the most significant hiring occurred in the Trade, Transportation, and Utilities sector (46 jobs for a 5.8% increase).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Barnes County increased 5.0% (\$40) to \$834. By comparison, wages increased 4.5% in Region VI and 1.5% throughout North Dakota.
- At \$834, the average weekly wage for all industries in Barnes County was comparable to the Region (\$861), but 22.5% lower than the State average of \$1,076. Average wages were lower in the County than in the State in all industry sectors.



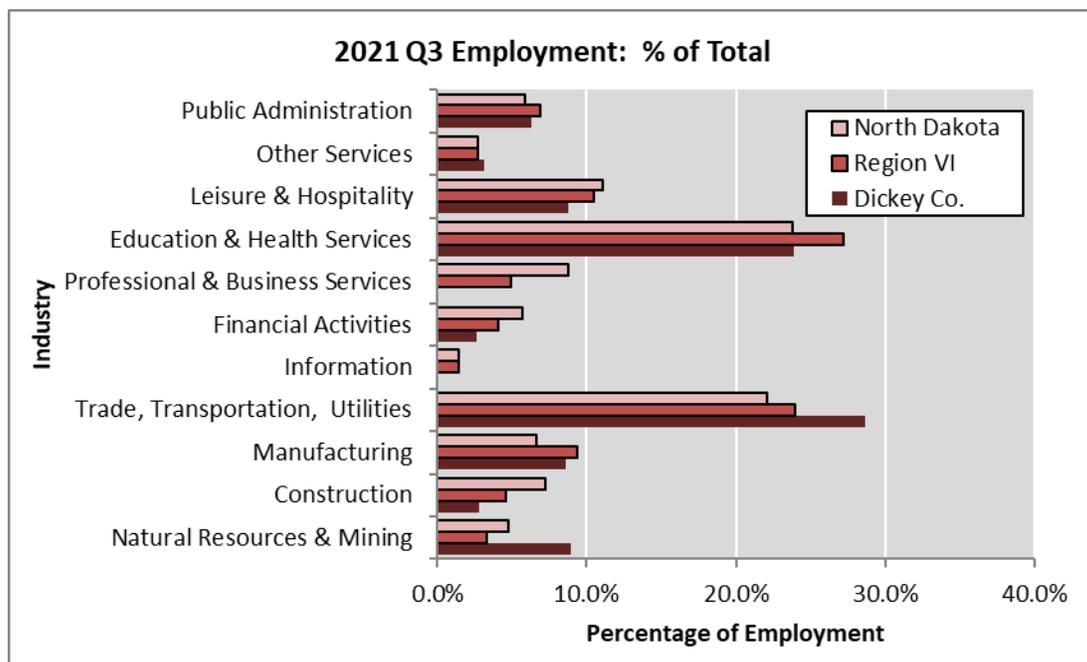
EMPLOYMENT TREND

Dickey County

- There were 1,725 jobs in Dickey County as of the third quarter of 2021 which represented 7.5% of all jobs in Region VI.
- As illustrated in the chart on the following page, compared to Region VI, Dickey County had a higher concentration of jobs in the following industry sectors: Trade, Transportation, and Utilities; Other Services; and Natural Resources and Mining.

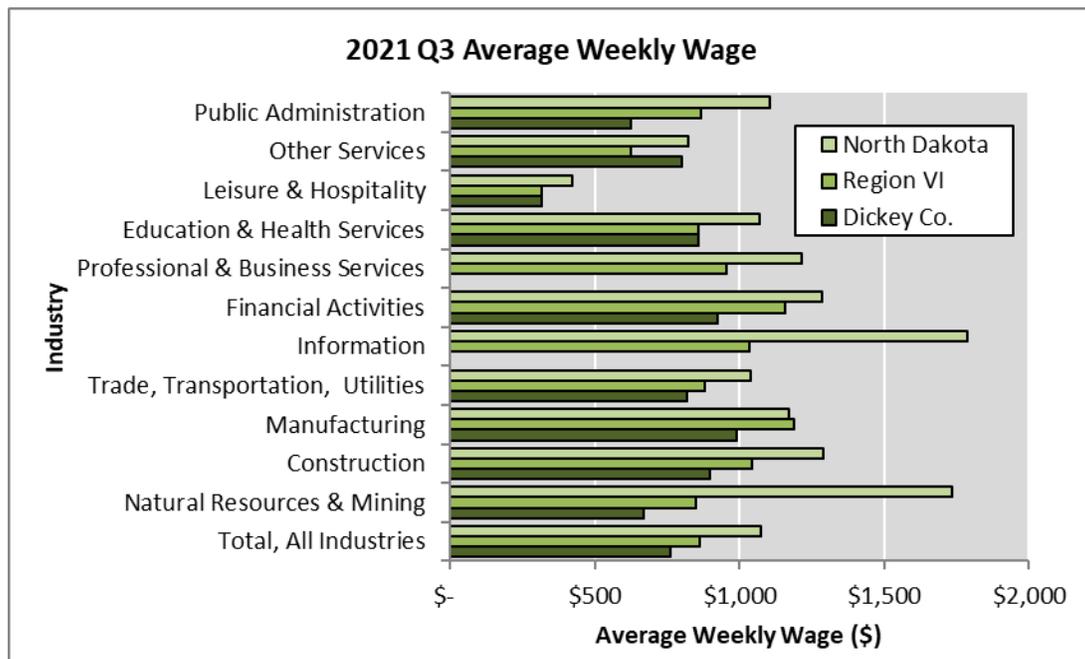
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	Employment %	Wage #	Wage %
DICKEY COUNTY										
Total, All Industries	248	1,709	\$724	255	1,725	\$762	16	0.9%	\$38	5.2%
Natural Resources & Mining	29	133	\$743	29	155	\$667	22	16.5%	(\$76)	-10.2%
Construction	20	44	\$822	19	49	\$896	5	11.4%	\$74	9.0%
Manufacturing	9	137	\$948	9	148	\$990	11	8.0%	\$42	4.4%
Trade, Transportation, Utilities	73	480	\$759	78	494	\$817	14	2.9%	\$58	7.6%
Information	4	***	***	***	***	***	--	--	--	--
Financial Activities	10	***	***	13	45	\$925	--	--	--	--
Professional & Business Services	16	44	\$735	***	***	***	--	--	--	--
Education & Health Services	35	445	\$697	35	412	\$858	-33	-7.4%	\$161	23.1%
Leisure & Hospitality	23	153	\$207	24	152	\$315	-1	-0.7%	\$108	52.2%
Other Services	17	51	\$726	16	55	\$799	4	7.8%	\$73	10.1%
Public Administration	12	110	\$609	12	109	\$624	-1	-0.9%	\$15	2.5%

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.



EMPLOYMENT TREND

- The Trade, Transportation, and Utilities industry was the largest employment sector in the county, providing 494 jobs in the third quarter of 2021 (28.6% of the total). The Education and Health Services sector was also a major employer with 412 workers (23.9% of the total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Dickey County increased by seven (a 2.8% increase) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county increased (0.9%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within Dickey County, the only sectors to lose jobs were the Manufacturing and Public Administration sectors which each lost 1 job (-5.9% loss in each sector). The most significant hiring occurred in the Natural Resources and Mining sector (5 jobs for a 6.8% increase). The Financial Activities sector gained 3 jobs, for a 30.0% increase.
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Dickey County increased 5.2% (\$38) to \$762. By comparison, wages increased 4.5% in Region VI and 5.1% throughout North Dakota.
- At \$762, the average weekly wage for all industries in Dickey County was 11.5% lower than the Region (\$861) and 29.2% lower than the State average of \$854. Average wages were lower in the County than in the State in all industry sectors.



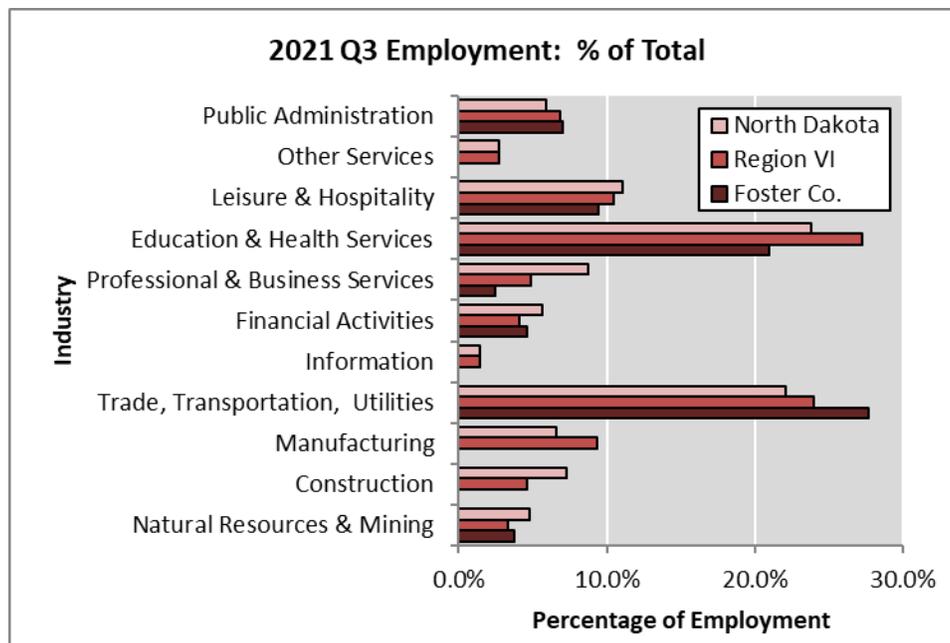
EMPLOYMENT TREND

Foster County

- There were 1,505 jobs in Foster County as of the third quarter of 2020 which represented 6.6% of all jobs in Region VI.
- As illustrated in the chart on the following page, compared to Region VI, Foster County had a higher concentration of jobs in the following industry sectors: Trade, Transportation, and Utilities; Public Administration; Financial Activities; and Natural Resources, and Mining.

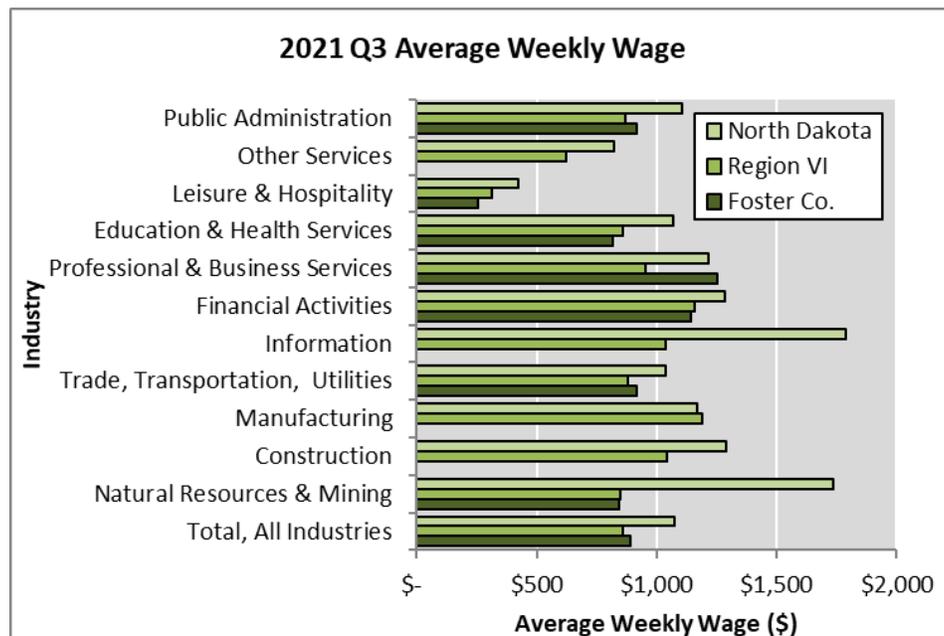
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment #	Employment %	Wage #	Wage %
FOSTER COUNTY										
Total, All Industries	168	1,543	\$878	165	1,505	\$888	-38	-2.5%	\$10	1.1%
Natural Resources & Mining	8	***	***	9	57	\$844	--	--	--	--
Construction	20	64	\$726	8	***	***	--	--	--	--
Manufacturing	7	***	***	8	***	***	--	--	--	--
Trade, Transportation, Utilities	51	417	\$872	49	416	\$914	-1	-0.2%	\$42	4.8%
Information	2	***	***	2	****	***	--	--	--	--
Financial Activities	17	74	\$1,097	18	69	\$1,144	-5	-6.8%	\$47	4.3%
Professional & Business Services	11	40	\$1,127	9	37	\$1,250	-3	-7.5%	\$123	10.9%
Education & Health Services	17	336	\$848	18	316	\$816	-20	-6.0%	(\$32)	-3.8%
Leisure & Hospitality	17	149	\$275	16	142	\$257	-7	-4.7%	(\$18)	-6.5%
Other Services	7	***	***	6	***	***	--	--	--	--
Public Administration	11	110	\$855	11	105	\$915	-5	-4.5%	\$60	7.0%

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.



EMPLOYMENT TREND

- The Trade, Transportation, and Utilities industry was the largest employment sector in the county, providing 416 jobs in the third quarter of 2021 (27.6% of the total). The Education and Health Services sector was also a major employer with 316 workers (21.0% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Foster County declined by three (a 1.8% decrease while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county decreased (2.5%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- No industry in Foster County increased between the third quarters of 2020 and 2021. The Education and Health Services Sector lost the most jobs (20 jobs: -6.0%).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Foster County increased 1.1% (\$10) to \$888. By comparison, wages increased 4.5% in Region VI and 11.1% throughout North Dakota.
- At \$888 the average weekly wage for all industries in Foster County was 3.1% higher than the Region (\$644) but 17.5% lower than the State average of \$1,076. Average wages were lower in the county than in the State in all industry sectors except Professional and Business Services.



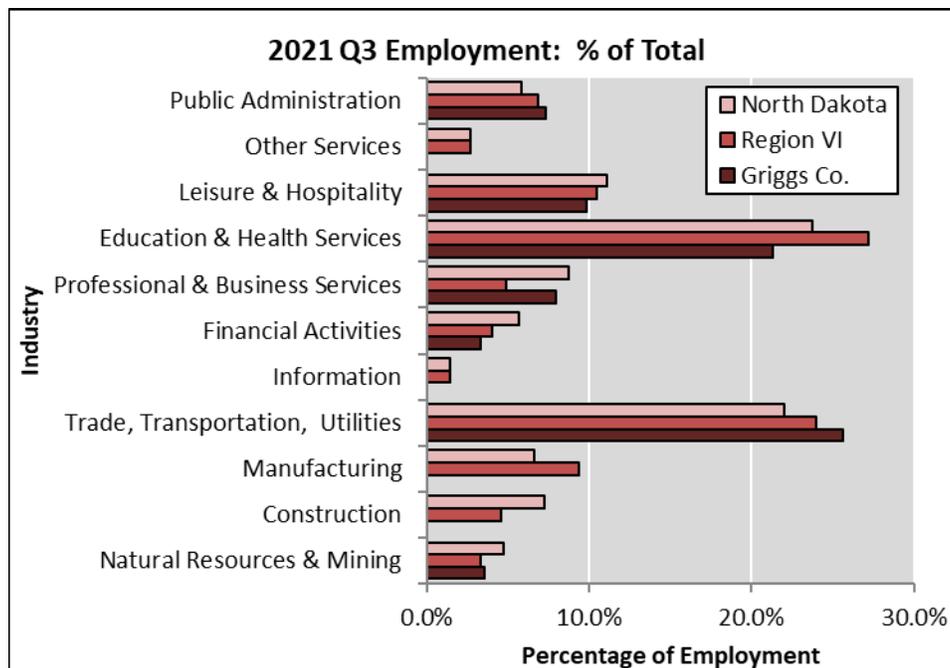
EMPLOYMENT TREND

Griggs County

- There were 789 jobs in Griggs County as of the third quarter of 2021 which represented roughly 3.4% of all jobs in Region VI.
- As illustrated in the following chart, compared to Region VI, Griggs County had a higher concentration of jobs in the following industry sectors: Trade, Transportation, and Utilities; Professional and Business Services; Public Administration, and Natural Resources; and Mining.

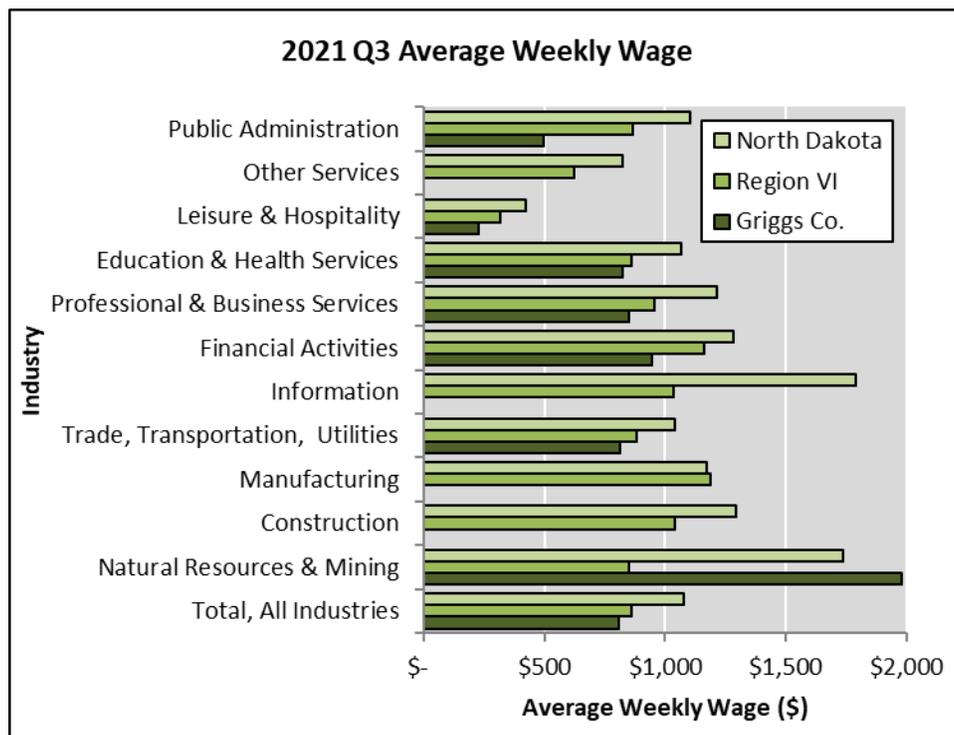
TABLE EMP-7 QUARTERLY CENSUS OF EMPLOYMENT AND WAGES GRIGGS COUNTY										
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	%	Wage #	%
GRIGGS COUNTY										
Total, All Industries	101	754	\$794	103	789	\$808	35	4.6%	\$14	1.8%
Natural Resources & Mining	6	27	\$1,720	6	28	\$1,982	1	3.7%	\$262	15.2%
Construction	6	13	\$382	10	***	***	--	--	--	--
Manufacturing	7	101	\$758	5	***	***	--	--	--	--
Trade, Transportation, Utilities	32	193	\$829	33	202	\$813	9	4.7%	(\$16)	-1.9%
Information	4	***	***	***	***	***	--	--	--	--
Financial Activities	7	20	\$923	9	26	\$943	6	30.0%	\$20	2.2%
Professional & Business Services	6	66	\$886	6	63	\$851	-3	-4.5%	(\$35)	-4.0%
Education & Health Services	6	164	\$830	6	168	\$822	--	--	--	--
Leisure & Hospitality	13	67	\$227	11	78	\$228	11	16.4%	\$1	0.4%
Other Services	5	***	***	***	***	***	--	--	--	--
Public Administration	9	63	\$487	9	58	\$498	-5	-7.9%	\$11	2.3%

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, Inc.



EMPLOYMENT TREND

- The Trade, Transportation, and Utilities industry was the largest employment sector in the county, providing 202 jobs in the third quarter of 2021 (25.6% of the total). Professional and Business Service sector as well as the Public Administration sector were also major employers with 63 workers (8.0% of total jobs) and 58 workers (7.4% of the total), respectively.
- Between the third quarters of 2020 and 2021, the number of business establishments in Griggs County increased by two (a 2.0% increase) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the County increased (1.4%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within Griggs County, the most significant hiring occurred in the Leisure and Hospitality industry (11 jobs for a 16.4% increase) and the Trade, Transportation, and Utilities sector (9 jobs for a 4.4% gain).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Griggs County increased 1.8% (\$14) to \$808. By comparison, wages increased 4.5% in Region VI and 11.1% throughout North Dakota.
- At \$808, the average weekly wage for all industries in Griggs County was 6.2% lower than the Region (\$861) and 24.9% lower than the State average of \$854. Average wages were lower in the County than in the State in all industry sectors.



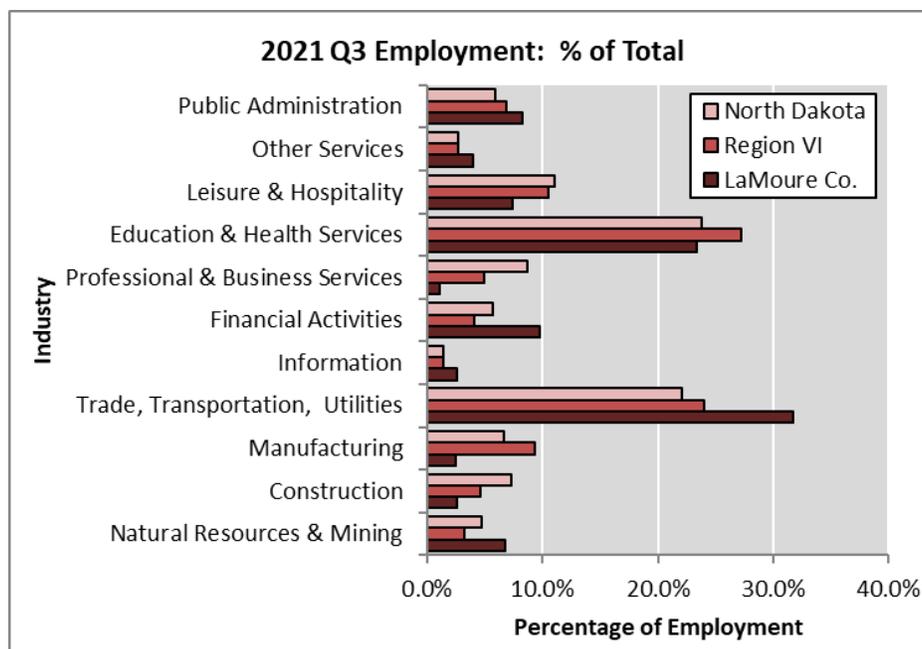
EMPLOYMENT TREND

LaMoure County

- There were 1,238 jobs in LaMoure County as of the third quarter of 2021 which represented 5.4% of all jobs in Region VI.
- As illustrated in the chart on the following page, compared to Region VI, LaMoure County had a higher concentration of jobs in the following industry sectors: Natural Resources and Mining; Trade, Transportation, and Utilities; Information; Financial Activities; Other Services; and Public Administration.

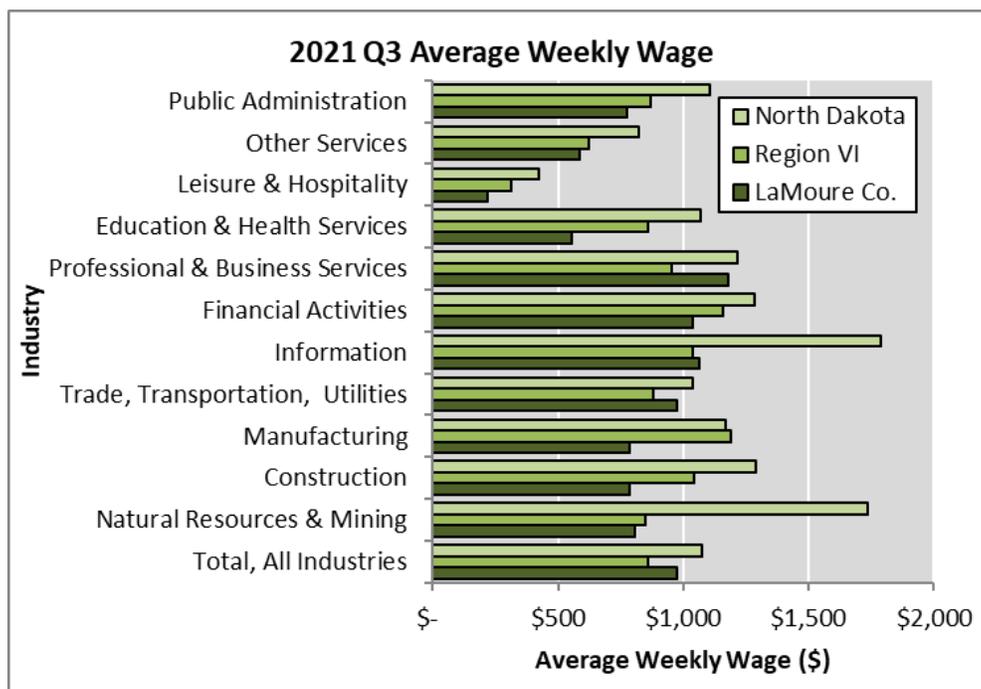
Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment #	%	Wage #	%
LAMOURE COUNTY										
Total, All Industries	216	1,264	\$724	220	1,238	\$976	-26	-2.1%	\$252	34.8%
Natural Resources & Mining	28	92	\$749	27	84	\$808	-8	-8.7%	\$59	7.9%
Construction	10	31	\$571	13	32	\$786	1	3.2%	\$215	37.7%
Manufacturing	3	30	\$710	3	31	\$784	1	3.3%	\$74	10.4%
Trade, Transportation, Utilities	63	402	\$890	64	392	\$976	-10	-2.5%	\$86	9.7%
Information	5	34	\$996	5	32	\$1,062	-2	-5.9%	\$66	6.6%
Financial Activities	18	123	\$959	18	121	\$1,035	-2	-1.6%	\$76	7.9%
Professional & Business Services	11	8	\$1,324	10	13	\$1,181	5	62.5%	(\$143)	-10.8%
Education & Health Services	24	277	\$576	26	289	\$552	12	4.3%	(\$24)	-4.2%
Leisure & Hospitality	23	115	\$176	23	92	\$220	-23	-20.0%	\$44	25.0%
Other Services	13	49	\$553	12	49	\$588	0	0.0%	\$35	6.3%
Public Administration	18	103	\$781	19	103	\$776	0	0.0%	(\$5)	-0.6%

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.



EMPLOYMENT TREND

- The Trade, Transportation, and Utilities sector was, by far, the largest employment sector in the county, providing 392 jobs in the second quarter of 2021 (31.7% of the total). The Education and Health Services sector was also a major employer with 289 workers (23.3% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in LaMoure County increased by four (a 1.9% increase) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the County increased (1.4%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within LaMoure County, the most significant hiring occurred in the Education and Health Services industry (12 jobs for a 4.3% increase) and Professional, and Businesses, Services sector (5 jobs for a 62.5% gain).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in LaMoure County increased 34.8% (\$252) to \$976. By comparison, wages increased 4.5% in Region VI and 5.1% throughout North Dakota.
- At \$976, the average weekly wage for all industries in LaMoure County was 13.4% higher than the Region (\$644) but 9.3% lower than the State average of \$854. Average wages were lower in the County than in the State in all industry sectors.



EMPLOYMENT TREND

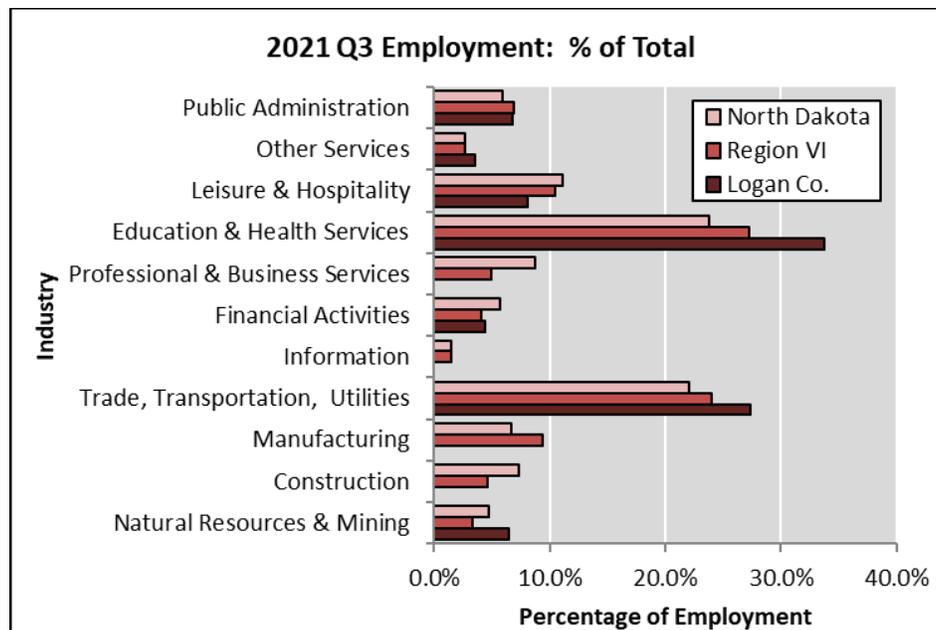
Logan County

- There were 592 jobs in Logan County as of the third quarter of 2021 which represented 2.6% of all jobs in Region VI.

Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment #	Employment %	Wage #	Wage %
LOGAN COUNTY										
Total, All Industries	104	591	\$605	108	592	\$607	1	0.2%	\$2	0.3%
Natural Resources & Mining	10	37	\$836	10	38	\$785	--	--	--	--
Construction	10	***	***	13	***	***	--	--	--	--
Manufacturing	1	***	***	1	***	***	--	--	--	--
Trade, Transportation, Utilities	28	157	\$721	30	162	\$692	5	3.2%	(\$29)	-4.0%
Information	2	***	***	2	***	***	--	--	--	--
Financial Activities	7	28	\$931	6	26	\$1,082	-2	-7.1%	\$151	16.2%
Professional & Business Services	5	***	***	6	***	***	--	--	--	--
Education & Health Services	15	202	\$524	15	200	\$513	-2	-1.0%	(\$11)	-2.1%
Leisure & Hospitality	9	51	\$173	8	48	\$158	-3	-5.9%	(\$15)	-8.7%
Other Services	8	20	\$398	9	21	\$406	1	5.0%	\$8	2.0%
Public Administration	9	49	\$574	8	40	\$594	-9	-18.4%	\$20	3.5%

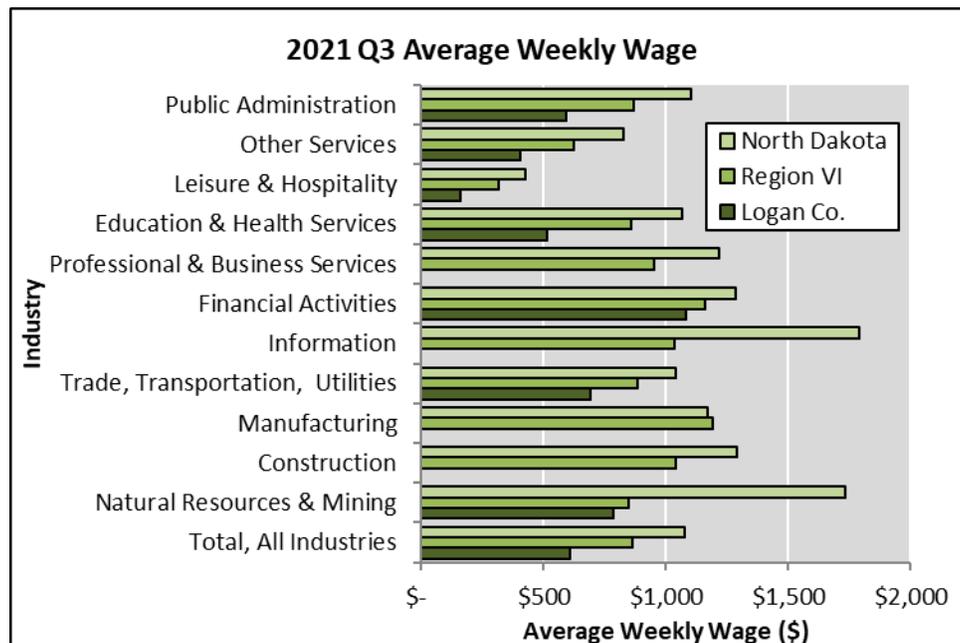
Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.

- As illustrated in the following chart, compared to Region VI, Logan County had a higher concentration of jobs in the following industry sectors: Natural Resources and Mining; Trade, Transportation, and Utilities; Financial Activities; Education and Health Services; and Other Services.



EMPLOYMENT TREND

- The Education and Health Services industry was, by far, the largest employment sector in the County, providing 200 jobs in the second quarter of 2012 (33.8% of the total). The Trade, Transportation, and Utilities sector was also a major employer with 162 workers (27.4% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Logan County increased by four (a 3.8% gain) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county increased (1.4%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within Logan County, the greatest job loss occurred in the Public Administration industry which lost 12 jobs for a 18.4% decline while the biggest job increase occurred in the Trade, Transportation, and Utilities industry which gained 5 jobs, an increase of 3.2%.
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Logan County increased 0.3% (\$2) to \$607. By comparison, wages increased 4.5% in Region VI and 5.1% throughout North Dakota.
- At \$607, the average weekly wage for all industries in Logan County was 29.5% lower than the Region (\$644) and 43.6% lower than the State average of \$1,076. Average wages were lower in the county than in the State in all industry sectors.



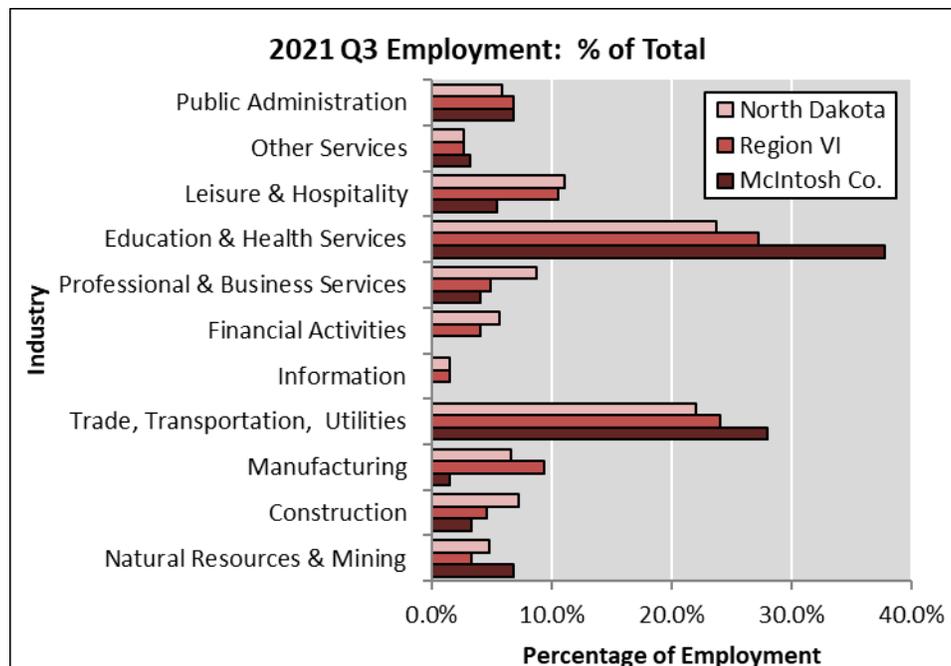
EMPLOYMENT TREND

McIntosh County

- There were 976 jobs in McIntosh County as of the third quarter of 2021 which represented 3.8% of all jobs in Region VI.
- As illustrated in the following chart, compared to Region VI, McIntosh County had a higher concentration of jobs in the following industry sectors: Natural Resources and Mining; Construction; Trade, Transportation & Utilities; Education and Health Services; and Public Administration.

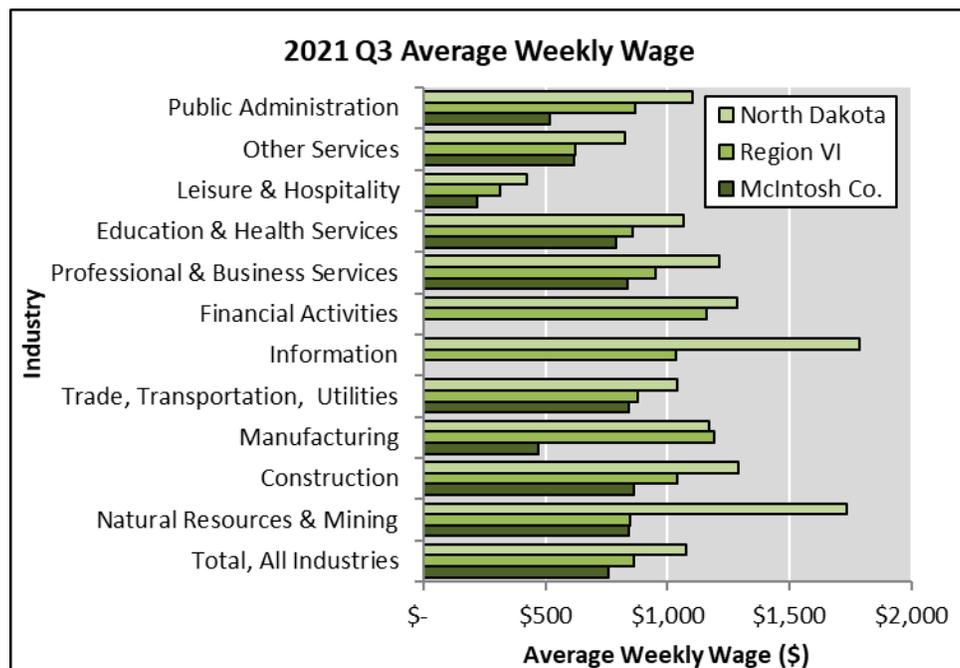
Industry	2020 Q3			2012 Q2			Change 2011 - 2012			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment #	Wage %	Wage #	%
MCINTOSH COUNTY										
Total, All Industries	138	993	\$731	138	976	\$761	-17	-1.7%	\$30	4.1%
Natural Resources & Mining	10	68	\$824	10	67	\$840	-1	-1.5%	\$16	1.9%
Construction	14	33	\$576	12	32	\$864	-1	-3.0%	\$288	50.0%
Manufacturing	4	16	\$404	4	15	\$469	-1	-6.3%	\$65	16.1%
Trade, Transportation, Utilities	40	274	\$841	39	273	\$843	-1	-0.4%	\$2	0.2%
Information	2	***	***	2	***	***	--	--	--	--
Financial Activities	8	41	\$998	7	***	***	--	--	--	--
Professional & Business Services	9	***	***	11	40	\$839	--	--	--	--
Education & Health Services	14	381	\$721	16	368	\$790	-13	-3.4%	\$69	9.6%
Leisure & Hospitality	15	54	\$220	13	53	\$221	-1	-1.9%	\$1	0.5%
Other Services	11	28	\$689	13	31	\$615	--	--	--	--
Public Administration	11	63	\$619	11	67	\$520	4	6.3%	(\$99)	-16.0%

Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research, & Consulting, LLC.



EMPLOYMENT TREND

- The Education and Health Services industry was, by far, the largest employment sector in the county, providing 368 jobs in the third quarter of 2021 (37.7% of the total). The Trade, Transportation, and Utilities sector was also a major employer with 273 workers (28.0% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in McIntosh County remained the same at 138 businesses while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county increased (1.4%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within McIntosh County, the most significant loss occurred in the Education and Health Services industry (13 jobs for a 3.4% decrease) while the only industry to gain jobs was the Public Administration industry which gained 4 jobs (6.3%).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in McIntosh County jumped 4.1% (\$30) to \$761. By comparison, wages increased 3.5% in Region VI and 5.1% throughout North Dakota.
- At \$761, the average weekly wage for all industries in McIntosh County was 11.6% lower than the Region (\$861) and 29.3% lower than the State average of \$1,076. Average wages were lower in the county than in the State in all industry sectors.



EMPLOYMENT TREND

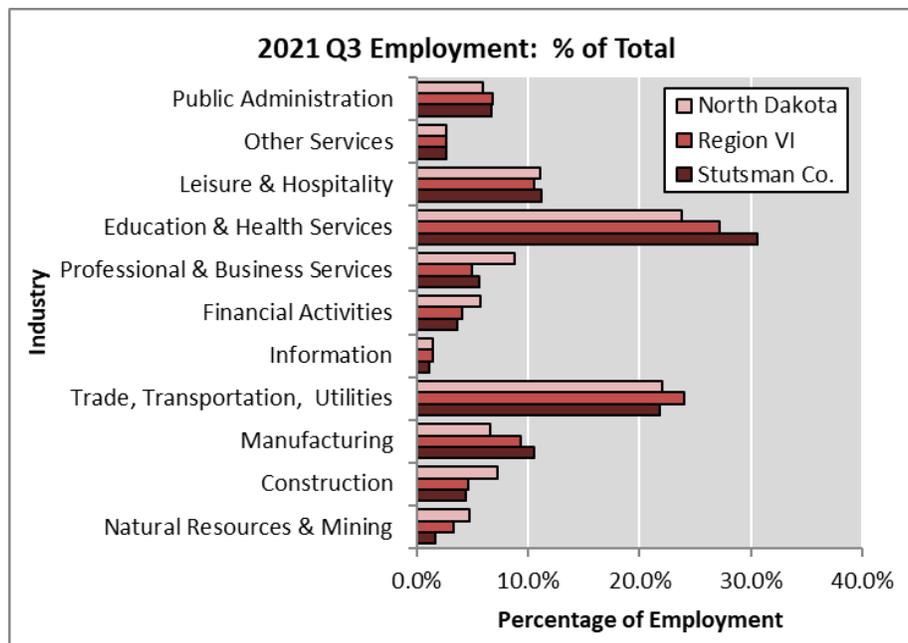
Stutsman County

- There were 10,389 jobs in Stutsman County as of the third quarter of 2021, representing nearly over 45% (45.3%) of all jobs in Region VI.

Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish- ments	Employ- ment	Weekly Wage	Establish- ments	Employ- ment	Weekly Wage	Employment #	%	Wage #	%
STUTSMAN COUNTY										
Total, All Industries	825	10,477	\$890	825	10,389	\$934	-88	-0.8%	\$44	4.9%
Natural Resources & Mining	43	188	\$826	42	176	\$816	-12	-6.4%	(\$10)	-1.2%
Construction	83	444	\$1,005	94	457	\$1,126	13	2.9%	\$121	12.0%
Manufacturing	24	1,125	\$1,175	21	1,098	\$1,323	-27	-2.4%	\$148	12.6%
Trade, Transportation, Utilities	233	2,251	\$873	230	2,266	\$924	15	0.7%	\$51	5.8%
Information	15	134	\$857	14	115	\$882	-19	-14.2%	\$25	2.9%
Financial Activities	83	457	\$1,164	76	380	\$1,243	-77	-16.8%	\$79	6.8%
Professional & Business Services	82	565	\$877	91	582	\$882	17	3.0%	\$5	0.6%
Education & Health Services	87	3,267	\$944	86	3,176	\$977	-91	-2.8%	\$33	3.5%
Leisure & Hospitality	81	1,051	\$331	81	1,159	\$370	108	10.3%	\$39	11.8%
Other Services	63	301	\$581	58	280	\$623	-21	-7.0%	\$42	7.2%
Public Administration	31	694	\$998	32	699	\$1,011	5	0.7%	\$13	1.3%

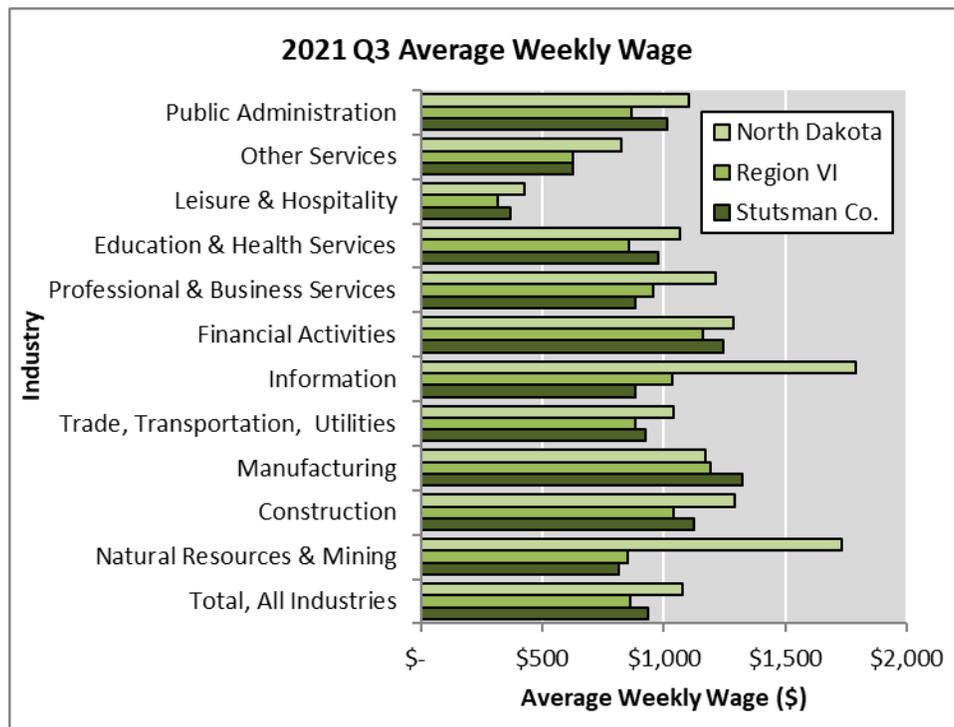
Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research & Consulting, LLC.

- As illustrated in the following chart, compared to Region VI, Stutsman County had a higher concentration of jobs in the following industry sectors: Manufacturing; Professional and Business Services; Education and Health Services; and Leisure and Hospitality.



EMPLOYMENT TREND

- The Education and Health Services industry was the largest employment sector in the County, providing 3,176 jobs in the third quarter of 2021 (30.6% of the total). The Trade, Transportation, and Utilities sector was also a major employer with 2,266 workers (21.8% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Stutsman County remained the same at 825 businesses while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county decreased (0.8%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within Stutsman County, the most significant hiring occurred in the Leisure and Hospitality industry (108 jobs for an 10.3% increase). Notable job losses occurred in the Education and Health Services (91 jobs for a 2.8% decline) and the Financial Activities industry which lost 77 jobs (16.8%).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Stutsman County increased 4.9% (\$44) to \$934, compared to wage increases of 4.5% in Region VI and 5.1% throughout North Dakota.
- At \$934, the average weekly wage for all industries in Stutsman County was 8.5% higher than the Region (\$861) but 13.2% lower than the State average of \$1,076. Average wages were lower in the County than in the State in all industry sectors except Manufacturing.



EMPLOYMENT TREND

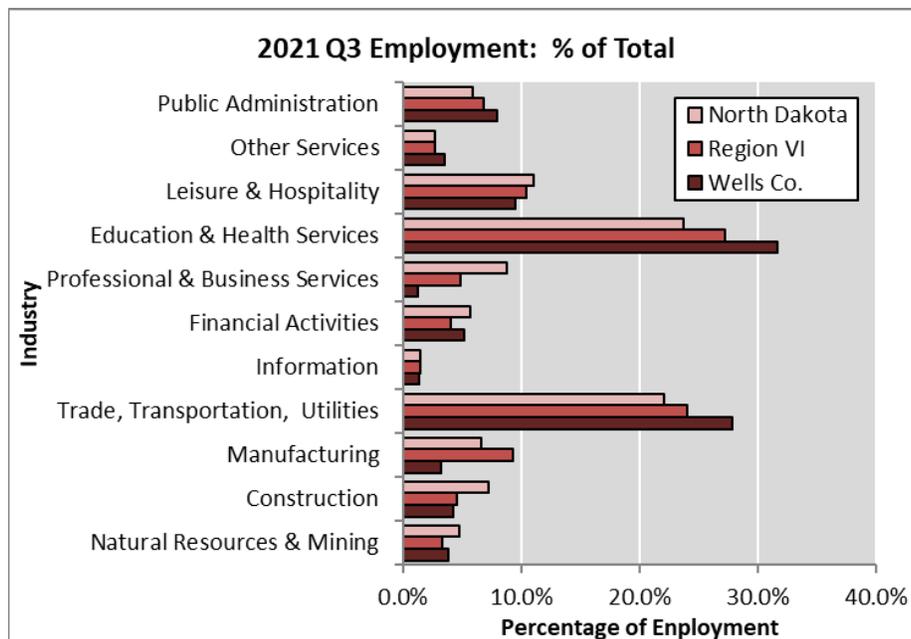
Wells County

- There were 1,393 jobs in Wells County as of the third quarter of 2021 which represented close to 6.1% of all jobs in Region VI.

Industry	2020 Q3			2021 Q3			Change 2020 - 2021			
	Establish-ments	Employ-ment	Weekly Wage	Establish-ments	Employ-ment	Weekly Wage	Employment #	Employment %	Wage #	Wage %
WELLS COUNTY										
Total, All Industries	197	1,414	\$752	198	1,393	\$780	-21	-1.5%	\$28	3.7%
Natural Resources & Mining	15	59	\$1,098	16	54	\$1,035	-5	-8.5%	(\$63)	-5.7%
Construction	20	58	\$1,098	20	59	\$830	1	1.7%	(\$268)	-24.4%
Manufacturing	7	49	\$859	6	45	\$1,130	-4	-8.2%	\$271	31.5%
Trade, Transportation, Utilities	48	384	\$863	50	388	\$889	4	1.0%	\$26	3.0%
Information	4	18	\$428	4	19	\$430	1	5.6%	\$2	0.5%
Financial Activities	15	82	\$1,022	15	73	\$1,061	-9	-11.0%	\$39	3.8%
Professional & Business Services	14	21	\$902	16	18	\$1,223	-3	-14.3%	\$321	35.6%
Education & Health Services	20	442	\$780	20	441	\$796	-1	-0.2%	\$16	2.1%
Leisure & Hospitality	24	139	\$179	22	133	\$202	-6	-4.3%	\$23	12.8%
Other Services	18	46	\$678	17	50	\$704	4	8.7%	\$26	3.8%
Public Administration	12	117	\$555	12	111	\$591	-6	-5.1%	\$36	6.5%

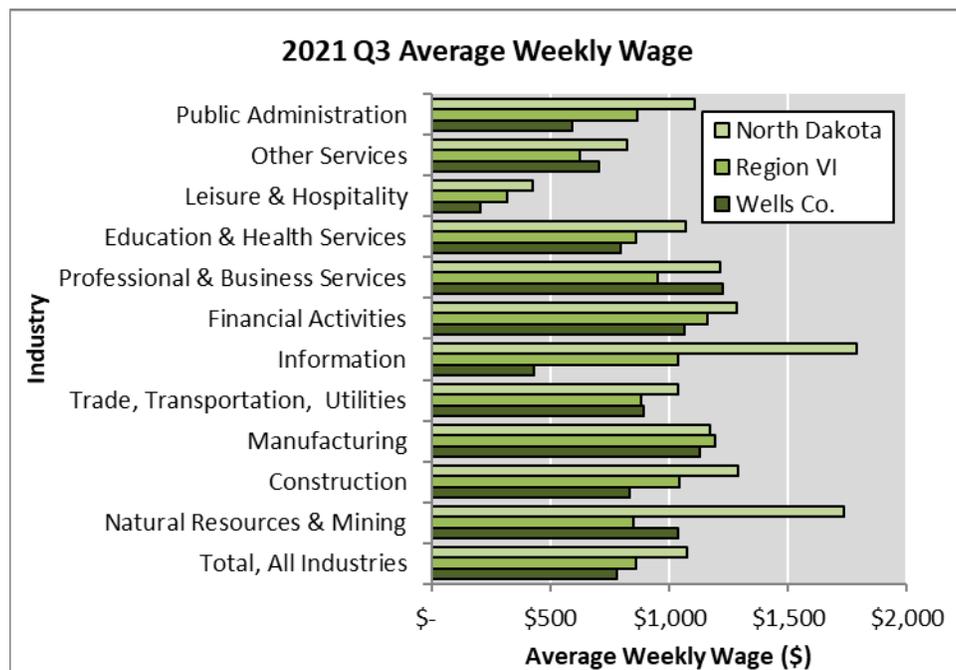
Sources: Job Service North Dakota, Labor Market Information Center, QCEW Unit; Maxfield Research & Consulting, LLC.

- As illustrated in the following chart, compared to Region VI, Wells County had a higher concentration of jobs in the following industry sectors: Natural Resources and Mining; Trade, Transportation, and Utilities; Financial Activities; Education and Health Services; and Public Administration.



EMPLOYMENT TREND

- The Education and Health Services industry was the largest employment sector in the County, providing 441 jobs in the third quarter of 2021 (31.7% of the total). The Trade, Transportation, and Utilities sector was also a major employer with 388 workers (27.9% of total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Wells County increased by one (a 0.5% gain) while the number of businesses throughout the Region gained 21 businesses (0.9% increase). The number of employees in the county decreased (0.8%) while the Region experienced a 0.4% decrease in jobs. By comparison, North Dakota gained 489 establishments (1.5%) and 11,355 jobs (2.9%) during the same time period.
- Within Wells County, the most significant hiring occurred in the Other Services sector (4 jobs for an 8.7% increase) and the Trade, Transportation, and Utilities industry (4 jobs for a 1.0% gain).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Wells County climbed 3.7% (\$28) to \$780. By comparison, wages increased 4.5% in Region VI and 5.1% throughout North Dakota.
- At \$780, the average weekly wage for all industries in Wells County was 9.4% lower than the Region (\$861) and 27.5% lower than the State average of \$1,076. Average wages were lower in the county than in the State in all industry sectors.



Commuting Patterns of Area Workers

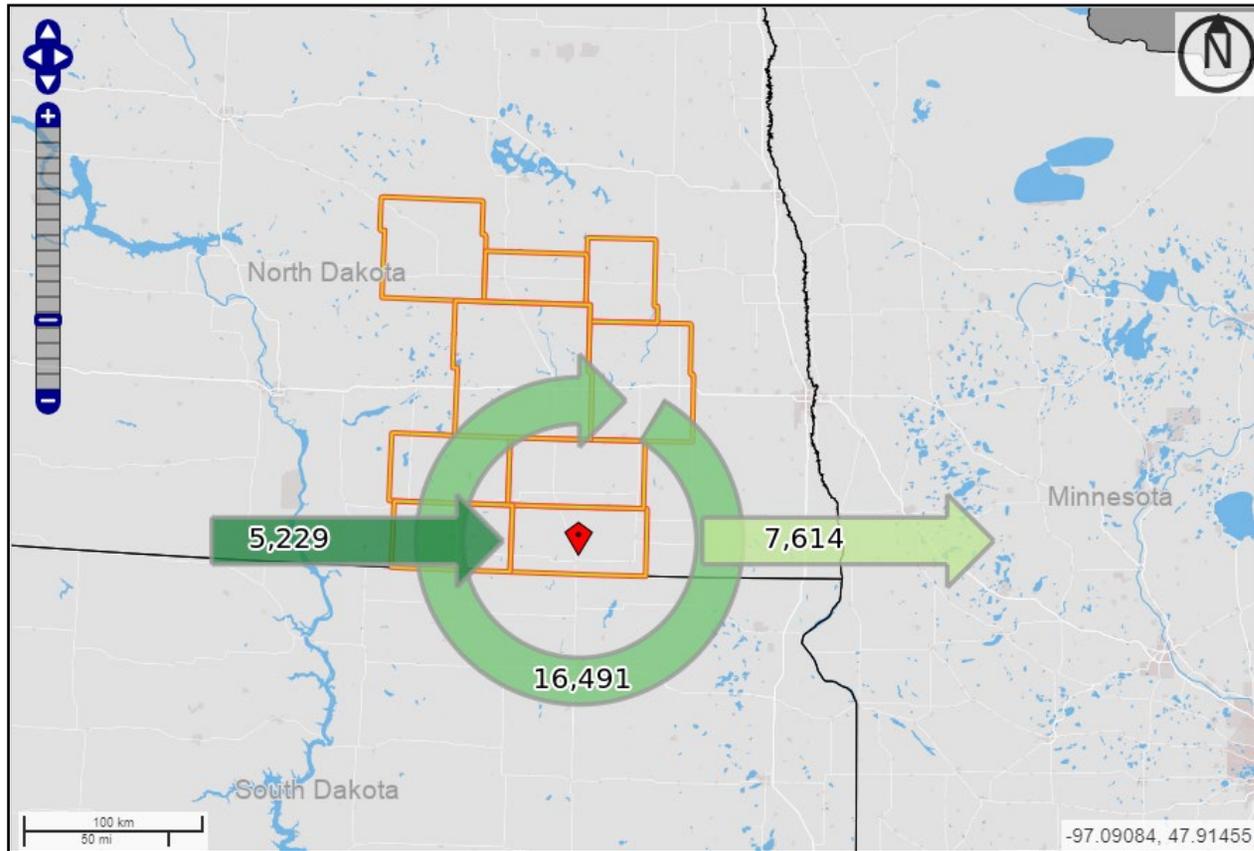
Proximity to employment is often a primary consideration when choosing where to live, particularly for younger and lower income households since transportation costs often account for a greater proportion of their budgets. For the purposes of this analysis, we reviewed commuting patterns in the Region as well as for each county separately. The following tables highlight the commuting patterns of workers in the Region and counties during 2019, based on the most recent data available from the U.S. Census Bureau Longitudinal Employer-Household Dynamics program.

Region VI

- As the following table illustrates, roughly one-third (33.6%) of the workers employed in Region VI lived in the Jamestown Micropolitan Area (Stutsman County). The remaining two-thirds (66.4%) commuted from other areas, most notably the Fargo Metropolitan Area (4.6%), the Bismarck Metro (3.1%), Minot (1.7%), and the Grand Forks Metropolitan Area (1.5%).

TABLE EMP-13 COMMUTING PATTERNS REGION VI 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
All Metropolitan/Micropolitan Areas	21,720	100.0%	All Metropolitan/Micropolitan Areas	24,105	100.0%
Jamestown, ND	7,290	33.6%	Jamestown, ND	7,572	31.4%
Fargo, ND-MN	1,005	4.6%	Fargo, ND-MN	2,501	10.4%
Bismarck, ND	668	3.1%	Bismarck, ND	1,243	5.2%
Minot, ND	374	1.7%	Grand Forks, ND-MN	598	2.5%
Grand Forks, ND-MN	332	1.5%	Minot, ND	269	1.1%
Wahpeton, ND-MN	184	0.8%	Aberdeen, SD	206	0.9%
Aberdeen, SD	126	0.6%	Wahpeton, ND-MN	188	0.8%
Minneapolis-St. Paul-Bloom., MN-WI	72	0.3%	Dickinson, ND	116	0.5%
Williston, ND	67	0.3%	Minneapolis-St. Paul-Bloom., MN-WI	95	0.4%
Dickinson, ND	65	0.3%	Williston, ND	74	0.3%
All Other Locations	11,537	53.1%	All Other Locations	11,243	46.6%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	21,720	100.0%	Total Primary Jobs	24,105	100.0%
Less than 10 miles	10,700	49.3%	Less than 10 miles	10,707	44.4%
10 to 24 miles	3,269	15.1%	10 to 24 miles	3,378	14.0%
25 to 50 miles	2,734	12.6%	25 to 50 miles	2,838	11.8%
Greater than 50 miles	5,017	23.1%	Greater than 50 miles	7,812	32.4%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

Region VI Employment Inflow/Outflow
2019



Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside
- 📍 Analysis Selection

Source U.S. Census Bureau Local Employment Dynamics

EMPLOYMENT TRENDS

- Approximately 49% (49.3%) of Region VI's workers traveled less than 10 miles to their place of residence, while 15.1% had a commute distance of between 25 and 50 miles and 23.1% commuted a distance of more than 50 miles.
- The Jamestown Micropolitan Area was the top work destination for residents of the Region with a 31.4% share, while 10.4% of Region VI resident workers commuted to the Fargo Metro Area. Other major work destinations included the Bismarck Metro Area (5.2%), Grand Forks (2.5%), and Minot (1.1%).
- Approximately 44% (44.4%) of the worker residents in the Region commuted less than 10 miles to their place of work, while 32.4% commuted a distance of more than 50 miles.

The next table provides a summary of the inflow and outflow characteristics of the workers in the Region. Outflow reflects the number workers living in Region VI but employed outside the Region while inflow measures the workers that are employed in the Region but live outside. Interior flow reflects the number of workers that both live and work in the Region.

- As the table shows, Region VI can be considered an exporter of workers, as the number of residents leaving the Region for work (outflow) exceeded the number of workers coming into the Region (inflow) for employment. Approximately 5,229 workers came into the Region for work while 7,614 workers left, for a net difference of -2,385.

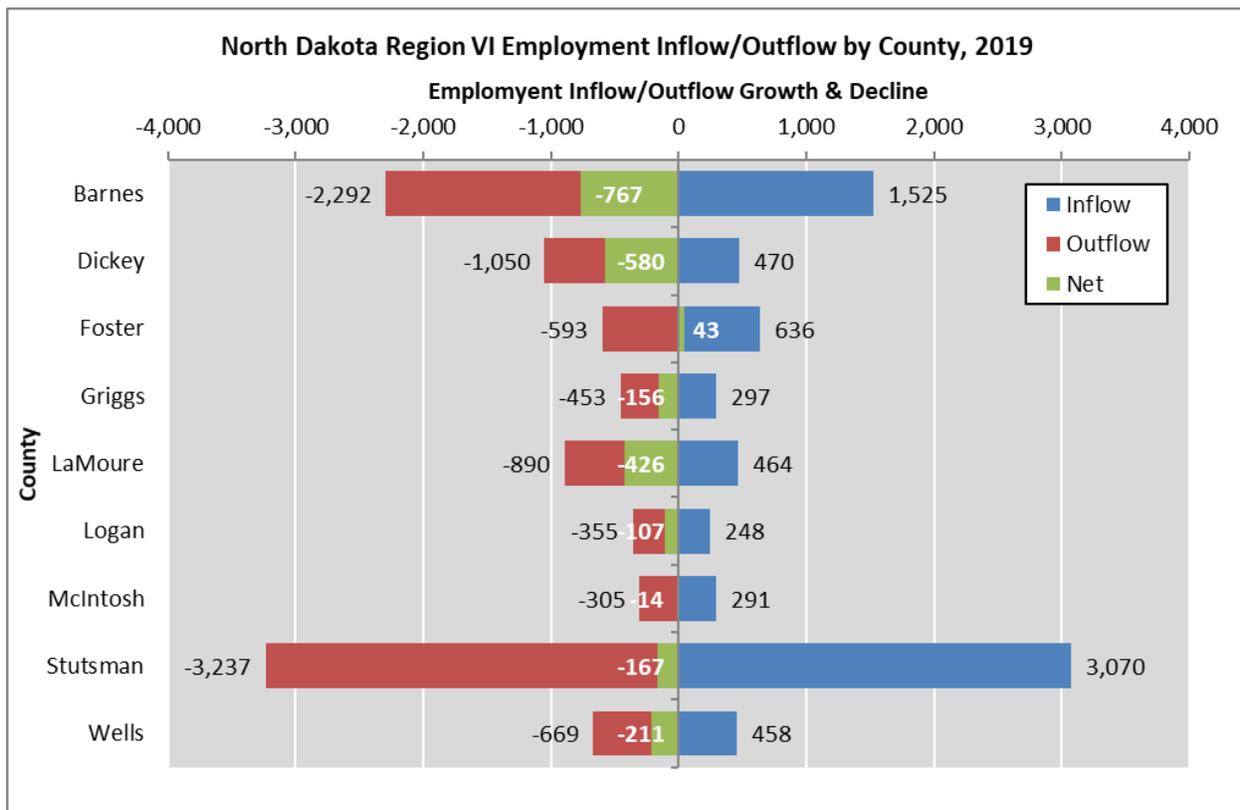
	Outflow		Inflow		Interior Flow	
County Total	7,614	100.0%	5,229	100.0%	16,491	100.0%
By Age						
Workers Aged 29 or younger	2,023	26.6%	1,402	26.8%	3,364	20.4%
Workers Aged 30 to 54	3,564	46.8%	2,423	46.3%	7,762	47.1%
Workers Aged 55 or older	2,027	26.6%	1,404	26.9%	5,365	32.5%
By Monthly Wage						
Workers Earning \$1,250 per month or less	1,461	19.2%	1,089	20.8%	3,411	20.7%
Workers Earning \$1,251 to \$3,333 per month	2,302	30.2%	1,517	29.0%	5,127	31.1%
Workers Earning More than \$3,333 per month	3,851	50.6%	2,623	50.2%	7,953	48.2%
By Industry						
"Goods Producing"	1,260	16.5%	648	12.4%	3,003	18.2%
"Trade, Transportation, and Utilities"	2,154	28.3%	1,574	30.1%	3,377	20.5%
"All Other Services"	4,200	55.2%	3,007	57.5%	10,111	61.3%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

- Roughly 76% of the jobs in the Region were filled by residents of the Region while the remaining 24% were filled by workers commuting into the Region.

EMPLOYMENT TRENDS

- Of the 24,105 Region VI workers living in the Region, approximately 68% also worked in the Region while the remaining 32% commuted outside the Region for work.
- Most of the workers leaving the Region for employment (55.2%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the Region also worked in the All Other Services group (57.5%).
- Most of the workers coming into Region VI were ages 30 to 54 (46.3%) and earned more than \$3,333 per month (50.2%). Similarly, the largest proportion of workers leaving the area was also the 30 to 54 age group (46.8%) and with wages more than \$3,333 per month range (50.6%).
- Examining county-level data revealed that all counties in the Region, except for Foster County, are net exporters of workers.
- As illustrated in the following graph, the inflow/outflow difference was greatest in Barnes County (767 workers), Dickey County (580 workers), and LaMoure County (426 workers). Foster County was the only county to import more workers than it exported resulting in a net difference of 43 workers.



EMPLOYMENT TRENDS

Barnes County

- As the next table illustrates, 43.0% of the workers employed in Barnes County lived in Valley City. The remaining 57.0% commuted from other communities, most notably Fargo/West Fargo/Moorhead (5.8%), Jamestown (3.0%), Grand Forks (1.3%), and West Fargo (1.1%).
- Approximately half (49.5%) of Barnes County’s workers traveled less than 10 miles to their place of residence, while 26.6% had a commute distance of more than 50 miles.

TABLE EMP-15 COMMUTING PATTERNS BARNES COUNTY 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
Valley City city, ND	1,802	43.0%	Valley City city, ND	2,371	47.8%
Fargo city, ND	244	5.8%	Fargo city, ND	537	10.8%
Jamestown city, ND	125	3.0%	Jamestown city, ND	320	6.4%
Grand Forks city, ND	54	1.3%	Bismarck city, ND	149	3.0%
West Fargo city, ND	47	1.1%	Grand Forks city, ND	88	1.8%
Sanborn city, ND	36	0.9%	West Fargo city, ND	79	1.6%
Wimbledon city, ND	36	0.9%	Minot city, ND	40	0.8%
Litchville city, ND	31	0.7%	Gwinner city, ND	39	0.8%
Bismarck city, ND	26	0.6%	Devils Lake city, ND	37	0.7%
Litchville city, ND	26	0.6%	Moorhead city, MN	35	0.7%
All Other Locations	1,768	42.1%	All Other Locations	1,267	25.5%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	4,195	100.0%	Total Primary Jobs	4,962	100.0%
Less than 10 miles	2,078	49.5%	Less than 10 miles	2,080	41.9%
10 to 24 miles	557	13.3%	10 to 24 miles	646	13.0%
25 to 50 miles	445	10.6%	25 to 50 miles	652	13.1%
Greater than 50 miles	1,115	26.6%	Greater than 50 miles	1,584	31.9%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- Valley City was the top work destination for residents of the county with a 47.8% share, while 13.1% of Barnes County resident workers commuted to Fargo (ND)/West Fargo (ND)/Moorhead (MN). Other major work destinations included Jamestown (6.4%), Bismarck (3.0%), and Grand Forks (1.8%).
- Approximately 42% (41.9%) of the worker residents in Barnes County commuted less than 10 miles to their place of work, while 31.9% commuted a distance of more than 50 miles.

EMPLOYMENT TRENDS

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- As the table shows, Barnes County had 1,525 workers came into the county for work while 2,292 workers left the county. On a percentage basis, 46.2% of resident workers left the county for employment while 36.4% of county jobs were filled by workers commuting in from outside the county.
- Most of the workers leaving the county for employment (57.9%) had jobs in the All Other Services industry group while the largest percentage of workers coming into the County also worked in the All Other Services sector (54.1%).
- Most of the workers coming into Barnes County were ages 30 to 54 (47.0%) and earned more than \$3,333 per month (50.8%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (52.6%), and with wages more than \$3,333 per month range (52.6).
- Based on this information, it appeared that Barnes County imported a slightly higher proportion of older workers (55 and older) than it exported while the proportion of younger (29 and under) and middle-aged (30 to 54) workers leaving the county was greater than the proportion commuting into the county.

	Outflow		Inflow		Interior Flow	
County Total	2,292	100.0%	1,525	100.0%	2,670	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	601	26.2%	390	25.6%	598	22.4%
Workers Aged 30 to 54	1,065	46.5%	717	47.0%	1,252	46.9%
Workers Aged 55 or older	626	27.3%	418	27.4%	820	30.7%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	433	18.9%	324	21.2%	640	24.0%
Workers Earning \$1,251 to \$3,333 per month	654	28.5%	426	27.9%	835	31.3%
Workers Earning More than \$3,333 per month	1,205	52.6%	775	50.8%	1,195	44.8%
<u>By Industry</u>						
"Goods Producing"	411	17.9%	324	21.2%	534	20.0%
"Trade, Transportation, and Utilities"	555	24.2%	376	24.7%	452	16.9%
"All Other Services"	1,326	57.9%	825	54.1%	1,684	63.1%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

EMPLOYMENT TRENDS

Dickey County

- Over 28.0% (28.4%) of the workers employed in Dickey County lived in Oakes. The remaining 71.6% commuted from other communities, most notably Ellendale (17.3%), LaMoure (2.1%), Aberdeen, SD (1.2%), Fargo (1.2%), and Gwinner (1.1%).
- Over half (50.1%) of Dickey County's workers traveled less than 10 miles to their place of residence and 23.4% commuted a distance of between 10 and 24 miles. Nearly 17% (16.7%) had a commute distance of more than 50 miles.

TABLE EMP-17 COMMUTING PATTERNS DICKEY COUNTY 2019					
Home Destination			Work Destination		
Place of Residence	Count	Share	Place of Employment	Count	Share
Oakes city, ND	441	28.4%	Oakes city, ND	465	21.8%
Ellendale city, ND	269	17.3%	Ellendale city, ND	338	15.8%
LaMoure city, ND	33	2.1%	Gwinner city, ND	160	7.5%
Aberdeen city, SD	19	1.2%	Fargo city, ND	131	6.1%
Fargo city, ND	18	1.2%	Aberdeen city, SD	61	2.9%
Gwinner city, ND	17	1.1%	Bismarck city, ND	59	2.8%
Forbes city, ND	16	1.0%	Monango city, ND	53	2.5%
Bismarck city, ND	15	1.0%	Jamestown city, ND	43	2.0%
Jamestown city, ND	14	0.9%	Wahpeton city, ND	39	1.8%
Lisbon city, ND	10	0.6%	Valley City city, ND	36	1.7%
All Other Locations	701	45.1%	All Other Locations	748	35.1%
Distance Traveled			Distance Traveled		
Total Primary Jobs	1,553	100.0%	Total Primary Jobs	2,133	100.0%
Less than 10 miles	778	50.1%	Less than 10 miles	786	36.8%
10 to 24 miles	363	23.4%	10 to 24 miles	462	21.7%
25 to 50 miles	152	9.8%	25 to 50 miles	225	10.5%
Greater than 50 miles	260	16.7%	Greater than 50 miles	660	30.9%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- Oakes and Ellendale were the top work destinations for residents of the county with shares of 21.8% and 15.8%, respectively. Other major work destinations included Gwinner (7.5%), Fargo (6.1%), Aberdeen, SD (2.9%), and Bismarck (2.8%).
- Approximately 37% (36.8%) of the worker residents in Dickey County commuted less than 10 miles to their place of work, while 31.9% commuted a distance of more than 50 miles.

EMPLOYMENT TRENDS

The following table provides a summary of the inflow and outflow characteristics of the workers in the county.

- As the table shows, Dickey County exported a sizable number of workers, as the number of residents leaving the county for work (outflow) exceeded the number of workers coming into the county (inflow) for employment. Approximately 470 workers came into the county for work while 1,050 workers left the county for a net difference of 580. On a percentage basis, 49.2% of resident workers left the county for employment while 30.3% of county jobs were filled by workers commuting in from outside the county.
- Most of the workers leaving the county for employment (51.0%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (45.7%), followed closely by the Trade, Transportation and Utilities sector (37.2%).
- Most of the workers coming into Dickey County were ages 30 to 54 (45.5%) with earnings more than \$3,333 per month (45.3%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (49.7%) and most of the workers left the county for slightly higher-paying jobs of more than \$3,333 per month (53.0%).
- Based on this information, it appeared that Dickey County exported a higher proportion of middle-aged (30 to 54) workers than it imported while the proportion of older (55+) and younger (age 29 and under) workers coming into the county was greater than the proportion commuting outside the county for work.

	Outflow		Inflow		Interior Flow	
County Total	1,050	100.0%	470	100.0%	1,083	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	263	25.0%	118	25.1%	212	19.6%
Workers Aged 30 to 54	522	49.7%	214	45.5%	519	47.9%
Workers Aged 55 or older	265	25.2%	138	29.4%	352	32.5%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	180	17.1%	125	26.6%	285	26.3%
Workers Earning \$1,251 to \$3,333 per month	313	29.8%	132	28.1%	332	30.7%
Workers Earning More than \$3,333 per month	557	53.0%	213	45.3%	466	43.0%
<u>By Industry</u>						
"Goods Producing"	284	27.0%	80	17.0%	209	19.3%
"Trade, Transportation, and Utilities"	231	22.0%	175	37.2%	298	27.5%
"All Other Services"	535	51.0%	215	45.7%	576	53.2%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

EMPLOYMENT TRENDS

Foster County

- Over 42% (42.4%) of the workers employed in Foster County lived in Carrington. The remaining 57.6% commuted from other communities, most notably Jamestown (4.5%), New Rockford (2.0%), Glenfield (1.7%), Fessenden (1.6%), Bismarck (1.6%), and Fargo (1.3%).
- Approximately 47% (46.7%) of Foster County’s workers traveled less than 10 miles to their place of residence and 20.5% commuted a distance of greater than 50 miles (18.5%) and 18.5% traveled over 50 miles.

TABLE EMP-19 COMMUTING PATTERNS FOSTER COUNTY 2019					
Home Destination			Work Destination		
Place of Residence	Count	Share	Place of Employment	Count	Share
Carrington city, ND	510	42.4%	Carrington city, ND	522	36.5%
Jamestown city, ND	61	4.5%	Fargo city, ND	90	6.3%
New Rockford city, ND	51	2.0%	New Rockford city, ND	51	3.6%
Glenfield city, ND	24	1.7%	Jamestown city, ND	49	3.4%
Fessenden city, ND	20	1.6%	Bismarck city, ND	41	2.9%
Bismarck city, ND	18	1.6%	Devils Lake city, ND	29	2.0%
Fargo city, ND	17	1.3%	Cooperstown city, ND	23	1.6%
Grand Forks city, ND	17	1.0%	Grand Forks city, ND	22	1.5%
Grace City city, ND	16	0.9%	Valley City city, ND	22	1.5%
Valley City city, ND	12	0.8%	West Fargo city, ND	14	1.0%
All Other Locations	726	42.4%	All Other Locations	566	39.6%
Distance Traveled			Distance Traveled		
Total Primary Jobs	1,472	100.0%	Total Primary Jobs	1,429	100.0%
Less than 10 miles	688	46.7%	Less than 10 miles	688	48.1%
10 to 24 miles	210	14.3%	10 to 24 miles	159	11.1%
25 to 50 miles	302	20.5%	25 to 50 miles	220	15.4%
Greater than 50 miles	272	18.5%	Greater than 50 miles	362	25.3%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- Carrington was the top work destination for residents of the county with a 36.5% share. Other major work destinations included Fargo (6.3%), New Rockford (3.6%), Jamestown (3.4%), Bismarck (2.9%), and Devils Lake (2.0%).
- Approximately 48% (48.1%) of the worker residents in Foster County commuted less than 10 miles to their place of work, while 25.3% commuted a distance of more than 50 miles.

EMPLOYMENT TRENDS

The following table provides a summary of the inflow and outflow characteristics of the workers in the county.

- Foster County was an importer of workers as the number of residents leaving the county for work (outflow) was less than the number of workers coming into the county (inflow) for employment. Approximately 636 workers came into the county for work while 593 workers left the county for a net difference of 53. On a percentage basis, 41.5% of resident workers left the county for employment while 43.2% of county jobs were filled by workers commuting in from outside the county.
- Most of the workers leaving the County for employment (58.5%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the County also worked in the All Other Services sector (48.4%). Most coming into Foster County were ages 30 to 54 (51.9%) with earnings more than \$3,333 per month range (54.1%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (47.1%) and earning more than \$3,333 per month (53.8%).
- It appeared that Foster County exported a higher proportion of younger (age 29 and younger) workers than it imported while the proportion of middle-age (30 to 54) and older (55+) workers coming into the County was greater than the proportion commuting outside the county for work.

	Outflow		Inflow		Interior Flow	
County Total	593	100.0%	636	100.0%	836	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	145	24.5%	106	16.7%	158	18.9%
Workers Aged 30 to 54	279	47.0%	330	51.9%	412	49.3%
Workers Aged 55 or older	169	28.5%	200	31.4%	266	31.8%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	102	17.2%	111	17.5%	150	17.9%
Workers Earning \$1,251 to \$3,333 per month	172	29.0%	181	28.5%	243	29.1%
Workers Earning More than \$3,333 per month	319	53.8%	344	54.1%	443	53.0%
<u>By Industry</u>						
"Goods Producing"	61	10.3%	152	23.9%	231	27.6%
"Trade, Transportation, and Utilities"	185	31.2%	176	27.7%	204	24.4%
"All Other Services"	347	58.5%	308	48.4%	401	48.0%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

EMPLOYMENT TRENDS

Griggs County

- Over 22% (22.1%) of the workers employed in Griggs County lived in Cooperstown. The remaining 77.9% commuted from other communities, most notably Binford (4.5%), Hannaford (3.5%), Carrington (2.7%), Valley City (1.2%), Fargo (1.2%), Hope (1.2%), and Finley (1.1%).
- Over 32% (32.4%) of Griggs County's workers traveled between 10 and 24 miles to their place of residence and 30% commuted a distance of less than 10 miles. In addition, 16.1% of workers traveled between 25 and 50 miles (16.1%) while 19.6% of workers traveled more than 50 miles.

TABLE EMP-21 COMMUTING PATTERNS GRIGGS COUNTY 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
Cooperstown city, ND	164	22.1%	Cooperstown city, ND	292	32.6%
Binford city, ND	33	4.5%	Fargo city, ND	62	6.9%
Hannaford city, ND	26	3.5%	Binford city, ND	45	5.0%
Carrington city, ND	20	2.7%	Valley City city, ND	37	4.1%
Valley City city, ND	17	1.2%	Finley city, ND	27	3.0%
Fargo city, ND	9	1.2%	Grand Forks city, ND	26	2.9%
Hope city, ND	9	1.2%	Jamestown city, ND	24	2.7%
Finley city, ND	8	1.1%	Bismarck city, ND	17	1.9%
Grand Forks city, ND	6	0.8%	Lakota city, ND	15	1.7%
Jamestown city, ND	6	0.8%	Hannaford city, ND	13	1.4%
All Other Locations	443	59.8%	All Other Locations	339	37.8%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	741	100.0%	Total Primary Jobs	897	100.0%
Less than 10 miles	237	32.0%	Less than 10 miles	239	26.6%
10 to 24 miles	240	32.4%	10 to 24 miles	242	27.0%
25 to 50 miles	119	16.1%	25 to 50 miles	147	16.4%
Greater than 50 miles	145	19.6%	Greater than 50 miles	269	30.0%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- Cooperstown was the top work destination for residents of the county with a 32.6% share. Other major work destinations included Fargo (6.9%), Binford (5.0%), Valley City (4.1%), Finley (3.0%), Grand Forks (2.9%), Jamestown (2.7%), and Bismarck (1.9%).

EMPLOYMENT TRENDS

- Approximately 26.6% of the worker residents in Griggs County commuted under 10 miles to their place of work, while 30% commuted a distance of over 50 miles. In addition, 27.0% of workers traveled 10 to 24 miles to work and 16.4% traveled between 25 and 50 miles.

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- Griggs County was an exporter of workers as the number of residents leaving the county for work (outflow) exceeded the number of workers coming into the county (inflow) for employment. Approximately 297 workers came into the county for work while 453 workers left the County for a net difference of 156. On a percentage basis, 50.5% of resident workers left the county for employment while 40.1% of county jobs were filled by workers commuting in from outside the County.
- Most of the workers leaving the County for employment (56.1%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (57.6%). Most workers coming into Griggs County were ages 30 to 54 (50.8%) with earnings of more than \$3,333 per month range (50.2%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (53.4%), with earnings of more than \$3,333 per month (53.4%).
- Based on this information, it appeared that Griggs County exported a higher proportion of younger (age 29 and younger), middle-age (30 to 54), and older (55+) workers than it imported.

	Outflow		Inflow		Interior Flow	
County Total	453	100.0%	297	100.0%	444	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	104	23.0%	41	13.8%	82	18.5%
Workers Aged 30 to 54	240	53.0%	151	50.8%	185	41.7%
Workers Aged 55 or older	109	24.1%	105	35.4%	177	39.9%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	80	17.7%	43	14.5%	121	27.3%
Workers Earning \$1,251 to \$3,333 per month	131	28.9%	105	35.4%	148	33.3%
Workers Earning More than \$3,333 per month	242	53.4%	149	50.2%	175	39.4%
<u>By Industry</u>						
"Goods Producing"	77	17.0%	44	14.8%	84	18.9%
"Trade, Transportation, and Utilities"	122	26.9%	82	27.6%	90	20.3%
"All Other Services"	254	56.1%	171	57.6%	270	60.8%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

EMPLOYMENT TRENDS

LaMoure County

- Over 22% (22.4%) of the workers employed in LaMoure County lived in either LaMoure (city -11.3%) or Edgeley (10.1%). The remaining 77.6% commuted from other communities, most notably Fargo (8.3%), Jamestown (7.1%), Bismarck (4.7%), Verona (4.0%), and Kulm (2.6%).
- Only 20.8% of LaMoure County's workers traveled less than 10 miles to their place of residence while 24.5% commuted a distance of between 10 and 24 miles. Almost 35% (34.7%) commuted a distance of more than 50 miles while 20.0% commuted 25 to 50 miles.

TABLE EMP-23 COMMUTING PATTERNS LAMOURE COUNTY 2019					
Home Destination			Work Destination		
Place of Residence	Count	Share	Place of Employment	Count	Share
LaMoure city, ND	179	11.3%	LaMoure city, ND	192	16.6%
Edgeley city, ND	160	10.1%	Edgeley city, ND	89	7.7%
Fargo city, ND	132	8.3%	Fargo city, ND	55	4.7%
Jamestown city, ND	112	7.1%	Jamestown city, ND	39	3.4%
Bismarck city, ND	74	4.7%	Valley City city, ND	26	2.2%
Verona city, ND	63	4.0%	Verona city, ND	20	1.7%
Kulm city, ND	41	2.6%	Marion city, ND	14	1.2%
Valley City city, ND	38	2.4%	Oakes city, ND	14	1.2%
Marion city, ND	38	2.4%	Aberdeen city, SD	13	1.1%
Gwinner city, ND	36	2.3%	Fargo city, ND	11	0.9%
All Other Locations	711	44.9%	All Other Locations	685	59.2%
Distance Traveled			Distance Traveled		
Total Primary Jobs	1,584	100.0%	Total Primary Jobs	1,158	100.0%
Less than 10 miles	330	20.8%	Less than 10 miles	333	28.8%
10 to 24 miles	388	24.5%	10 to 24 miles	371	32.0%
25 to 50 miles	317	20.0%	25 to 50 miles	237	20.5%
Greater than 50 miles	549	34.7%	Greater than 50 miles	217	18.7%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- The City of LaMoure was the top work destination for residents of the county with a 16.6% share. Other major work destinations included Edgeley (7.7%), Fargo (4.7%), Jamestown (3.4%), and Valley City (2.2%).
- Approximately 29% (28.8%) of LaMoure County workers commuted less than 10 miles to their place of work, while only 18.7% commuted a distance of more than 50 miles. Those

EMPLOYMENT TRENDS

commuting 10 to 24 miles comprised the highest percentage of workers (32%) while those traveling 20 to 25 miles comprised 20.5% of workers.

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- LaMoure County was a major exporter of workers as the number of residents leaving the County for work (outflow) significantly exceeded the number of workers coming into the County (inflow) for employment. Approximately 464 workers came into the county for work while 890 workers left the county for a net difference of 426. On a percentage basis, 56.2% of resident workers left the county for employment while 40.1% of county jobs were filled by workers commuting in from outside the county.
- Most of the workers leaving the County for employment (55.8%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (56.5%). Most workers coming into LaMoure County were ages 30 to 54 (56.5%) with earnings of more than \$3,333 per month (62.3%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (54.0%) and earned more than \$3,333 per month (55.8%).
- Based on this information, it appeared that LaMoure County exported a higher proportion of workers across all age groups (55 or older, 30 to 54, and 29 or younger) than it imported.

	Outflow		Inflow		Interior Flow	
County Total	890	100.0%	464	100.0%	694	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	196	22.0%	82	17.7%	117	16.9%
Workers Aged 30 to 54	416	46.7%	242	52.2%	267	38.5%
Workers Aged 55 or older	278	31.2%	140	30.2%	310	44.7%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	152	17.1%	64	13.8%	184	26.5%
Workers Earning \$1,251 to \$3,333 per month	257	28.9%	111	23.9%	233	33.6%
Workers Earning More than \$3,333 per month	481	54.0%	289	62.3%	277	39.9%
<u>By Industry</u>						
"Goods Producing"	162	18.2%	32	6.9%	82	11.8%
"Trade, Transportation, and Utilities"	231	26.0%	170	36.6%	200	28.8%
"All Other Services"	497	55.8%	262	56.5%	412	59.4%
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.						

EMPLOYMENT TRENDS

Logan County

- Approximately 22% (21.8%) of the workers employed in Logan County lived in Napoleon. The remaining 78.2% commuted from other communities, most notably Gackle (8.2%), Hannaford (3.5%), Carrington (2.7%), Valley City (1.2%), Fargo (1.2%), Hope (1.2%), and Finley (1.1%).
- Roughly 21% (21.3%) of Logan County's workers traveled less than 10 miles to their place of residence while over 37% commuted a distance of over 50 miles.

TABLE EMP-25 COMMUTING PATTERNS LOGAN COUNTY 2019					
Home Destination			Work Destination		
Place of Residence	Count	Share	Place of Employment	Count	Share
Napoleon city, ND	119	21.8%	Napoleon city, ND	194	29.7%
Gackle city, ND	45	8.2%	Gackle city, ND	51	7.8%
Bismarck city, ND	22	4.0%	Bismarck city, ND	39	6.0%
Jamestown city, ND	16	2.9%	Fargo city, ND	35	5.4%
Linton city, ND	11	2.0%	Jamestown city, ND	32	4.9%
Fargo city, ND	10	1.8%	Wishek city, ND	26	4.0%
Wishek city, ND	10	1.8%	Ashley city, ND	16	2.5%
Mandan city, ND	9	1.6%	Grand Forks city, ND	12	1.8%
Medina city, ND	6	1.1%	Linton city, ND	12	1.8%
Steele city, ND	6	1.1%	Minot city, ND	8	1.2%
All Other Locations	292	53.5%	All Other Locations	228	34.9%
Distance Traveled			Distance Traveled		
Total Primary Jobs	546	100.0%	Total Primary Jobs	653	100.0%
Less than 10 miles	138	25.3%	Less than 10 miles	139	21.3%
10 to 24 miles	69	12.6%	10 to 24 miles	72	11.0%
25 to 50 miles	185	33.9%	25 to 50 miles	198	30.3%
Greater than 50 miles	154	28.2%	Greater than 50 miles	244	37.4%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- The City of Napoleon was the top work destination for residents of the County with a 29.7% share. Other major work destinations included Gackle (7.8%), Bismarck (6.0%), Fargo (5.4%), Jamestown (4.9%), Wishek (4.0%), and Ashley (2.5%).
- Only 21.3% of the worker residents in Logan County commuted less than 10 miles to their place of work, while over 37% (37.4%) commuted a distance of more than 50 miles, the largest percentage in the Region.

EMPLOYMENT TRENDS

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- Logan County was an exporter of workers as the number of residents leaving the county for work (outflow) exceeded the number of workers coming into the county (inflow) for employment. Approximately 248 workers came into the county for work while 355 workers left the County for a net difference of 107. On a percentage basis, 54.4% of resident workers left the County for employment while 45.4% of county jobs were filled by workers commuting in from outside the county.
- Most of the workers leaving the County for employment (52.1%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (55.6%). Most workers coming into Logan County were ages 30 to 54 (42.3%) and earning \$3,333 per month or more (55.6%). Similarly, the largest proportion of workers leaving the county was also the 30 to 54 age group (44.2%) and earning more than \$3,333 per month (54.1%).
- Based on this information, it appeared that LaMoure County exported a higher proportion of workers across all age groups (55 or older, 30 to 54, and 29 or younger) than it imported.

	Outflow		Inflow		Interior Flow	
County Total	355	100.0%	248	100.0%	298	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	82	23.1%	52	21.0%	63	21.1%
Workers Aged 30 to 54	157	44.2%	105	42.3%	136	45.6%
Workers Aged 55 or older	116	32.7%	91	36.7%	99	33.2%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	64	18.0%	65	26.2%	100	33.6%
Workers Earning \$1,251 to \$3,333 per month	99	27.9%	72	29.0%	107	35.9%
Workers Earning More than \$3,333 per month	192	54.1%	111	44.8%	91	30.5%
<u>By Industry</u>						
"Goods Producing"	51	14.4%	24	9.7%	35	11.7%
"Trade, Transportation, and Utilities"	119	33.5%	86	34.7%	65	21.8%
"All Other Services"	185	52.1%	138	55.6%	198	66.4%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

McIntosh County

- Approximately 24% (24.2%) of the workers employed in McIntosh County lived in Wishek. The remaining 75.8% commuted from other communities, most notably Ashley (17.1%),

EMPLOYMENT TRENDS

Bismarck (3.4%), Zeeland (2.5%), Napoleon (1.9%), Lehr (1.2%), Aberdeen (1.2%), and Gackle (1.0%).

- Roughly 25.6% of the county's workers traveled less than 10 miles to their place of residence and 42.6% traveled between 10 and 24 miles, while 18.5% commuted a distance over 50 miles.

TABLE EMP-27 COMMUTING PATTERNS MCINTOSH COUNTY 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
Wishek city, ND	215	24.2%	Wishek city, ND	288	31.9%
Ashley city, ND	152	17.1%	Ashley city, ND	208	23.0%
Bismarck city, ND	30	3.4%	Bismarck city, ND	51	5.6%
Zeeland city, ND	22	2.5%	Fargo city, ND	34	3.8%
Napolean city, ND	17	1.9%	Zeeland city, ND	23	2.5%
Lehr city, ND	11	1.2%	Mandan city, ND	14	1.6%
Aberdeen city, SD	11	1.2%	Mandan city, ND	13	1.4%
Gackle city, ND	9	1.0%	Venturia city, ND	12	1.3%
Eureka city, ND	8	0.9%	Linton city, ND	11	1.2%
Linton city, ND	7	0.8%	Napolean city, ND	10	1.1%
All Other Locations	407	45.8%	All Other Locations	239	26.5%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	889	100.0%	Total Primary Jobs	903	100.0%
Less than 10 miles	228	25.6%	Less than 10 miles	228	25.2%
10 to 24 miles	379	42.6%	10 to 24 miles	364	40.3%
25 to 50 miles	115	12.9%	25 to 50 miles	64	7.1%
Greater than 50 miles	167	18.8%	Greater than 50 miles	247	27.4%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- The City of Wishek was the top work destination for residents of the county with a 31.9% share. Other major work destinations included Ashley (23.0%), Bismarck (5.6%), Fargo (3.8%), and Zeeland (2.5%).
- Approximately 25% (25.2%) of the worker residents in McIntosh County commuted less than 10 miles to their place of work and 40.3% traveled between 10 and 24 miles, while 27.4% commuted a distance of more than 50 miles.

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

EMPLOYMENT TRENDS

- McIntosh County was an exporter of workers as the number of residents leaving the County for work (outflow) exceeded the number of workers coming into the county (inflow) for employment. Approximately 291 workers came into county for work while 305 workers left the county for a net difference of 14. On a percentage basis, 33.8% of resident workers left the county for employment while 32.7% of county jobs were filled by workers commuting in from outside the County.
- Most of the workers leaving the county for employment (53.4%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (55.7%). Most workers coming into McIntosh County were ages 30 to 54 (45.0%) and earning \$3,333 per month or more (52.9%). Similarly, the largest proportion of workers leaving the county was also the 30 to 54 age group (45.9%) and earning more than \$3,333 per month (50.5%).
- Based on this information, it appeared that McIntosh County imported a slightly higher proportion of older (55+) workers than it exported while the proportion of younger (age 29 and younger) of middle-age (30 to 54) workers coming into the county is lower than the proportion commuting outside the county for work.

	Outflow		Inflow		Interior Flow	
County Total	305	100.0%	291	100.0%	598	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	86	28.2%	76	26.1%	100	16.7%
Workers Aged 30 to 54	140	45.9%	131	45.0%	271	45.3%
Workers Aged 55 or older	79	25.9%	84	28.9%	227	38.0%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	57	18.7%	42	14.4%	139	23.2%
Workers Earning \$1,251 to \$3,333 per month	94	30.8%	95	32.6%	222	37.1%
Workers Earning More than \$3,333 per month	154	50.5%	154	52.9%	237	39.6%
<u>By Industry</u>						
"Goods Producing"	55	18.0%	16	5.5%	59	9.9%
"Trade, Transportation, and Utilities"	87	28.5%	113	38.8%	139	23.2%
"All Other Services"	163	53.4%	162	55.7%	400	66.9%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

Stutsman County

- Nearly 54% (53.5%) of the workers employed in Stutsman County resided in Jamestown with the remaining 46.5% commuting from other communities, most notably Fargo (2.8%), Bismarck (2.4%), Valley City (1.4%), Grand Forks (1.2%), and Minot (1.2%).

EMPLOYMENT TRENDS

- Roughly 58% (57.7%) of the county’s workers traveled less than 10 miles to their place of residence while 24.4% commuted a distance of more than 50 miles.

TABLE EMP-29 COMMUTING PATTERNS STUTSMAN COUNTY 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
Jamestown city, ND	5,275	53.5%	Jamestown city, ND	5,515	55.0%
Fargo city, ND	280	2.8%	Fargo city, ND	783	7.8%
Bismarck city, ND	233	2.4%	Bismarck city, ND	529	5.3%
Valley City city, ND	171	1.7%	Grand Forks city, ND	213	2.1%
Grand Forks city, ND	119	1.2%	Valley City city, ND	136	1.4%
Minot city, ND	117	1.2%	West Fargo city, ND	111	1.1%
Medina city, ND	69	0.7%	Devils Lake city, ND	85	0.8%
Devils Lake city, ND	65	0.7%	Mandan city, ND	61	0.6%
West Fargo city, ND	56	0.6%	Carrington city, ND	54	0.5%
Carrington city, ND	49	0.5%	Minot city, ND	49	0.5%
All Other Locations	3,429	34.8%	All Other Locations	2,494	24.9%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	9,863	100.0%	Total Primary Jobs	10,030	100.0%
Less than 10 miles	5,687	57.7%	Less than 10 miles	5,687	56.7%
10 to 24 miles	769	7.8%	10 to 24 miles	725	7.2%
25 to 50 miles	996	10.1%	25 to 50 miles	799	8.0%
Greater than 50 miles	2,411	24.4%	Greater than 50 miles	2,819	28.1%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- The City of Jamestown was the top work destination for residents of the county with a 55.0% share. Other major work destinations included Fargo (7.8%), Bismarck (5.3%), Grand Forks (2.1%), Valley City (1.4%), and West Fargo (1.1%).
- Approximately 57% (56.7%) of the worker residents in Stutsman County commuted less than 10 miles to their place of work while 28.1% commuted a distance of more than 50 miles.

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- Stutsman County was an exporter of workers as the number of residents leaving the county for work (outflow) exceeded the number of workers coming into the county (inflow) for employment. Approximately 3,070 workers came into the county for work while 3,237

EMPLOYMENT TRENDS

workers left the county for a net difference of 167. On a percentage basis, 32.3% of resident workers left the County for employment while 31.1% of county jobs were filled by workers commuting in from outside the county.

- Most of the workers leaving the county for employment (56.4%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (64.8%). Most workers coming into Stutsman County were ages 30 to 54 (46.6%) and earning \$3,333 per month or more (51.1%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (47.5%) and earning more than \$3,333 per month (48.6%).
- Based on this information, it appeared that Stutsman County imported a higher proportion of older (55+) workers than it exported while the proportion of younger (age 29 and younger) and middle-age (30 to 54) workers coming into the county is lower than the proportion commuting outside the county for work.

	Outflow		Inflow		Interior Flow	
County Total	3,237	100.0%	3,070	100.0%	6,793	100.0%
By Age						
Workers Aged 29 or younger	821	25.4%	844	27.5%	1,450	21.3%
Workers Aged 30 to 54	1,538	47.5%	1,431	46.6%	3,299	48.6%
Workers Aged 55 or older	878	27.1%	795	25.9%	2,044	30.1%
By Monthly Wage						
Workers Earning \$1,250 per month or less	646	20.0%	597	19.4%	1,158	17.0%
Workers Earning \$1,251 to \$3,333 per month	1,018	31.4%	903	29.4%	2,052	30.2%
Workers Earning More than \$3,333 per month	1,573	48.6%	1,570	51.1%	3,583	52.7%
By Industry						
"Goods Producing"	439	13.6%	313	10.2%	1,305	19.2%
"Trade, Transportation, and Utilities"	973	30.1%	768	25.0%	1,200	17.7%
"All Other Services"	1,825	56.4%	1,989	64.8%	4,288	63.1%

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.

Wells County

- Over one-third (33.9%) of the workers employed in Wells County resided in Harvey with the remaining 66.1% commuting from other communities, most notably Fessenden (2.8%), Rugby (2.2%), Bismarck (1.9%), Rugby (1.8%), and Fargo (1.6%).
- Approximately 41% (40.9%) of the County's workers traveled less than 10 miles to their place of residence, 23.9% traveled between 10 and 24 miles, 14.0% traveled 25 to 50 miles, and 21.2% commuted a distance of more than 50 miles.

TABLE EMP 31 COMMUTING PATTERNS WELLS COUNTY 2019					
Home Destination			Work Destination		
<u>Place of Residence</u>	<u>Count</u>	<u>Share</u>	<u>Place of Employment</u>	<u>Count</u>	<u>Share</u>
Harvey city, ND	442	33.9%	Harvey city, ND	529	34.9%
Fessenden city, ND	82	6.3%	Fessenden city, ND	131	8.7%
Rugby city, ND	29	2.2%	Carrington city, ND	77	5.1%
Bismarck city, ND	25	1.9%	Bismarck city, ND	69	4.6%
Rugby city, ND	23	1.8%	Fargo city, ND	48	3.2%
Fargo city, ND	21	1.6%	Bismarck city, ND	34	2.2%
Bowdon city, ND	18	1.4%	Hurdsfield city, ND	31	2.0%
McClusky city, ND	17	1.3%	New Rockford city, ND	24	1.6%
Minot city, ND	14	1.1%	Devils Lake city, ND	22	1.5%
Syskeston city, ND	14	1.1%	Jamestown city, ND	18	1.2%
All Other Locations	618	47.4%	All Other Locations	531	35.1%
<u>Distance Traveled</u>			<u>Distance Traveled</u>		
Total Primary Jobs	1,303	100.0%	Total Primary Jobs	1,514	100.0%
Less than 10 miles	533	40.9%	Less than 10 miles	530	35.0%
10 to 24 miles	311	23.9%	10 to 24 miles	320	21.1%
25 to 50 miles	183	14.0%	25 to 50 miles	216	14.3%
Greater than 50 miles	276	21.2%	Greater than 50 miles	448	29.6%
Home Destination = Where workers live who are employed in the selection area					
Work Destination = Where workers are employed who live in the selection area					
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.					

- The City of Harvey was the top work destination for residents of the county with a 34.9% share. Other major work destinations included Fessenden (8.7%), Carrington (5.1%), Bismarck (4.6%), Fargo (3.2%), Bismarck (2.2%), and Hurdsfield (2.0%).
- Of worker residents in Wells County, 35.0% commuted less than 10 miles to their place of work while 29.6% commuted a distance of more than 50 miles.

The following table provides a summary of the inflow and outflow characteristics of the workers in the County.

- Wells County was a large exporter of workers as the number of residents leaving the county for work (outflow) significantly exceeded the number of workers coming into the county (inflow) for employment. Approximately 458 workers came into the county for work while 669 workers left the county for a net difference of 211. On a percentage basis, 44.2% of resident workers left the county for employment while 35.1% of county jobs were filled by workers commuting in from outside the county.

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- Most of the workers leaving the county for employment (55.2%) had jobs in the All Other Services industry group. The largest percentage of workers coming into the county also worked in the All Other Services sector (52.0%). Most workers coming into Wells County were ages 30 to 54 (40.8%) and earning \$3,333 per month or more (46.9%). Similarly, the largest proportion of workers leaving the County was also the 30 to 54 age group (43.6%) and earning more than \$3,333 per month (48.6%).
- Based on this information, it appeared that Wells County exported a higher proportion of workers across all age groups (55 or older, 30 to 54, and 29 or younger) than it imported.

	Outflow		Inflow		Interior Flow	
County Total	669	100.0%	458	100.0%	845	100.0%
<u>By Age</u>						
Workers Aged 29 or younger	155	23.2%	123	26.9%	154	18.2%
Workers Aged 30 to 54	292	43.6%	187	40.8%	336	39.8%
Workers Aged 55 or older	222	33.2%	148	32.3%	355	42.0%
<u>By Monthly Wage</u>						
Workers Earning \$1,250 per month or less	129	19.3%	100	21.8%	252	29.8%
Workers Earning \$1,251 to \$3,333 per month	215	32.1%	143	31.2%	304	36.0%
Workers Earning More than \$3,333 per month	325	48.6%	215	46.9%	289	34.2%
<u>By Industry</u>						
"Goods Producing"	114	17.0%	57	12.4%	70	8.3%
"Trade, Transportation, and Utilities"	186	27.8%	163	35.6%	194	23.0%
"All Other Services"	369	55.2%	238	52.0%	581	68.8%
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting, LLC.						

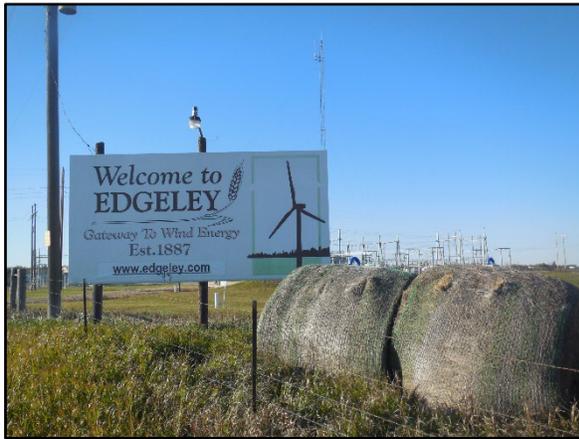
Region VI Cities



Downtown Jamestown (Stutsman Co.)



Valley City Welcome Sign (Barnes Co.)



Welcome to Edgeley Sign (LaMoure Co.)



Welcome to Edgeley Sign (Dickey Co.)



Downtown Carrington (Foster Co.)

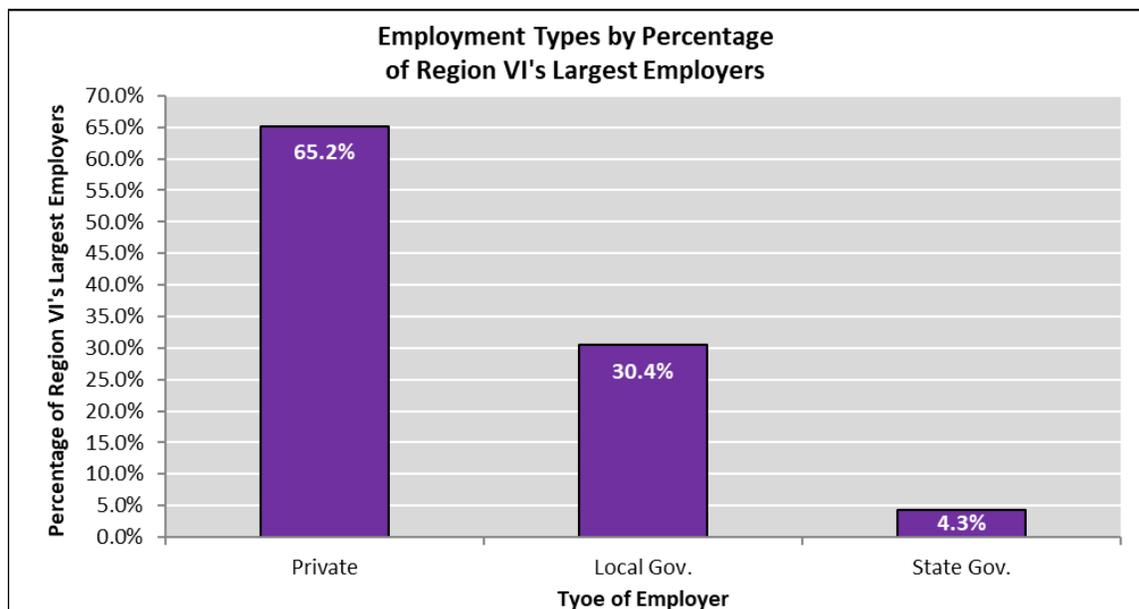


Downtown Harvey (Wells Co.)

Major Employers

A portion of the employment growth in Region VI will be generated by the largest employers in the Region. The table on the next page lists some of the top employers in each of the nine counties comprising Region VI along with their industry/product/service and type of employer (private, local government, or state government). Information was obtained from the Job Service of North Dakota. Please note that the table is not a comprehensive list of all major employers and presents a selected list of employers as identified by the Job Service of North Dakota. The following are key points from the major employer’s table.

- The largest employers in the Region are concentrated in Stutsman County. Approximately 35% (34.8%) of the Region’s top employers are public agencies such as schools and local government bodies (Local and State Government). Many of the top private employers are in the health services industry or educational services.
- This finding is supported by the third quarter 2021 Quarterly Census of Employment and Wages data presented earlier in this section. Based on that data, the Education and Health Services sector employs the highest number of employees in Region VI; 6,698 employees which equates to 27.2% of all employees in the Region.
- Besides health and educational employers comprising a high percentage of employers in Region VI include manufacturing and engineering related industries.



EMPLOYMENT TRENDS

TABLE EMP-33 MAJOR EMPLOYERS REGION VI 2020			
Numeric Ranking	Employer	Industry/Product/Service	Type of Employer
Barnes County			
1	Open Door Center	Nursing & Residential Care Facilities	Private
2	Valley City State University	Educational Services	State Government
3	Sisters of Mary of the Presentation	Nursing & Residential Care Facilities	Private
4	John Deere Seeding Group	Machinery Manufacturing	Private
5	Valley City Public Schools	Educational Services	Local Government
6	Barnes County	Executive, Legislative, & General Government	Local Government
7	Leevers Super Valu	Food & Beverage Stores	Private
8	Sheyenne Valley Special Education Unit	Educational Services	Local Government
9	CHI Mercy Health	Hospitals	Private
10	ND Dept of Transportation	Heavy & Civil Engineering Construction	State Government
Dickey County			
1	Oakes Public School District	Educational Services	Local Government
2	CHI Oakes Hospital	Hospitals	Private
3	Good Samaritan Society	Nursing & Residential Care Facilities	Private
4	Prince of Peace Care Center	Nursing & Residential Care Facilities	Private
5	Ellendale Public School District	Educational Services	Local Government
6	Dickey Rural Telephone Coop	Telecommunications	Private
7	Harris Machine Company	Fabricated Metal Product Manufacturing	Private
8	Farmers Union Oil	Gasoline Stations	Private
9	Dickey County	Executive, Legislative, & General Government	Local Government
10	Sanford Health	Ambulatory Health Care Services	Private
Foster County			
1	Alpha Inc.	Nursing & Residential Care Facilities	Private
2	CHI Carrington Medical Center	Hospitals	Private
3	Carrington Public School District	Educational Services	Local Government
4	Leevers Foods	Food & Beverage Stores	Private
5	Garrison Diversion Conservancy Dist	Administration of Environmental Programs	Local Government
6	Leading Edge Equipment	Merchant Wholesalers, Durable Goods	Private
7	Chieftan Conference Center	Accommodation	Private
8	Foster County	Executive, Legislative, & General Government	Local Government
9	CHI Health Connect Home	Hospitals	Private
Griggs County			
1	Griggs County Care Center	Nursing & Residential Care Facilities	Private
2	Sheyenne Tooling & Manufacturing	Fabricated Metal Product Manufacturing	Private
3	Griggs Co Central Public School District #18	Educational Services	Local Government
4	Cooperstown Medical Center	Hospitals	Private
5	Midkota School District #7	Educational Services	Local Government
Lamoure County			
1	St Rose Care Center	Nursing & Residential Care Facilities	Local Government
2	LaMoure Public School	Educational Services	Private
3	Edgeley Public School District	Educational Services	Private
4	LaMoure County Auditors Office	Executive, Legislative, & General Government	Private
5	Kulm Public School District #7	Educational Services	Local Government
6	Litchville-Marion Public School District	Educational Services	Private
7	Hometown Credit Union	Credit Intermediation & Related Activities	Private
8	Allied Energy	Merchant Wholesalers, Nondurable Goods	Private
9	LaMoure Equipment	Merchant Wholesalers, Durable Goods	Local Government
10	CHS Inc.	Merchant Wholesalers, Nondurable Goods	Private
Continued			

EMPLOYMENT TRENDS

TABLE EMP-33 (CONTINUED)			
MAJOR EMPLOYERS			
REGION VI			
2020			
Numeric Ranking	Employer	Industry/Product/Service	Type of Employer
Logan County			
1	Napoleon Care Center	Nursing & Residential Care Facilities	Private
2	Napoleon Livestock Auction	Merchant Wholesalers, Nondurable Goods	Private
3	Napoleon Public School District #2	Educational Services	Local Government
4	Gackle Public School District #14	Educational Services	Local Government
5	Gackle Care Center	Nursing & Residential Care Facilities	Private
McIntosh County			
1	Ashley Medical Center	Hospitals	Private
2	Wishek Living Center	Nursing & Residential Care Facilities	Private
3	Wishek Community Hospital	Hospitals	Private
4	Wishek Public School District	Educational Services	Local Government
5	Ashley Public School	Educational Services	Local Government
6	Curtis Rohweder	Animal Production & Aquaculture	Private
7	McIntosh County	Executive, Legislative, & General Government	Local Government
8	Stan's Supermarket	Food & Beverage Stores	Private
9	Zeeland Public School District #4	Educational Services	Local Government
Stutsman County			
1	Anne Carlsen Center for Children	Educational Services	Private
2	North Dakota State Hospital	Hospitals	State Government
3	United Technologies Systems	Transportation Equipment Manufacturing	Private
4	Jamestown Public School District	Educational Services	Local Government
5	Jamestown Regional Medical Center	Hospitals	Private
6	Walmart	General Merchandise	Private
7	University of Jamestown	Educational Services	Private
8	North Dakota Department of Corrections	Justice, Public Order, & Safety Activities	State Government
9	Sisters of Mary of the Presentation	Nursing & Residential Care Facilities	Private
10	Eventide Jamestown	Nursing & Residential Care Facilities	Private
11	Stutsman County	Executive, Legislative, & General Government	Local Government
12	Jamestown Park & Recreation District	Amusement, Gambling, & Recreation	Local Government
13	Agri-Cover	Textile Product Mills	Private
14	Sanford Health	Ambulatory Health Care Services	Private
15	City of Jamestown	Executive, Legislative, & General Government	Private
16	Alpha Opportunities	Nursing & Residential Care Facilities	Local Government
17	Menards	Building Material & Garden Supply Stores	Private
18	Hugos	Food & Beverage Stores	Private
19	First Community Credit Union	Credit Intermediation & Related Activities	Private
20	Newman Signs	Professional & Technical Services	Private
21	Duratech Industries	Machinery Manufacturing	Private
22	Hoffmann Trucking LLC	Truck Transportation	Private
23	RM Stoudt Inc	Motor Vehicle & Parts Dealers	Private
24	Agraria Insurance Company	Insurance Carriers & Related Activities	Private
Wells County			
1	St Aloisius Hospital	Hospitals	Private
2	Hav-It Services	Social Assistance	Private
3	Harvey Public School District	Educational Services	Local Government
4	Wells County	Executive, Legislative, & General Government	Local Government
5	Fessenden Coop Association	Merchant Wholesalers, Nondurable Goods	Private
6	Fessenden-Bowdon School District	Educational Services	Local Government
7	City of Harvey	Executive, Legislative, & General Government	Local Government
8	First International Bank & Trust	Credit Intermediation & Related Activities	Private
9	Hinrichs Super Valu	Food & Beverage Stores	Private
10	Gooseneck Implement	Merchant Wholesalers, Durable Goods	Private
Please note: This table does not include all major employers in the region. Some larger employers may have not been inventoried by the Job Service of North Dakota or are missing information.			
Source: Job Service North Dakota, Maxfield Research & Consulting, LLC.			

Major Employers – Region VI



Valley City Public School District (Barnes Co.)



Valley City State University (Barnes Co.)



Ellendale Public School District (Dickey Co.)



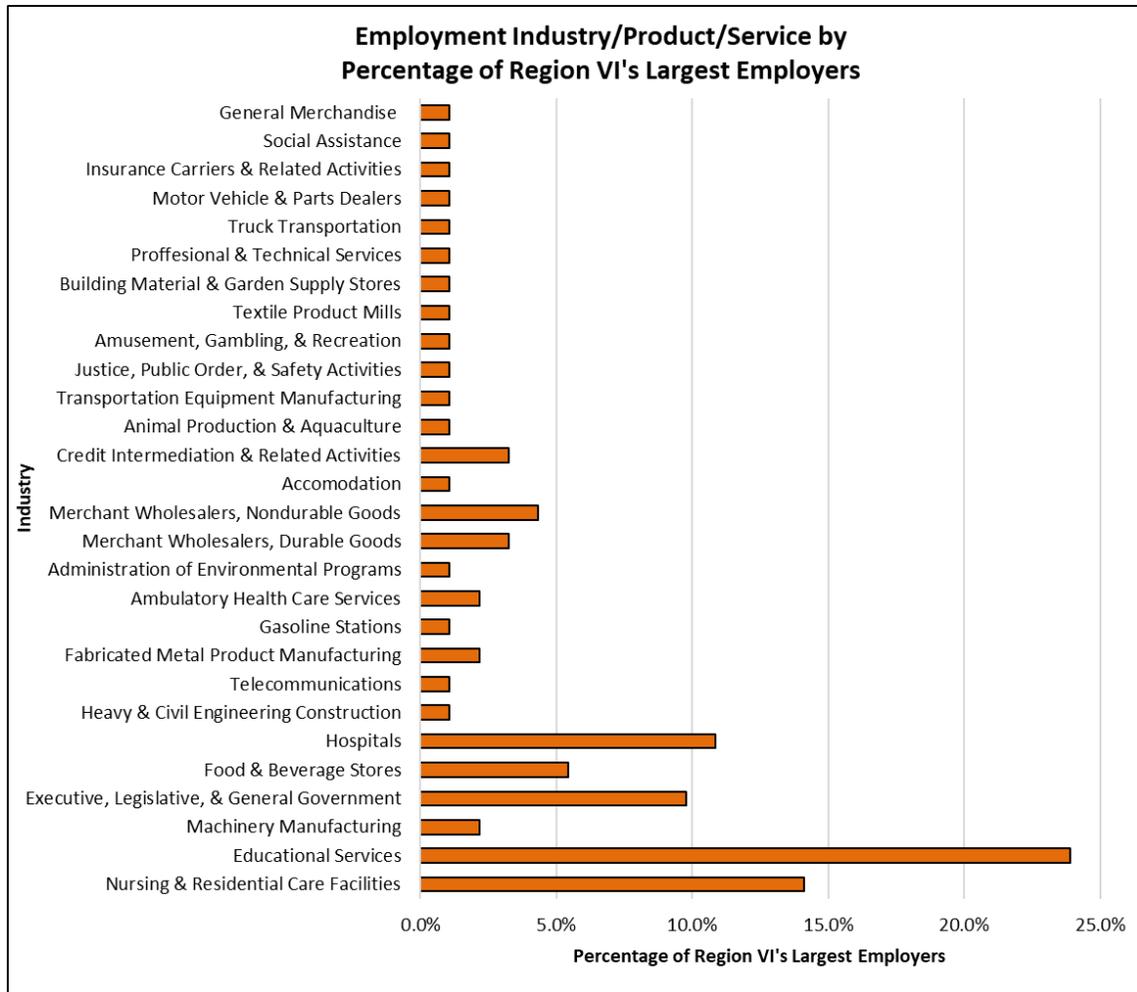
University of Jamestown (Stutsman Co.)



Sisters of Mary of the Presentation (Stutsman Co.)



Griggs County Care Center (Griggs Co.)



Employer Interviews

Maxfield Research and Consulting, LLC. surveyed representatives from the major employers in Region VI in May 2022. Survey questions covered topics such as the latest trends in job growth, employee retention, and where employees commute from. In addition, representatives were asked their opinion about issues related to housing in the area. Interviews with these employer representatives will not only provide useful job growth data, but also unveil opinions regarding housing demand in the Region. The following summarizes key points derived from the interviews.

- Representatives of over 40 major employers were contacted in Region VI. Employer representatives were questioned regarding past changes in their number of employees. Most employers believe that over the next three year their companies will increase in employment followed closely by their companies will stabilize in employment.

EMPLOYMENT TRENDS

- Most employers agreed that most of their new employees came from Region VI. With employment declining in the Region, employers will need to find ways to attract employees from other parts of North Dakota. If not, the Region will lose employees to larger cities in the state such as Bismarck, Fargo, and Grand Forks.
- There was agreement across surveyed employers that more housing is needed in the Region. As evidence, most employers agreed that employees have found it difficult to find either rental or single-family housing in the area. The report later details that only Jamestown and Valley City have experienced new rental construction over the last seven years.
- The lack of housing, in the eyes of major employers in the Region, has made it difficult to attract or keep employees.
- A common theme of employers was the lack of middle-income housing in the Region; sometimes referred to as the “missing middle.”
- More rental apartments were mentioned as a specific need by Region VI employers. In the Region, only Jamestown and Valley City have seen any rental development over the last seven years. Rental options are primarily older apartment buildings with amenities such as laundry facilities and off-street parking. In order to compete with larger cities in the State new rental developments will need to offer such amenities as in unit washer/dryers and/or underground/covered parking.
- Historically (see Demographic Section) renters tend to skew younger. More rental housing has the potential to attract younger individuals. This is especially important to the Region given its aging population. The retiring workers will need to be replaced. However, the Region needs to do a better job attracting younger employees and particularly keeping college students from Valley State University and the University of Jamestown in the area.
- Due to their Downtown land use patterns, Jamestown, and Valley City, the two largest cities in the Region, have the potential to support mixed-apartment projects in their Downtown cores.
- Employers gave an approximate range needed in the for-sale market of \$100,000 to \$300,000. Given current construction costs this range may be difficult to construct new for sale homes.

Job Openings

Table EMP-34 and the following charts display data on job openings in Region VI as of February 2022, the most recent data available. Data is provided by the North Dakota Workforce Intelligence Network which prepares the monthly Online Job Openings Report (OJOR). Production of

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the report involves the collection and dissemination of online job openings posted by employers. The report is a count of all North Dakota worksites with jobs advertised online either directly with Job Service North Dakota or indirectly through other online job sites. Coverage is limited to jobs posted online, and any jobs posted strictly through non-online means are not included.

- As of February 2022, Region VI had a total of 1,301 job openings posted online, the largest proportion of which are in the Farming, Fishing, and Forestry occupational group with 355 openings (27.3% of the total).
- Other occupations with a high number of job openings include Healthcare Practitioners and Technical with 177 openings (13.6% of the total); Healthcare Support with 109 openings (8.4%); Office and Administrative Support with 81 openings (6.2%); Production with 75 openings (5.8%); and Transportation and Material Moving with 75 openings (5.8%).
- Compared to February 2021, the number of job openings is up 29.7% (298 jobs). The largest numeric changes occurred in Healthcare Support occupations which experienced an increase of 61 openings (127.1%) and in Healthcare Practitioners and Technical jobs which increased by 55 openings (45.1%). Only four industries experienced decreases in job openings they included Arts, Design, Entertainment, Sports, and Media, which declined by four job openings; Personal Care and Service, which declined by 8 job openings; Installation, Maintenance, and Repair, which declined by four job openings; and Military Specific, which declined by 3 job openings.

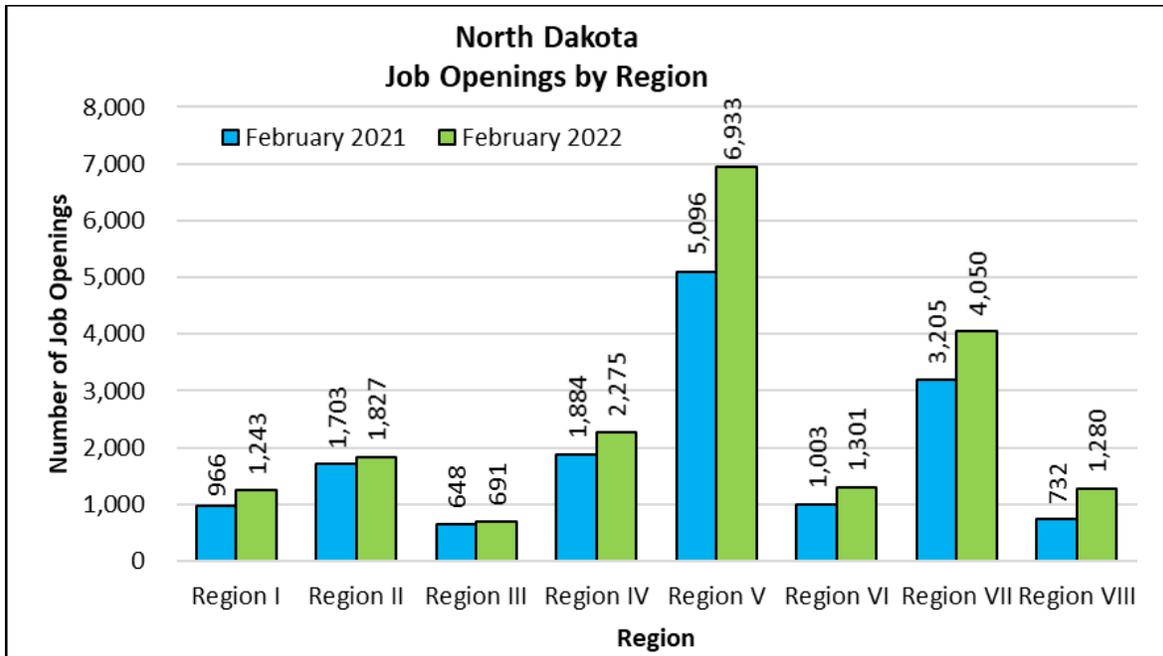
EMPLOYMENT TRENDS

TABLE EMP-34 NORTH DAKOTA REGION VI JOB OPENINGS FEBRUARY 2022								
Occupational Group	North Dakota	Region VI	February 2021		February 2022		Change '21 - '22	
	Avg. Wage*	Avg. Wage*	No.	Pct.	Pct.	Pct.	No.	Pct.
Management	\$49.93	\$42.89	26	2.6%	51	3.9%	25	96.2%
Business and Financial Operations	\$33.46	\$28.23	17	1.7%	22	1.7%	5	29.4%
Computer and Mathematical	\$34.53	\$32.91	18	1.8%	18	1.4%	0	0.0%
Architecture and Engineering	\$38.44	\$35.06	35	3.5%	41	3.2%	6	17.1%
Life, Physical, and Social Science	\$32.95	\$31.23	8	0.8%	21	1.6%	13	162.5%
Community and Social Services	\$26.36	\$27.01	8	0.8%	19	1.5%	11	137.5%
Legal	\$41.79	\$45.87	0	0.0%	0	0.0%	0	--
Education, Training, and Library	\$25.77	\$22.24	24	2.4%	36	2.8%	12	50.0%
Arts, Design, Entertainment, Sports, and Media	\$22.80	\$22.69	19	1.9%	15	1.2%	-4	-21.1%
Healthcare Practitioners and Technical	\$37.59	\$34.86	122	12.2%	177	13.6%	55	45.1%
Healthcare Support	\$17.29	\$16.72	48	4.8%	109	8.4%	61	127.1%
Protective Service	\$24.26	\$22.16	10	1.0%	11	0.8%	1	10.0%
Food Preparation and Serving Related	\$13.37	\$12.97	21	2.1%	22	1.7%	1	4.8%
Building and Grounds Cleaning and Maint.	\$16.37	\$15.32	31	3.1%	41	3.2%	10	32.3%
Personal Care and Service	\$14.49	\$16.06	18	1.8%	10	0.8%	-8	-44.4%
Sales and Related	\$21.63	\$17.95	38	3.8%	49	3.8%	11	28.9%
Office and Administrative Support	\$20.19	\$18.88	68	6.8%	81	6.2%	13	19.1%
Farming, Fishing, and Forestry	\$18.13	\$18.22	346	34.5%	355	27.3%	9	2.6%
Construction and Extraction	\$27.44	\$23.08	5	0.5%	23	1.8%	18	360.0%
Installation, Maintenance, and Repair	\$27.28	\$25.09	48	4.8%	44	3.4%	-4	-8.3%
Production	\$23.47	\$19.29	32	3.2%	75	5.8%	43	134.4%
Transportation and Material Moving	\$21.98	\$19.55	52	5.2%	75	5.8%	23	44.2%
Military Specific	--	--	4	0.4%	1	0.1%	-3	-75.0%
Not Classified	--	--	5	0.5%	5	0.4%	0	0.0%
TOTAL, ALL JOB OPENINGS	--	--	1,003	100.0%	1,301	100.0%	298	29.7%

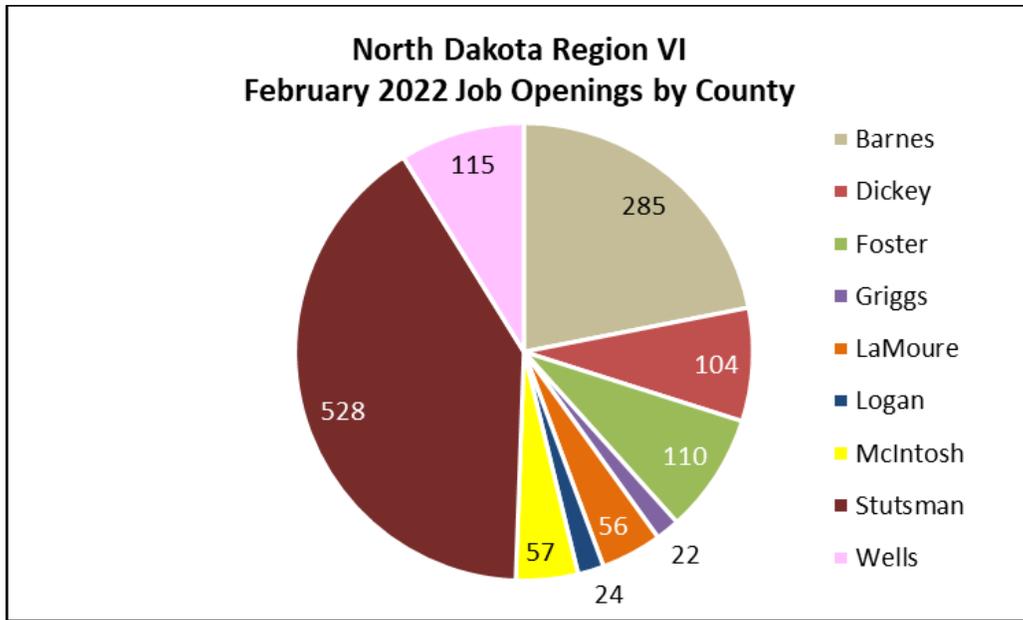
*Average hourly wage for the State of North Dakota are from 2020.

Sources: Job Service North Dakota; Maxfield Research, & Consulting, LLC.

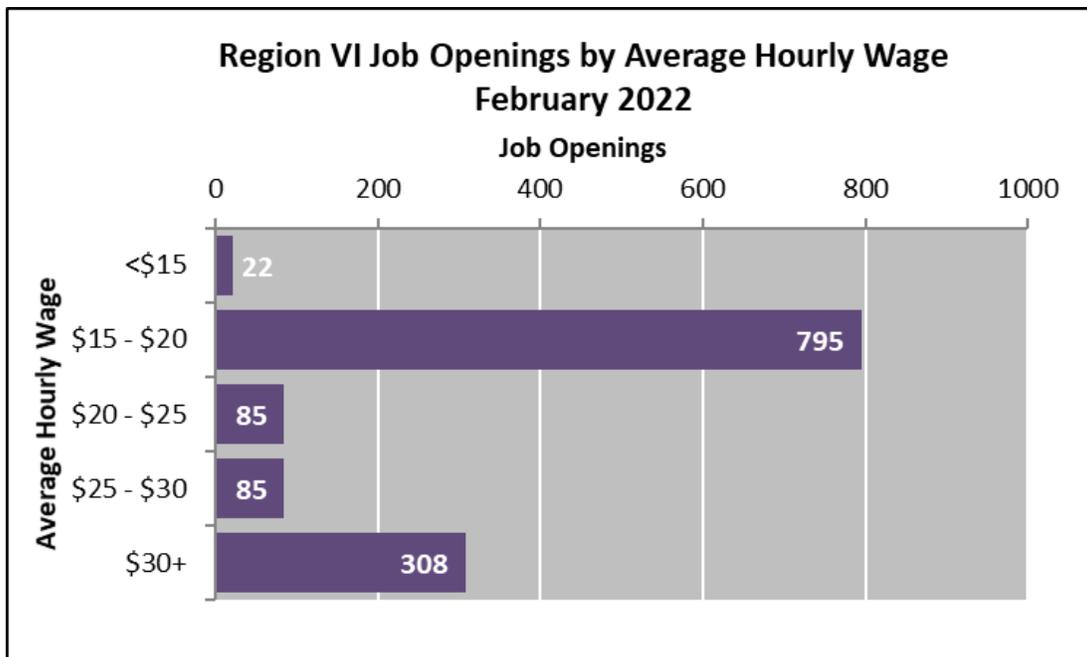
- As illustrated in the following graph, all Regions in North Dakota experienced an increase in the number of job openings over the past year (February 2021 to February 2022). On a percentage basis, Region VIII experienced the largest increase with a 74.9% gain in openings (548), followed by Region V with a 36.0% in openings (1,837).



- As of February 2022, Region VI had the fourth lowest number of job openings in the State with 1,301, ahead of Region III (691), Region I (1,243), and Region VIII (1,280). Region VI contained 6.6% of the job openings in the State. By comparison, Region V (Fargo) had 5,096 openings (33.4% of the State total) and Region VII (Bismarck) had 3,205 openings (21.0%).
- Because Regions V and VII are adjacent to Region VI on the east and west, they will compete with Region VI for potential employees and limit the ability of area employers to recruit workers from outside the Region.
- Within Region VI, Stutsman County has the largest number of job openings with 528 (40.6% of all openings), followed by Barnes County with 285 openings (21.9%).



- As illustrated in the following graph, it appears that most of the current openings in the Region are for relatively low-paying jobs (Less than \$20 – 63.1%). Only 1.7% of the openings are in occupational groups with an average hourly wage of less than \$15.00 per hour, and 36.9% are in occupations with an average wage range of \$20 or more per hour.



- As mentioned earlier, the Farming, Fishing, and Forestry group has the highest number of openings with 355 (27.2% of the total). This occupational group had a Region VI average hourly wage of \$18.22 per hour in 2020 compared to \$18.13 per hour in 2020 Statewide, and many of the jobs in this sector are likely seasonal or part-time.

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- The average hourly wage data provided in the OJOR is sourced from the latest available information from the Occupational Employment Statistics program for the State. The data reflects a point-in-time snapshot of wage levels of currently employed workers across the SOC occupational groups. The wage information does not reflect advertised wages for openings. Occupational wage data is not available for specific Regions, so State-level information is utilized.
- Demand for permanent housing will most likely be driven by full-time employment in the higher paying occupations that have the potential to attract workers that would relocate into the Region. As of February 2022, there are 308 openings (23.8% of the total) in occupation groups with an average pay of \$30.00 per hour or more. There are 177 openings for Healthcare Practitioners and Technical occupations which have an average wage of \$34.86 per hour. There are 25 Management openings with an average pay of \$42.89 per hour and 41 Architecture and Engineering job openings with an average hourly wage of \$35.06.
- As of February 2022, Region VI had a total of 1,301 job openings posted online, the largest proportion of which are in the Farming, Fishing, and Forestry occupational group with 355 openings (27.3% of the total).
- Most of the current job openings in the Region are for relatively low-paying jobs. Almost 63% (62.8%) of all job openings are in occupational groups with an average hourly wage of \$19.55 or less per hour (\$40,664 or less annually), and 6.5% are in occupations with an average wage range of between \$19.56 and \$23.08 per hour (\$40,684 and \$48,006). The Farming, Fishing, and Forestry group has the highest number of openings with 346 (27.3% of the total). This occupational group had a statewide average hourly wage of \$18.22 per hour in 2022 (\$37,898 annually), and many of the jobs in this sector are likely seasonal or part-time. Demand for permanent housing will most likely be driven by full-time employment in the higher paying occupations that have the potential to attract workers that would relocate into the Region.

Region VI Employment Summary

- Between 2000 and 2010, Region VI experienced 3.6% employment growth (857 jobs), while the number of jobs in North Dakota expanded by 16.0% (49,451 jobs).
- Based on 2020 data, the Region lost roughly 1,848 jobs (-7.4%) since 2010. All counties in the Region experienced a decline in employment, but with a decrease of 532 jobs (-11.0%), Barnes County experienced the largest numeric decrease in jobs.
- The Region's unemployment rate dropped 1.0 percentage points from 3.5% in 2010 to 2.5% in 2019 as employment decreased 10.1% and labor force decreased 11.0%.
- As of 2020, Stutsman County residents comprised the largest proportion of the Region VI labor force at 39.6% followed by Barnes County at 19.5%.
- The Education and Health Services industry was, by far, the largest employment sector in the Region, providing 6,698 jobs in the third quarter of 2021 (27.2% of the total). The Trade, Transportation and Utilities sector was also a major employer with 5,498 workers (24.0% of the total jobs).
- Between the third quarters of 2020 and 2021, the number of business establishments in Region VI increased 0.9% (21 establishments), while the number of jobs decreased by 0.4% (81 jobs). By comparison, North Dakota gained 489 establishments (1.5%) and 11,353 jobs (2.9%) during the same time.
- Within the Region, the most notable job losses occurred in the Education and Health Services industry (658 jobs for a 9.5% decline). The most significant hiring occurred in the Leisure and Hospitality sector (211 jobs for a 9.6% increase).
- From the third quarter of 2020 to the third quarter of 2021, the average weekly wage in Region VI increased 4.5% (\$37) to \$861. By comparison, wages increased 5.1% throughout North Dakota to \$1,076. Average wages were lower in the Region than in the State in all industry sectors.
- As the table shows, Region VI can be considered an exporter of workers, as the number of residents leaving the Region for work (outflow) exceeded the number of workers coming into the Region (inflow) for employment. Approximately 5,229 workers came into the Region for work while 7,614 workers left, for a net difference of -2,385.
- Roughly 76% of the jobs in the Region were filled by residents of the Region while the remaining 24% were filled by workers commuting into the Region. Of the 24,105 Region VI workers living in the Region, approximately 68% also worked in the Region while the remaining 32% commuted outside the Region for work.

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- Based on interviews with representatives of these major employers, it appears that most employers are planning on increasing employment or holding steady over the next three years. Representatives suggested that there is a need for housing in the Region. Middle income/rental housing was said to be needed in Region VI as is for-sale housing in the \$100,000 to \$300,000 range.
- Most of the current job openings in the Region are for relatively low-paying jobs. Almost 63% (62.8%) of all job openings are in occupational groups with an average hourly wage of \$19.55 or less per hour (\$40,664 or less annually), and 6.5% are in occupations with an average wage range of between \$19.56 and \$23.08 per hour (\$40,684 and \$48,006).

Introduction

The variety and condition of the housing stock in a community provides the basis for an attractive living environment. We examined the housing supply in each county in the Region by reviewing data on residential construction activity, occupancy, age of the housing stock, housing type, rental rates, and home values. A housing unit is defined as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Data excludes group quarters such as nursing homes, military barracks, and dormitories. Householder refers to the person in whose name the housing unit is owned or rented.

Residential Construction Trends

Building permit unit data between 2000 and 2020 for Region VI, every other North Dakota Region, and the entire state of North Dakota is depicted in Table HC-1 U.S. In addition, table HC-2 depicts the unit permit breakdown for all counties comprising Region VI with totals for overall Region at the end of the chart. Data was obtained from the Department of Housing and Urban Development's State of the Cities Data Systems (HUD SOCDs). The purpose of the BPS is to provide national, state, and local statistics on the new privately-owned housing units authorized by building or zoning permits in the United States. Statistics from the BPS are based on reports submitted by local permit officials and the survey covers all "permit-issuing places" which are jurisdictions that issue building or zoning permits. Areas for which no authorization is required to construct new housing units are not included in the survey. The HUD SOCDs takes information from the BPS and includes any subsequent Census revisions to achieve higher quality data.

Table HC-1 on the following page displays the number of units permitted for all unit types in every region in North Dakota while Table HC-2 depicts units by type including single-family homes and multifamily structures (includes duplexes, structures with three or four units, and structures with five or more units) from 2000 through 2020, which is the most recent full-year data available. Multifamily housing includes both for-sale and rental units and is defined as residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities. Single-family housing is defined as fully detached, semi-detached (semi-attached, side-by-side), row houses, and townhouses. For attached units, each unit must be separated from the adjacent unit by a ground-to-roof wall, and they must not share systems or utilities to be classified as single-family.

The following are key points about residential development in Region VI between 2000 and 2020.

- Building permits were issued for 1,836 residential units in Region VI from 2000 to 2020, equating to roughly 87 units per year. Region VI, other than Region III (462 units) had the

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lowest number of units permitted across all regions in North Dakota. In comparison, Region V had the most units permitted over the same time frame (36,853 units); equating to 1,755 units per year.

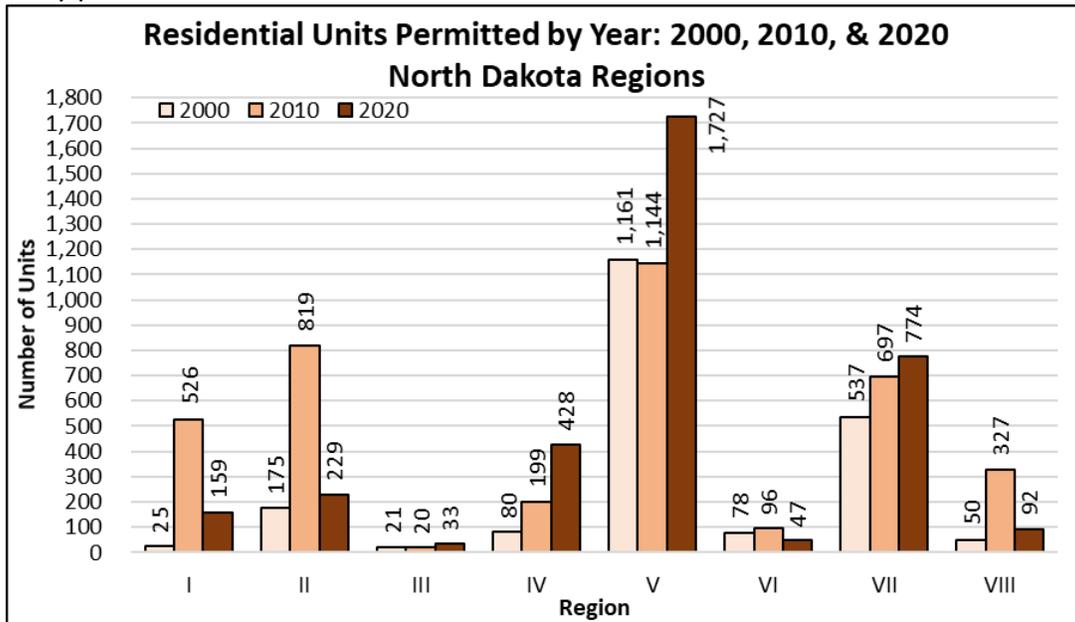
Year	Region								ND Total
	I	II	III	IV	V	VI	VII	VIII	
2000	25	175	21	80	1,161	78	537	50	2,127
2001	25	164	16	142	1,390	52	822	73	2,684
2002	31	173	13	275	1,738	66	909	67	3,272
2003	34	185	14	524	1,804	94	991	86	3,732
2004	36	263	14	480	2,128	113	905	94	4,033
2005	56	272	14	510	2,145	108	776	156	4,037
2006	90	281	5	455	1,368	140	1,062	128	3,529
2007	142	239	14	320	1,437	80	1,013	115	3,360
2008	153	388	9	302	881	118	862	119	2,832
2009	231	497	15	285	1,400	84	566	115	3,193
2010	526	819	20	199	1,144	96	697	327	3,828
2011	1,725	1,356	40	356	1,376	43	928	375	6,199
2012	2,199	1,723	47	455	2,069	62	2,116	1,669	10,340
2013	1,958	1,727	52	1,028	2,657	90	2,222	827	10,561
2014	4,368	1,083	44	941	3,276	138	1,957	821	12,628
2015	1,549	399	42	469	2,216	109	1,185	276	6,245
2016	339	135	11	349	1,977	116	946	105	3,978
2017	179	179	9	325	1,750	143	700	121	3,406
2018	99	133	14	266	1,988	29	583	96	3,208
2019	151	131	15	160	1,221	30	680	105	2,493
2020	159	229	33	428	1,727	47	774	92	3,489
Subtotal	14,075	10,551	462	8,349	36,853	1,836	21,231	5,817	99,174

Sources: HUD & Maxfield Research & Consulting, LLC.

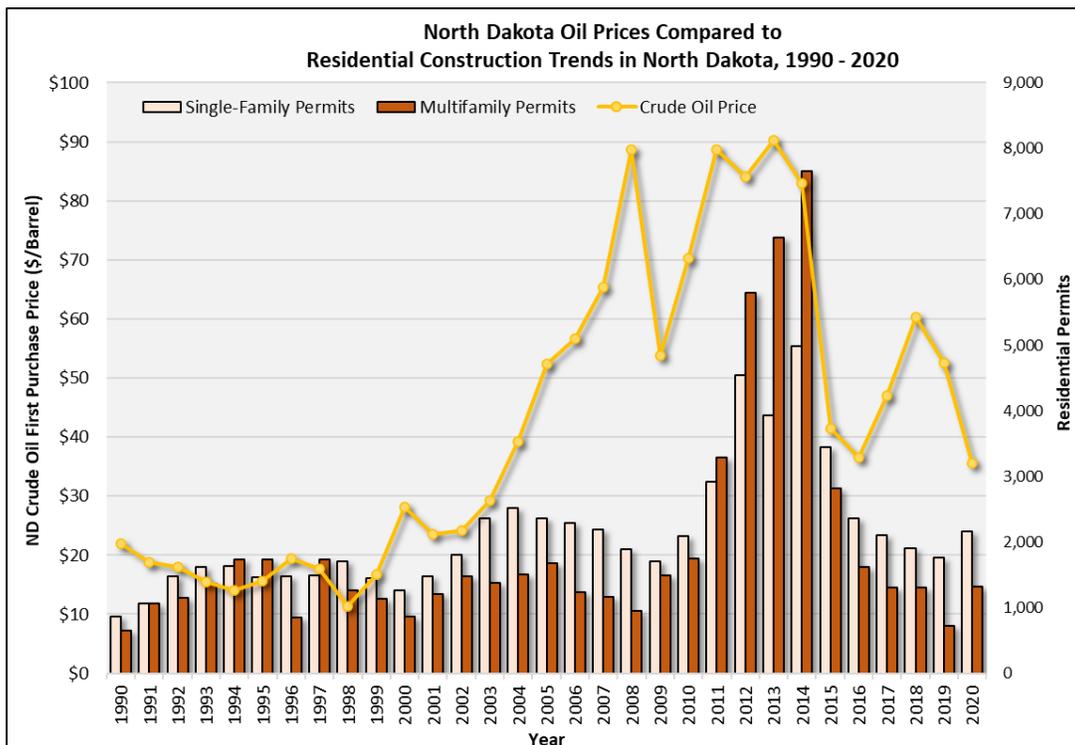
- The following graph depicts residential units permitted by year for 2000, 2010, and 2020 for each of the eight North Dakota regions. Region V led the way with 1,727 units in 2020; 1,144 units in 2010, and 1,161 units in 2000. Region V was followed by Region VII with 774 units in 2020, 697 units in 2010, and 537 units in 2000. In comparison, Region VI permitted 47 units in 2020, 96 units in 2010, and 80 units in 2000.
- Within Region VI, Stutsman and Barnes Counties issued permits for the most units between 2000 and 2020 with 817 and 712 units, respectively. In Stutsman County, over 71% (71.2%) of the permitted units were single-family homes, while 45.9% of the units in Barnes County were single-family. Foster County only issued permits for single-family homes during that

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time frame while the other Counties offered at least some duplex/townhome/quad or multifamily permits.



- The below graph shows single and multifamily permits against the price of crude oil per barrel between 1990 and 2020 throughout North Dakota. Over the last five years single and multifamily permits are down compared to between 2011 and 2014. Oil prices per barrel had been fluctuating to 2020 but has been rapidly increasing as of the COVID-19 Pandemic in 2020.

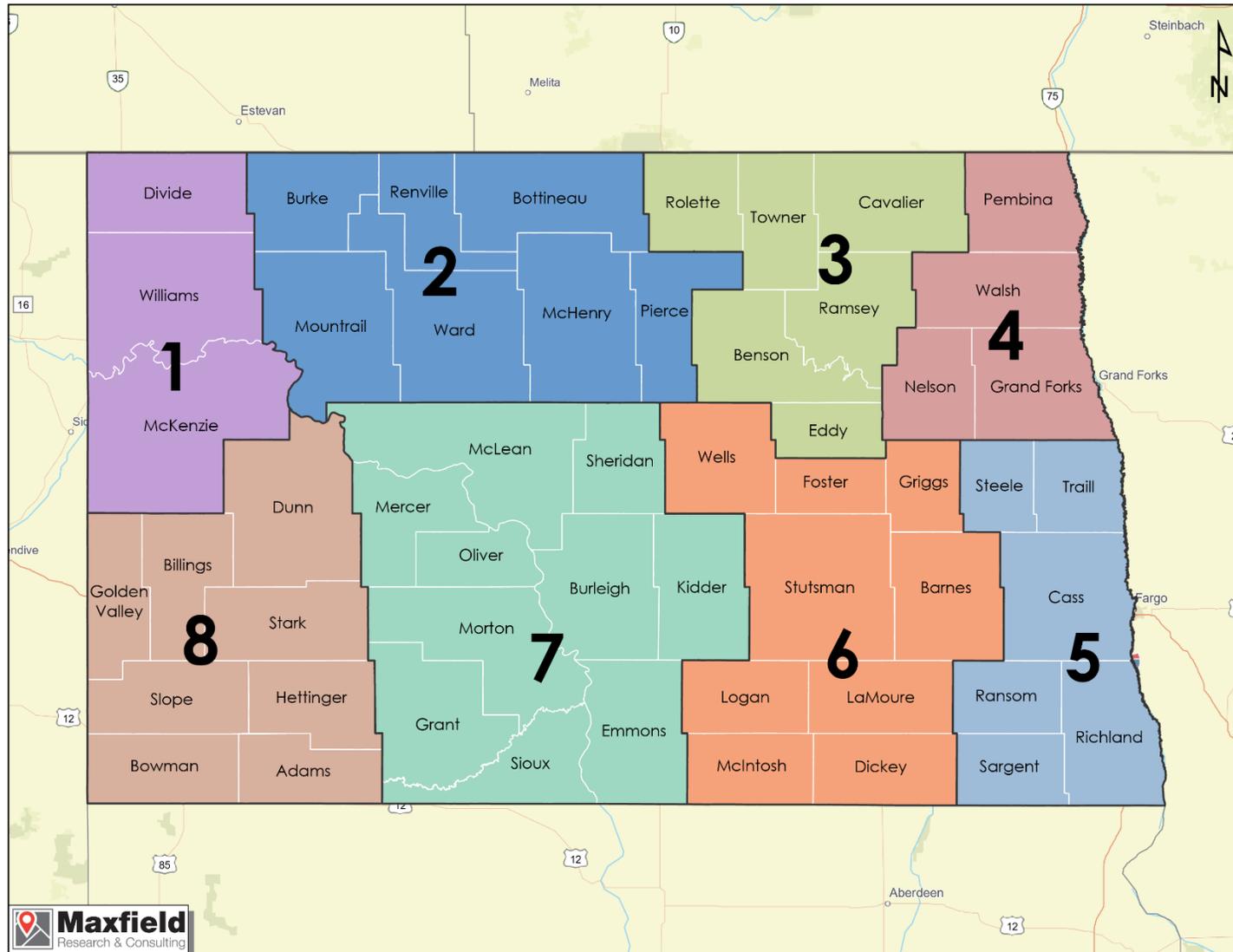


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As illustrated in Table HC-2, 2014, the peak year of the oil boom, was the most active year for residential permitting activity in the Region, with a total of 143 units permitted, followed by 2007 (140 units). Residential construction activity slowed substantially between 2011 and 2013 when only 195 units were permitted over those three years (average of 65 units per year) and between 2018 and 2020 when only 106 units were permitted (average of 35 units per year).

The following page shows a map of all of North Dakota's eight planning regions. In addition, a map following Table HC-2 depicts the location of oil and gas wells in North Dakota. A portion of Region VI falls within the Williston Basin (majority of Wells County). This part of the PMA could attract future oil wells and in turn attract employees to Wells County and the region as a whole.

North Dakota Planning Regions



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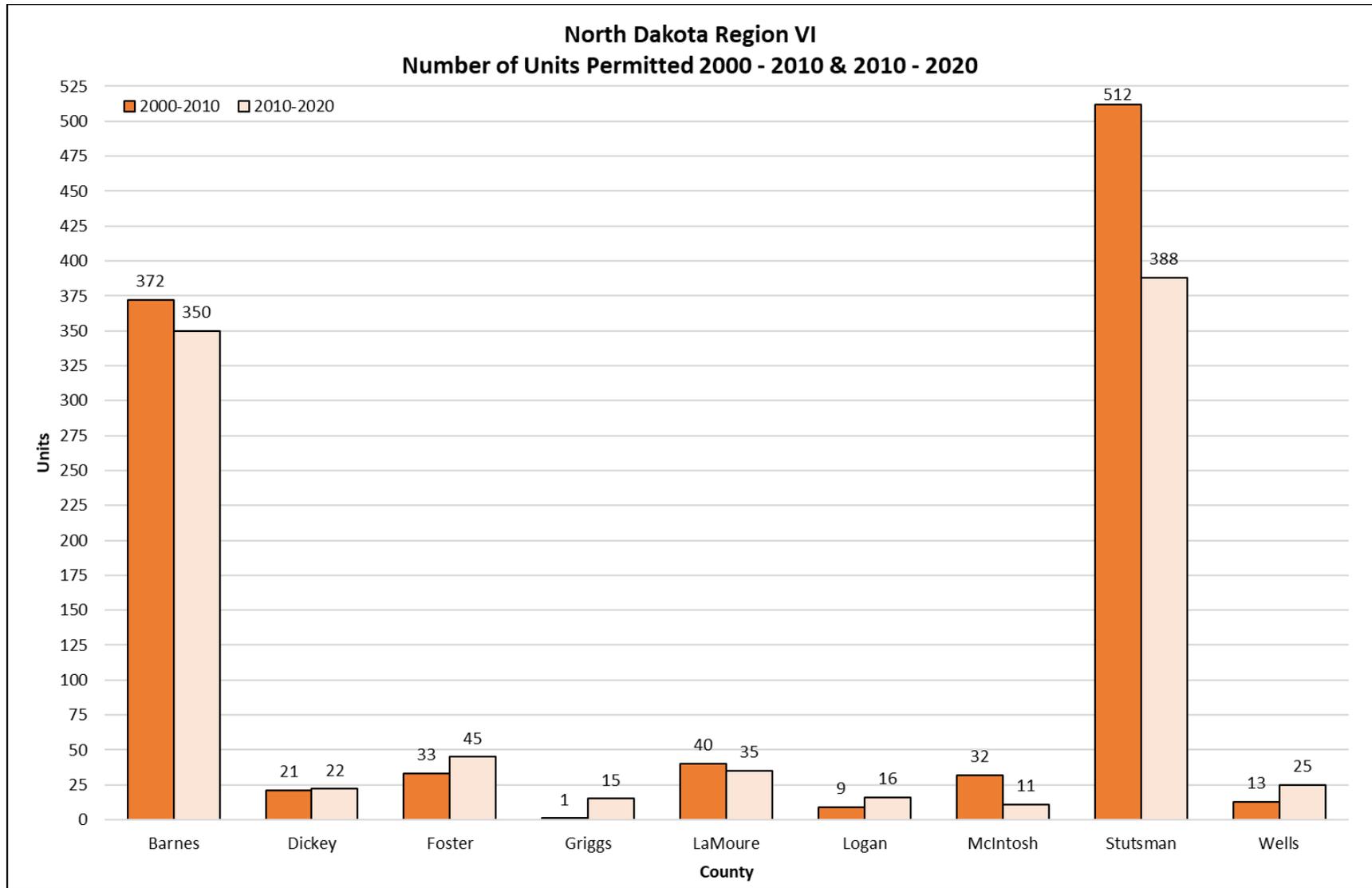
TABLE HC-2 BUILDING PERMIT TRENDS - UNITS REGION VI COUNTIES 2000 - 2020																						
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Barnes County																						
Single Family	9	9	11	15	22	23	20	15	20	10	10	12	21	20	34	30	16	18	3	5	4	327
Duplex/TH/Quad	2	16	4	0	0	0	0	0	0	0	0	0	0	0	42	0	2	2	4	0	6	78
Multifamily 5+	0	0	0	38	27	27	27	24	43	0	0	0	0	0	0	0	36	85	0	0	0	307
Subtotal	11	25	15	53	49	50	47	39	63	10	10	12	21	20	76	30	54	105	7	5	10	712
Dickey County																						
Single Family	1	0	2	2	1	1	2	2	0	0	0	0	0	0	3	3	2	2	2	2	4	29
Duplex/TH/Quad	0	0	0	2	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	4	14
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	1	0	2	4	1	1	10	2	0	0	0	0	0	0	3	3	2	2	2	2	8	43
Foster County																						
Single Family	3	4	2	3	4	5	1	3	1	6	1	2	2	2	4	4	5	6	5	5	9	77
Duplex/TH/Quad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	3	4	2	3	4	5	1	3	1	6	1	2	2	2	4	4	5	6	5	5	9	77
Griggs County																						
Single Family	0	0	0	0	0	0	0	0	0	0	1	0	0	3	0	1	1	3	2	2	0	13
Duplex/TH/Quad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	1	0	0	3	2	1	1	3	2	2	0	15									
LaMoure County																						
Single Family	6	4	2	1	1	3	2	3	1	4	1	1	4	3	1	1	2	3	1	0	1	45
Duplex/TH/Quad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily 5+	0	0	12	0	0	0	0	0	0	0	0	0	8	9	0	0	0	0	0	0	0	29
Subtotal	6	4	14	1	1	3	2	3	1	4	1	1	12	12	1	1	2	3	1	0	1	74
Continued																						

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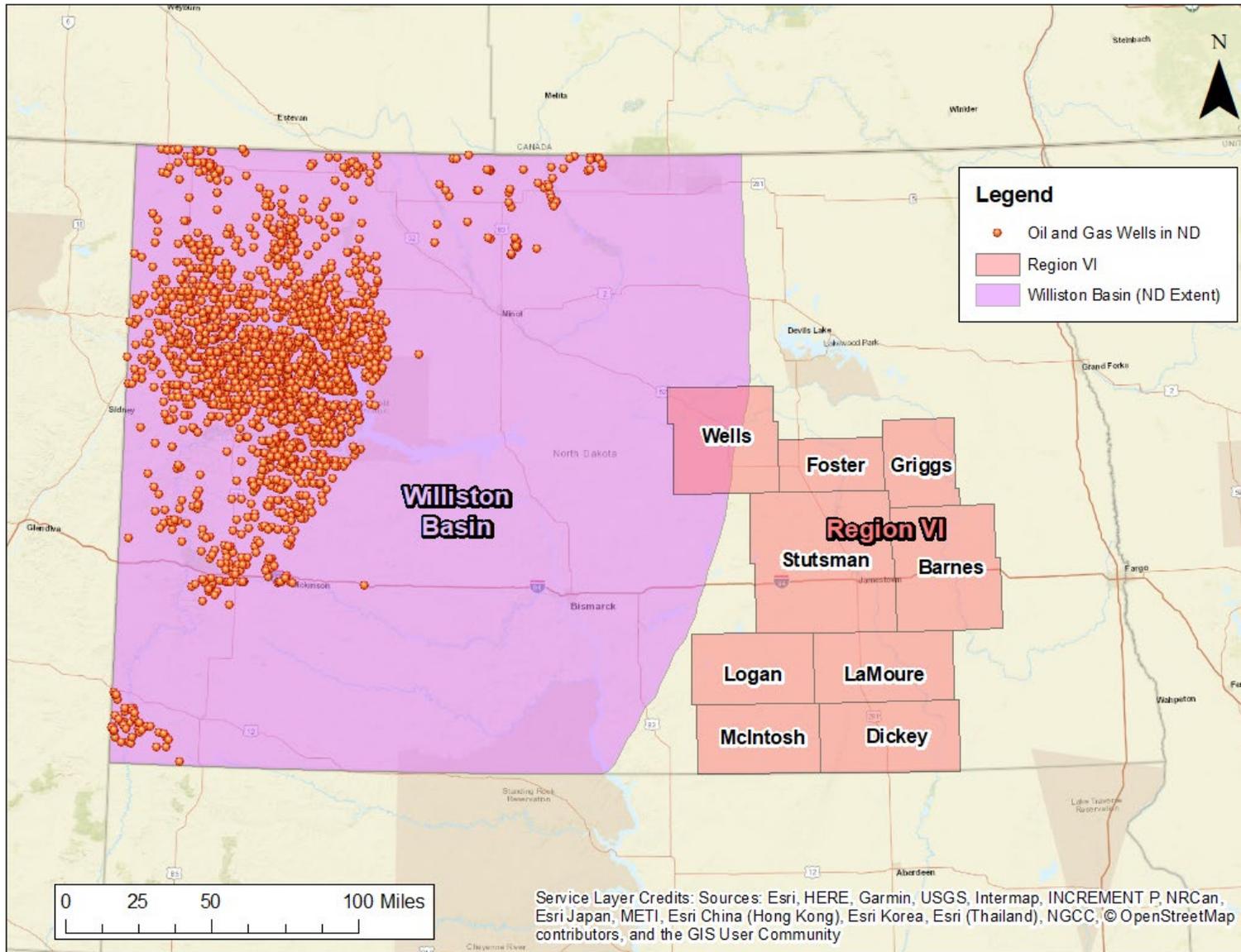
TABLE HC-2 (CONTINUED)																						
BUILDING PERMIT TRENDS - UNITS																						
REGION VI COUNTIES																						
2000 - 2020																						
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Logan County																						
Single Family	0	0	1	0	2	0	0	1	2	2	1	1	1	0	2	0	0	1	0	3	1	18
Duplex/TH/Quad	0	0	0	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	0	0	6
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	1	0	2	0	0	1	2	2	1	1	4	3	2	0	0	1	0	3	1	24
McIntosh County																						
Single Family	5	1	2	2	5	10	1	1	2	0	1	0	1	0	1	3	0	0	0	0	0	35
Duplex/TH/Quad	0	0	0	0	2	0	0	0	0	0	0	0	0	2	0	0	3	0	0	0	0	7
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	5	1	2	2	7	10	1	1	2	0	1	0	1	2	1	3	3	0	0	0	0	42
Stutsman County																						
Single Family	24	18	17	30	32	30	34	28	32	25	19	18	20	35	43	65	48	23	11	13	17	582
Duplex/TH/Quad	0	0	0	0	0	0	7	0	0	0	2	0	0	0	0	0	0	0	0	0	0	9
Multifamily 5+	27	0	12	0	16	8	37	0	17	35	62	0	0	12	0	0	0	0	0	0	0	226
Subtotal	51	18	29	30	48	38	78	28	49	60	83	18	20	47	43	65	48	23	11	13	17	817
Wells County																						
Single Family	1	0	1	1	1	1	1	3	0	2	2	1	2	1	0	2	1	0	1	0	1	22
Duplex/TH/Quad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily 5+	0	0	0	0	0	0	0	0	0	0	0	8	0	0	6	0	0	0	0	0	0	14
Subtotal	1	0	1	1	1	1	1	3	0	2	2	9	2	1	6	2	1	0	1	0	1	36
Region VI Totals																						
Single Family	49	36	38	54	68	73	61	56	58	49	36	35	51	64	88	109	75	56	25	30	37	1,148
Duplex/TH/Quad	2	16	4	2	2	0	15	0	0	0	2	0	3	5	44	0	5	2	4	0	10	116
Multifamily 5+	27	0	24	38	43	35	64	24	60	35	62	8	8	21	6	0	36	85	0	0	0	576
Subtotal	78	52	66	94	113	108	140	80	118	84	100	43	62	90	138	109	116	143	29	30	47	1,840

Sources: HUD; Maxfield Research and Consulting, LLC.

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Oil and Gas Wells Map – North Dakota



Housing Units by Occupancy Status and Tenure

Housing occupancy is a key variable used to assess neighborhood stability. Table HC-3 on the following page shows the total number of housing units, as well as the occupancy status in 2010 and 2020. This data 2010 data is sourced from the U.S. Census while 2020 data is from the American Community Survey's Five-Year Estimates. It is important to note, that the Census' definition of a vacant housing unit includes: Units that were listed for sale or for rent at the time of the Census survey; Units that have been rented or sold but were not yet occupied; Seasonal housing (vacation or second homes); and "Other" vacant housing. Other vacant housing units include housing for migratory workers, housing units held for occupancy of a caretaker, and units in the foreclosure process.

- Overall, it appears that housing units remained about the same between 2010 to 2020, as the total supply of housing units in Region VI increased slightly by 29 units (0.1%) during the decade.
- The housing unit occupancy rate declined from 84.0% in 2000 to 81.6% in 2020. Additionally, the number of owner-occupied housing units increased in the following counties over the decade: Barnes, Dickey, Foster, Griggs, and LaMoure. In contrast, the number of owner-occupied units decreased in Logan County, McIntosh County, Stutsman County, and Wells County.
- As a whole, Region VI gained 250 owner-occupied housing units for a 1.4% increase. Region VI also experienced an increase in the number of renter-occupied units, increasing 6.6% (457 units) during the decade. The Counties of Barnes, Dickey, and Griggs all experienced increases in the number of renter-occupied units while the other Counties lost units. The most notable change occurred in Valley City, which gained 396 renter-occupied units (13.3%).
- The most notable change in occupancy from 2010 to 2020 occurred in the number of vacant housing units, as the Region gained 702 vacant units for a 15.2% increase. The largest increases occurred in Griggs County (149 vacant units for a 48.7% gain) and Stutsman County (396 vacant units for a 37.1% increase).
- Foster County had the highest percentage of owner-occupied housing units in the Region at 66.7% as of 2020, followed by LaMoure County at 65.7%. The highest proportion of renter-occupied housing units could be found in Stutsman County (32.9%), followed by Barnes County (24.8%), and McIntosh County (20.2%). Vacancy rates were highest in McIntosh County where 29.5% of the housing stock was considered vacant, followed by Logan County (28.8%), and Griggs County (26.9%).

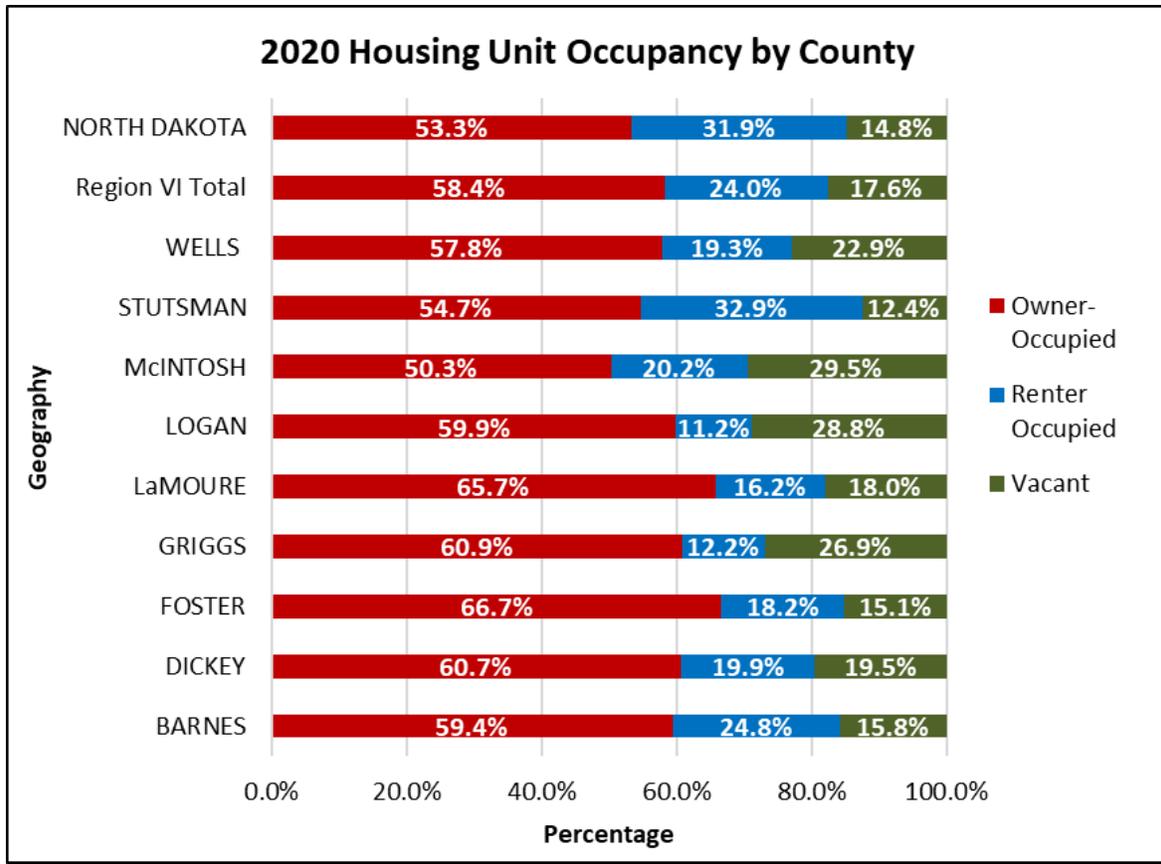
HOUSING CHARACTERISTICS

TABLE HC-3 HOUSING UNITS BY OCCUPANCY STATUS & TENURE NORTH DAKOTA REGION VI 2010 to 2020												
Year/Occupancy	BARNES		DICKEY		FOSTER		GRIGGS		LaMOURE		LOGAN	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2010												
Owner Occupied	3,330	58.4%	1,572	59.6%	1,113	61.8%	865	60.2%	1,483	66.3%	705	37.9%
Renter Occupied	1,496	26.2%	608	23.1%	382	21.2%	266	18.5%	342	15.3%	138	7.4%
Vacant	878	15.4%	456	17.3%	306	17.0%	306	21.3%	413	18.5%	301	16.2%
Total	5,704	100.0%	2,636	100.0%	1,801	100.0%	1,437	100.0%	2,238	100.0%	1,144	100.0%
2020												
Owner Occupied	3,556	59.4%	1,602	60.7%	1,487	66.7%	1,031	60.9%	1,499	65.7%	684	59.9%
Renter Occupied	1,483	24.8%	525	19.9%	406	18.2%	207	12.2%	370	16.2%	128	11.2%
Vacant	943	15.8%	514	19.5%	337	15.1%	455	26.9%	411	18.0%	329	28.8%
Total	5,982	100.0%	2,641	100.0%	2,230	100.0%	1,693	100.0%	2,280	100.0%	1,141	100.0%

Sources: U.S. Census Bureau & Maxfield Research & Consulting, LLC.

TABLE HC-3 (CONTINUED) HOUSING UNITS BY OCCUPANCY STATUS & TENURE NORTH DAKOTA REGION VI 2010 to 2020										
Year/Occupancy	McINTOSH		STUTSMAN		WELLS		Region VI Total		NORTH DAKOTA	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.	No.	Pct.
2010										
Owner Occupied	1,036	55.8%	5,957	60.4%	1,532	61.7%	17,593	60.3%	183,943	57.9%
Renter Occupied	271	14.6%	2,974	30.2%	411	16.6%	6,888	23.6%	97,249	30.6%
Vacant	551	29.7%	931	9.4%	538	21.7%	4,680	16.0%	36,306	11.4%
Total	1,858	100.0%	9,862	100.0%	2,481	100.0%	29,161	100.0%	317,498	100.0%
2020										
Owner Occupied	922	50.3%	5,607	54.7%	1,455	57.8%	17,843	58.4%	200,671	53.3%
Renter Occupied	370	20.2%	3,370	32.9%	486	19.3%	7,345	24.0%	120,202	31.9%
Vacant	541	29.5%	1,276	12.4%	576	22.9%	5,382	17.6%	55,724	14.8%
Total	1,833	100.0%	10,253	100.0%	2,517	100.0%	30,570	100.0%	376,597	100.0%

Sources: U.S. Census Bureau & Maxfield Research & Consulting, LLC.



Age of Housing Stock

The American Community Survey (“ACS”) is an ongoing statistical survey administered by the U.S. Census Bureau that is sent to approximately 3 million addresses annually. The survey gathers data previously contained only in the long form of the decennial census. As a result, the survey is ongoing and provides a more “up-to-date” portrait of demographic, economic, social, and household characteristics every year, not just every ten years. The most recent ACS highlights data collected between 2016 and 2020, the most recent data available.

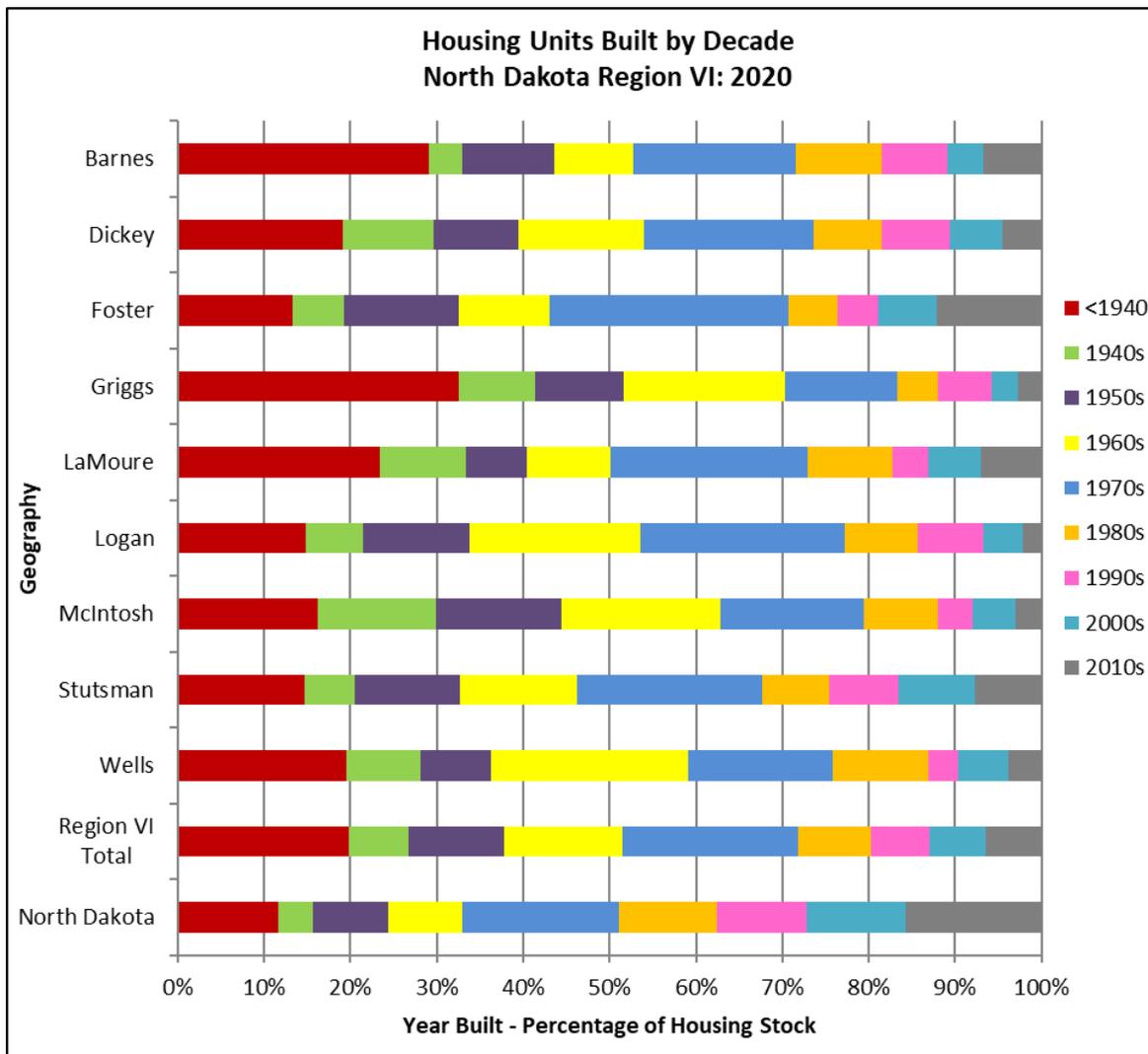
The graph on the following page shows the age distribution of the housing stock in 2020 based on data from the ACS. Table HC-4 includes the number of housing units built in the Region, prior to 1940 and during each decade since. The following are key points from Table HC-4.

- The age of the housing stock in Region VI is characterized by a substantial portion of homes built during the 1970s (20.4% of all units) and prior to 1940 (19.8% of all housing units).
- While many homes built before 1940 are in stable condition, a high number of housing units this age increases the potential for the housing stock to become substandard and maintenance costs are generally higher. Older housing is common in counties where

HOUSING CHARACTERISTICS

shrinking populations and slower economic activity generates less demand for new housing. Griggs County had the highest proportion of older homes as 32.5% of the housing supply were built prior to 1940, followed by Barnes County (29.1%) and LaMoure County (23.4%). Foster (13.3%), Stutsman (14.7%) and Logan (14.8%) Counties had the lowest proportion of homes built prior to 1940. Statewide North Dakota had 11.7% of its units built prior to 1940. Most of its units were built in the 1970s (18.0%) while the lowest number of units were built in 3.9%.

- The 1970s appear to have been the most active decade for residential construction in the Region, as 5,023 housing units were constructed (20.4% of all units). The years prior to 1940 were also highly active with 4,894 units constructed (19.8% of all units).



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- Approximately 20% (19.8%) of the Region's housing stock has been built between 1990 and 2020. Stutsman County has the highest proportion of newer homes, as 24.6% of the housing supply has been constructed since 1990 and was followed by Foster County (23.7%). Griggs County has the lowest percentage of homes built since 1990, at 11.9% followed closely behind by McIntosh County (12.0%).
- Between 2010 and 2020, 601 housing units have been added to the Region's housing stock; 6.5% of the total (24,674 units). Of Counties within Region VI, Stutsman County was the leader with 686 new units (2.8%) between 2010 and 2020, followed by Barnes County with 337 new units (1.4%).
- In Region VI as a whole, 19.8% of the housing stock was built prior to 1940, 6.9% during the 1940s, 11.0% in the 1950s, 13.6% in the 1960s, 20.4% in the 1970s, 8.4% in the 1980s, 6.8% in the 1990s, 6.5% in the 2000s, and 6.5% in the 2010s.

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**TABLE HC-4
AGE OF HOUSING STOCK (OCCUPIED HOUSING UNITS)
NORTH DAKOTA REGION VI
2020**

	Total Units	Year Structure Built																	
		<1940		1940s		1950s		1960s		1970s		1980s		1990s		2000s		2010s	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Barnes	5,039	1,465	29.1%	196	3.9%	535	10.6%	459	9.1%	950	18.9%	501	9.9%	387	7.7%	209	4.1%	337	6.7%
Dickey	2,127	407	19.1%	224	10.5%	207	9.7%	309	14.5%	418	19.7%	170	8.0%	166	7.8%	130	6.1%	96	4.5%
Foster	1,483	197	13.3%	88	5.9%	198	13.4%	156	10.5%	409	27.6%	84	5.7%	71	4.8%	101	6.8%	179	12.1%
Griggs	1,031	335	32.5%	92	8.9%	106	10.3%	192	18.6%	134	13.0%	49	4.8%	64	6.2%	31	3.0%	28	2.7%
LaMoure	1,972	461	23.4%	196	9.9%	140	7.1%	191	9.7%	449	22.8%	194	9.8%	83	4.2%	120	6.1%	138	7.0%
Logan	812	120	14.8%	54	6.7%	100	12.3%	161	19.8%	192	23.6%	69	8.5%	61	7.5%	37	4.6%	18	2.2%
McIntosh	1,292	209	16.2%	178	13.8%	187	14.5%	238	18.4%	215	16.6%	110	8.5%	52	4.0%	64	5.0%	39	3.0%
Stutsman	8,977	1,320	14.7%	520	5.8%	1,091	12.2%	1,220	13.6%	1,929	21.5%	685	7.6%	728	8.1%	798	8.9%	686	7.6%
Wells	1,941	380	19.6%	165	8.5%	160	8.2%	441	22.7%	327	16.8%	215	11.1%	66	3.4%	113	5.8%	74	3.8%
Region VI Total	24,674	4,894	19.8%	1,713	6.9%	2,724	11.0%	3,367	13.6%	5,023	20.4%	2,077	8.4%	1,678	6.8%	1,603	6.5%	1,595	6.5%
North Dakota	320,873	37,641	11.7%	12,625	3.9%	27,957	8.7%	27,741	8.6%	57,716	18.0%	36,392	11.3%	33,502	10.4%	36,735	11.4%	50,564	15.8%

Sources: U.S. Census Bureau - American Community Survey & Maxfield Research & Consulting, LLC.

Housing Stock by Structure Type and Tenure

Table HC-5 shows the housing stock in Region VI by type of structure as of 2020.

- The dominant housing type throughout Region VI is the single-family detached home, representing 73.0% of all housing units in the Region, followed by attached single family homes at 1.8%. Compared to the State of North Dakota, where 58.5% of all housing units are single-family detached, there is a relatively limited variety of housing options in many Region VI communities.
- Logan and Griggs Counties have the highest proportions of single-family detached housing, representing 89.3% and 87.5% of their respective housing inventories.
- Excluding the Other Category, attached single-family housing units have the smallest presence in the Region, representing 1.8% of all housing units. By comparison, 6.4% of all housing units throughout North Dakota are attached single-family units.
- Mobile homes accounted for 5.5% of all housing units in the Region. Counties with the highest percentage of mobile homes include Stutsman (7.9%), Logan (6.5%), and Wells (5.5%), respectively.
- Approximately 29% (28.7%) of the Region’s housing units are located in multifamily structures. A multifamily structure is considered any structure used for the accommodation of two or more households in separate living units.

	Total	Single-Family		Multifamily						
		Detached	Attached	2 Units	3-4 Units	5-9 Units	10-19 Units	20+ Units	Mobile Home	Other
Barnes	5,039	3,589	121	92	127	244	119	501	246	0
Dickey	2,208	1,786	15	0	63	92	119	24	109	0
Foster	1,483	1,189	27	14	93	81	37	0	42	0
Griggs	1,031	902	3	3	32	21	34	9	27	0
LaMoure	1,869	1,574	15	7	90	118	2	0	45	18
Logan	812	725	3	1	7	12	2	5	53	4
McIntosh	1,292	1,092	33	29	32	64	2	14	26	0
Stutsman	8,977	5,542	230	323	189	437	494	1,049	713	0
Wells	1,941	1,601	0	24	66	52	31	61	106	0
Region VI Total	24,652	18,000	447	493	699	1,121	840	1,663	1,367	22
North Dakota	320,873	189,017	20,638	6,181	10,201	12,184	16,906	46,693	18,872	181

Sources: U.S. Census Bureau & Maxfield Research & Consulting, LLC.

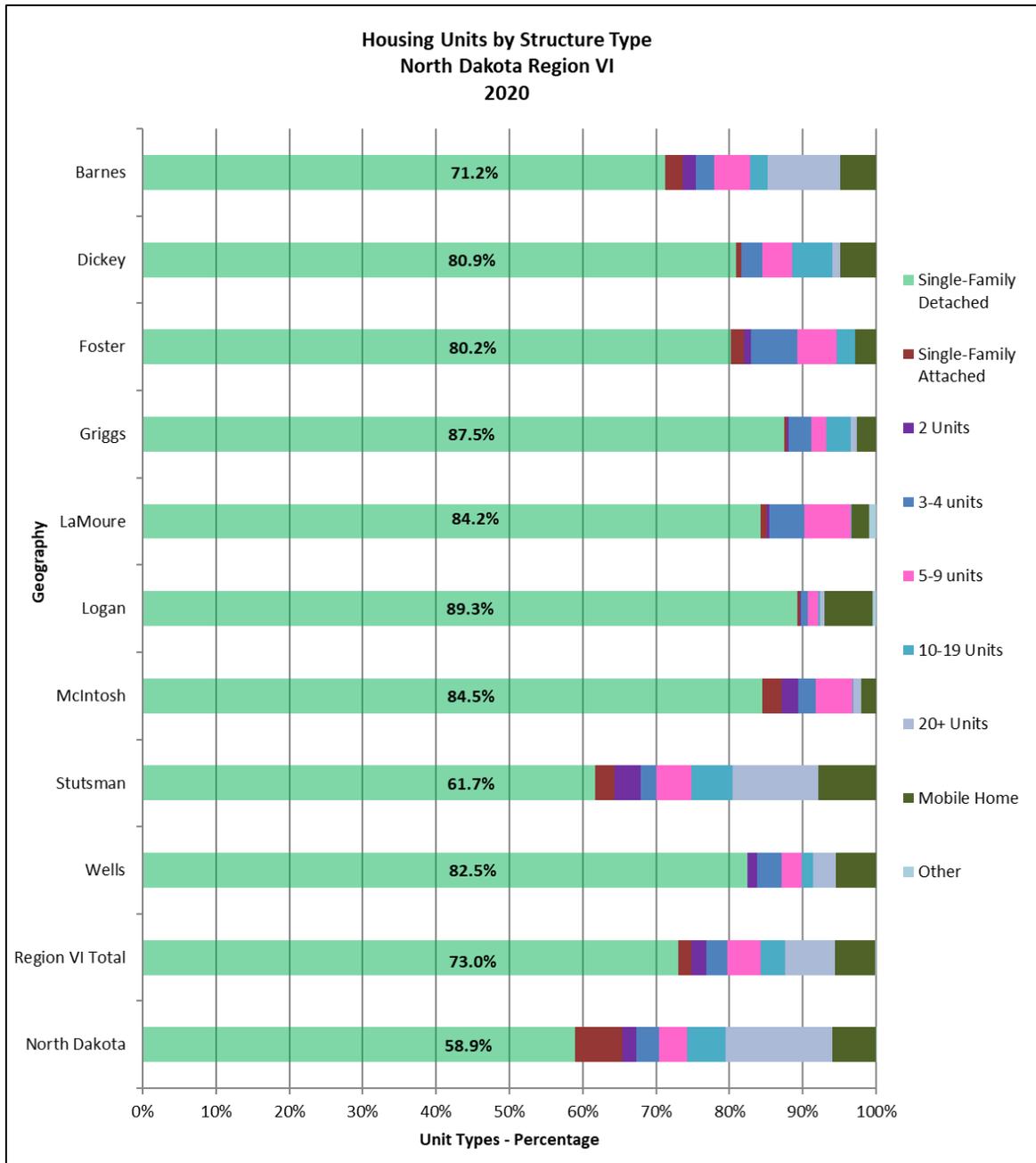
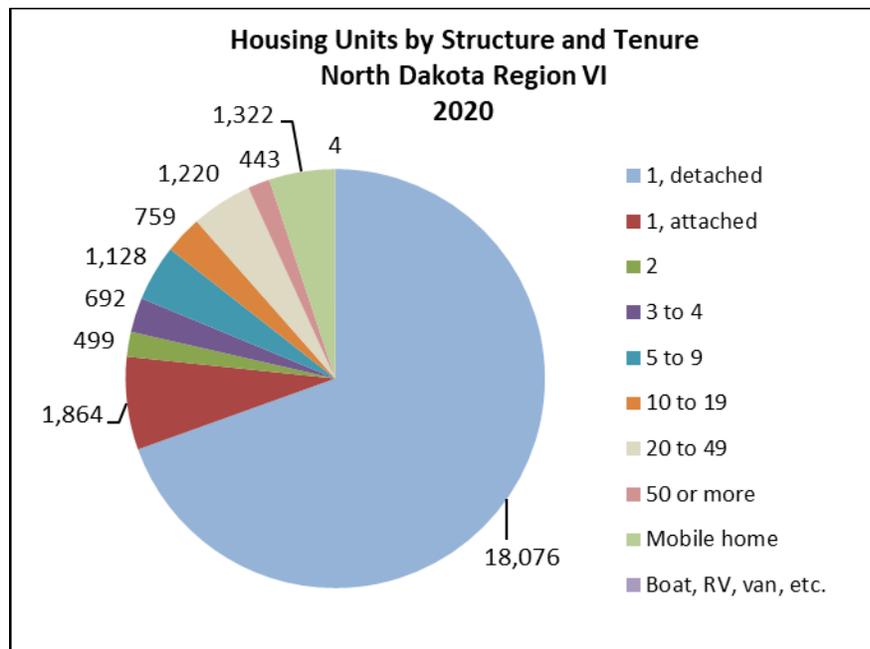


Table HC-6 provides a breakdown of housing units by structure type and owner- versus renter-occupied tenure.

- Of the occupied detached single-family homes in the Region, 87.2% are owner-occupied while the remaining 12.8% are renter-occupied.
- Logan County has the greatest proportion of owner-occupied single-family detached housing units, at 78.9% of the total inventory, while McIntosh County has the highest percentage of renter-occupied single-family detached units, at 16.0% of the total.

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- Renter-occupied multifamily units are the second most common housing type in the Region, representing 25.5% of the occupied housing stock. Stutsman County, Barnes County, and Foster County have the highest proportions of renter-occupied multifamily units, at 27.7%, 19.8%, and 14.8%, respectively.
- Roughly 83% (82.7%) of mobile homes in Region VI are owner-occupied (5.1% of all housing units) in the Region. The highest proportion of owner-occupied mobile homes can be found in Griggs County (100% of all occupied housing units) followed by Wells County (92.5%), McIntosh County (92.3%), and Barnes County (91.1%).
- There are few renter-occupied mobile homes throughout the Region, with the largest concentrations in Foster County (38.1%), Dickey County (24.5%), Logan County (24.5%), and Stutsman County (18.8%).



HOUSING CHARACTERISTICSS

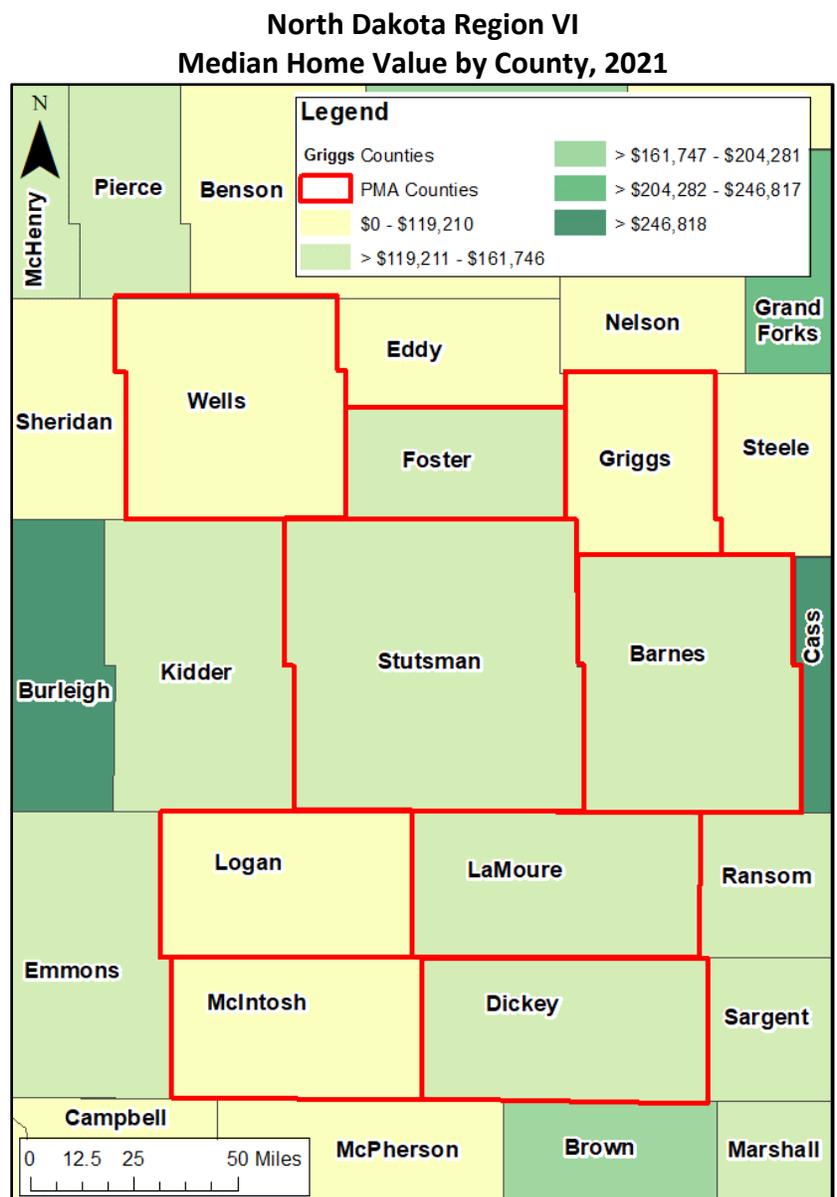
TABLE HC-6 HOUSING UNITS BY STRUCTURE & TENURE NORTH DAKOTA REGION VI 2020												
	BARNES				DICKEY				FOSTER			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1	3,248	91.3%	462	31.2%	1,516	94.6%	285	54.3%	1,046	97.1%	170	41.9%
1, detached	3,137	88.2%	452	30.5%	1,516	94.6%	270	51.4%	1,019	94.6%	170	41.9%
1, attached	111	3.1%	10	0.7%	0	0.0%	15	2.9%	27	2.5%	0	0.0%
2	9	0.3%	83	5.6%	0	0.0%	0	0.0%	5	0.5%	9	2.2%
3 to 4	1	0.0%	126	8.5%	11	0.7%	52	9.9%	0	0.0%	93	22.9%
5 to 9	10	0.3%	234	15.8%	0	0.0%	92	17.5%	0	0.0%	81	20.0%
10 to 19	64	1.8%	55	3.7%	0	0.0%	38	7.2%	0	0.0%	37	9.1%
20 to 49	0	0.0%	376	25.4%	0	0.0%	24	4.6%	0	0.0%	0	0.0%
50 or more	0	0.0%	125	8.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile home	224	6.3%	22	1.5%	75	4.7%	34	6.5%	26	2.4%	16	3.9%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	3,556	100%	1,483	100%	1,602	100%	525	100%	1,077	100%	406	100%
	GRIGGS				LaMOURE				LOGAN			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1	791	96.0%	114	55.1%	2,922	99.6%	160	43.2%	644	94.2%	84	65.6%
1, detached	788	95.6%	114	55.1%	1,499	51.1%	151	40.8%	641	93.7%	84	65.6%
1, attached	3	0.4%	0	0.0%	1,423	48.5%	9	2.4%	3	0.4%	0	0.0%
2	0	0.0%	3	1.4%	6	0.2%	7	1.9%	0	0.0%	1	0.8%
3 to 4	6	0.7%	26	12.6%	0	0.0%	83	22.4%	0	0.0%	7	5.5%
5 to 9	0	0.0%	21	10.1%	7	0.2%	118	31.9%	0	0.0%	12	9.4%
10 to 19	0	0.0%	34	16.4%	0	0.0%	2	0.5%	0	0.0%	2	1.6%
20 to 49	0	0.0%	9	4.3%	0	0.0%	0	0.0%	0	0.0%	5	3.9%
50 or more	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile home	27	3.3%	0	0.0%	0	0.0%	0	0.0%	40	5.8%	13	10.2%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	4	3.1%
Total	824	100.0%	207	100.0%	2,935	100.0%	370	100.0%	684	100.0%	128	100.0%
	McINTOSH				STUTSMAN				WELLS			
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.
1	889	96.4%	236	63.8%	5,022	89.6%	750	22.3%	1,357	93.3%	244	50.2%
1, detached	885	96.0%	207	55.9%	4,912	87.6%	630	18.7%	1,357	93.3%	244	50.2%
1, attached	4	0.4%	29	7.8%	110	2.0%	120	3.6%	0	0.0%	0	0.0%
2	8	0.9%	21	5.7%	0	0.0%	323	9.6%	0	0.0%	24	4.9%
3 to 4	1	0.1%	31	8.4%	0	0.0%	189	5.6%	0	0.0%	66	13.6%
5 to 9	0	0.0%	64	17.3%	0	0.0%	437	13.0%	0	0.0%	52	10.7%
10 to 19	0	0.0%	2	0.5%	6	0.1%	488	14.5%	0	0.0%	31	6.4%
20 to 49	0	0.0%	11	3.0%	0	0.0%	734	21.8%	0	0.0%	61	12.6%
50 or more	0	0.0%	3	0.8%	0	0.0%	315	9.3%	0	0.0%	0	0.0%
Mobile home	24	2.6%	2	0.5%	579	10.3%	134	4.0%	98	6.7%	8	1.6%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	922	100.0%	370	100.0%	5,607	100.0%	3,370	100.0%	1,455	100.0%	486	100.0%
	REGION VI TOTAL				NORTH DAKOTA							
Units in Structure	Owner-Occupied	Pct.	Renter-Occupied	Pct.	Owner-Occupied	Pct.	Renter-Occupied	Pct.				
1	17,435	93.4%	2,505	34.1%	28,950	24.1%	28,950	24.1%				
1, detached	15,754	84.4%	2,322	31.6%	21,078	17.5%	21,078	17.5%				
1, attached	1,681	9.0%	183	2.5%	7,872	6.6%	7,872	6.5%				
2	28	0.2%	471	6.4%	5,178	4.3%	5,178	4.3%				
3 to 4	19	0.1%	673	9.2%	9,262	7.7%	9,262	7.7%				
5 to 9	17	0.1%	1,111	15.1%	10,875	9.0%	10,875	9.0%				
10 to 19	70	0.4%	689	9.4%	15,864	13.2%	15,864	13.2%				
20 to 49	0	0.0%	1,220	16.6%	30,646	25.5%	30,646	25.5%				
50 or more	0	0.0%	443	6.0%	15,075	12.5%	15,075	12.5%				
Mobile home	1,093	5.9%	229	3.1%	4,246	3.5%	4,246	3.5%				
Boat, RV, van, etc.	0	0.0%	4	0.1%	75	0.1%	106	0.1%				
Total	18,662	100.0%	7,345	100.0%	120,171	100.0%	120,202	100.0%				

Sources: U.S. Census Bureau - American Community Survey & Maxfield Research & Consulting, LLC.

Owner-Occupied Housing Units by Value

Table HC-7 and the following map present data on housing values summarized by nine ranges and median value. Housing value refers to the estimated price point the property would sell if the property were for sale. For single-family and townhome properties, value includes both the land and the structure. For condominium units, value refers to only the unit. The following are the main points from Table HC-7.

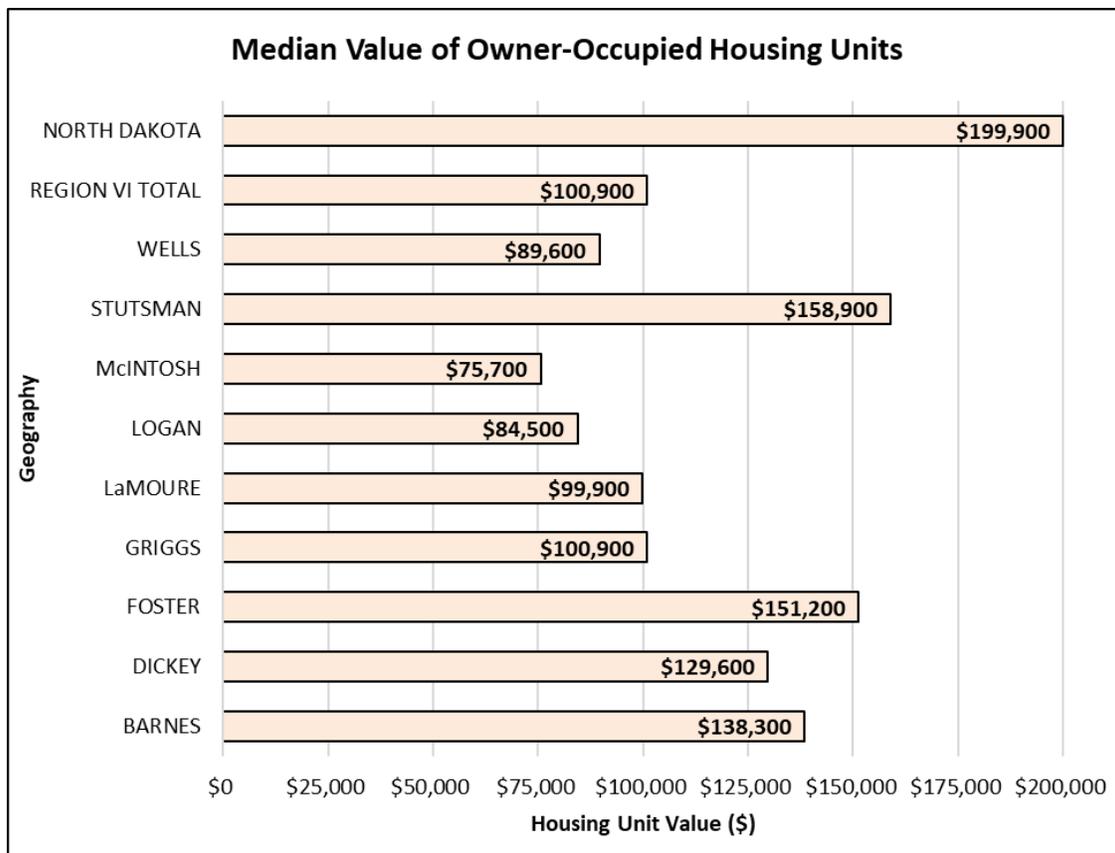
- As illustrated in the below map, 2021 median home values are highest the following PMA Counties: Stutsman, Barnes, Foster, LaMoure, and Dickey. Median home values within the PMA are lowest in Wells, Griggs, Logan, and McIntosh Counties.



Source: ESRI ArcMap

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- The median owner-occupied home value in Region VI was \$100,900 in 2020, roughly 50% (49.5%) lower than the statewide median of \$199,900.
- Median values in Region VI range from lows of \$75,700 in McIntosh County to highs of \$158,900 in Stutsman County and \$138,000 in Barnes County.
- The largest proportion of owner-occupied housing units in Region VI are estimated to be valued in the \$50,000 to \$99,999 range with 22.8% of all owner-occupied units in the Region followed by homes valued between \$100,000 and \$149,999 (17.6%), homes less than \$50,000 (15.4%), and homes between \$150,000 and \$199,999. Approximately 10.7% have values between \$150,000 and \$200,000.
- Roughly 29% (28.8%) of the housing units are valued at \$200,000 or higher. Most of these homes are located in either Stutsman or Barnes County.
- Stutsman County contains the highest number of homes valued at \$500,000 or greater with a total 220 housing units (37.3% of all homes priced over \$500,000 in Region VI).



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**TABLE HC-7
OWNER-OCCUPIED UNITS BY VALUE
NORTH DAKOTA REGION VI
2020**

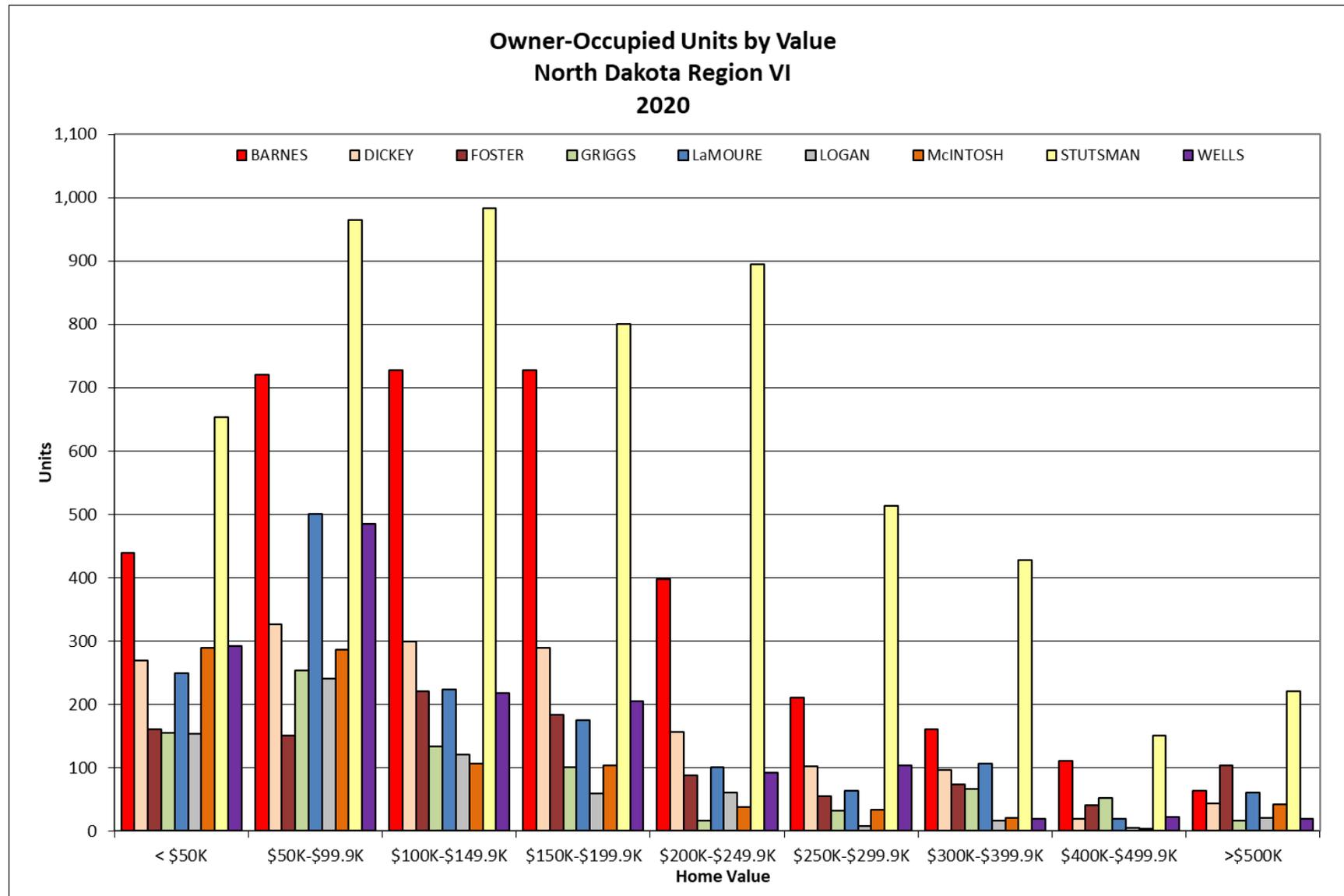
Home Value	BARNES		DICKEY		FOSTER		GRIGGS	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.
Less than \$50,000	439	12.3%	269	16.8%	160	14.9%	155	18.8%
\$50,000-\$99,999	720	20.2%	327	20.4%	151	14.0%	254	30.8%
\$100,000-\$149,999	728	20.5%	299	18.7%	221	20.5%	133	16.1%
\$150,000-\$199,999	728	20.5%	289	18.0%	184	17.1%	100	12.1%
\$200,000-\$249,999	397	11.2%	157	9.8%	88	8.2%	16	1.9%
\$250,000-\$299,999	210	5.9%	102	6.4%	55	5.1%	32	3.9%
\$300,000-\$399,999	160	4.5%	97	6.1%	74	6.9%	66	8.0%
\$400,000-\$499,999	110	3.1%	19	1.2%	40	3.7%	52	6.3%
Greater than \$500,000	64	1.8%	43	2.7%	104	9.7%	16	1.9%
Total	3,556	100.0%	1,602	100.0%	1,077	100.0%	824	100.0%
Median Home Value	\$138,300		\$129,600		\$151,200		\$100,900	

Home Value	LaMOURE		LOGAN		McINTOSH		STUTSMAN	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.
Less than \$50,000	249	16.6%	153	22.4%	289	31.3%	653	11.6%
\$50,000-\$99,999	501	33.4%	240	35.1%	287	31.1%	965	17.2%
\$100,000-\$149,999	223	14.9%	120	17.5%	106	11.5%	983	17.5%
\$150,000-\$199,999	175	11.7%	59	8.6%	103	11.2%	801	14.3%
\$200,000-\$249,999	101	6.7%	61	8.9%	38	4.1%	895	16.0%
\$250,000-\$299,999	64	4.3%	8	1.2%	33	3.6%	513	9.1%
\$300,000-\$399,999	106	7.1%	17	2.5%	20	2.2%	427	7.6%
\$400,000-\$499,999	19	1.3%	5	0.7%	4	0.4%	150	2.7%
Greater than \$500,000	61	4.1%	21	3.1%	42	4.6%	220	3.9%
Total	1,499	100.0%	684	100.0%	922	100.0%	5,607	100.0%
Median Home Value	\$99,900		\$84,500		\$75,700		\$158,900	

Home Value	WELLS		REGION VI TOTAL		NORTH DAKOTA	
	No.	Pct.	No.	Pct.	Pct.	Pct.
Less than \$50,000	292	20.1%	2,659	15.4%	19,376	9.7%
\$50,000-\$99,999	485	33.3%	3,930	22.8%	23,562	11.7%
\$100,000-\$149,999	218	15.0%	3,031	17.6%	24,408	12.2%
\$150,000-\$199,999	205	14.1%	2,644	15.3%	33,074	16.5%
\$200,000-\$249,999	92	6.3%	1,845	10.7%	28,209	14.1%
\$250,000-\$299,999	103	7.1%	1,120	6.5%	24,942	12.4%
\$300,000-\$399,999	19	1.3%	986	5.7%	25,632	12.8%
\$400,000-\$499,999	22	1.5%	421	2.4%	9,747	4.9%
Greater than \$500,000	19	1.3%	590	3.4%	11,721	5.8%
Total	1,455	100.0%	17,226	100.0%	200,671	100.0%
Median Home Value	\$89,600		\$100,900		\$199,900	

Sources: U.S. Census Bureau - American Community Survey & Maxfield Research & Consulting, LLC.

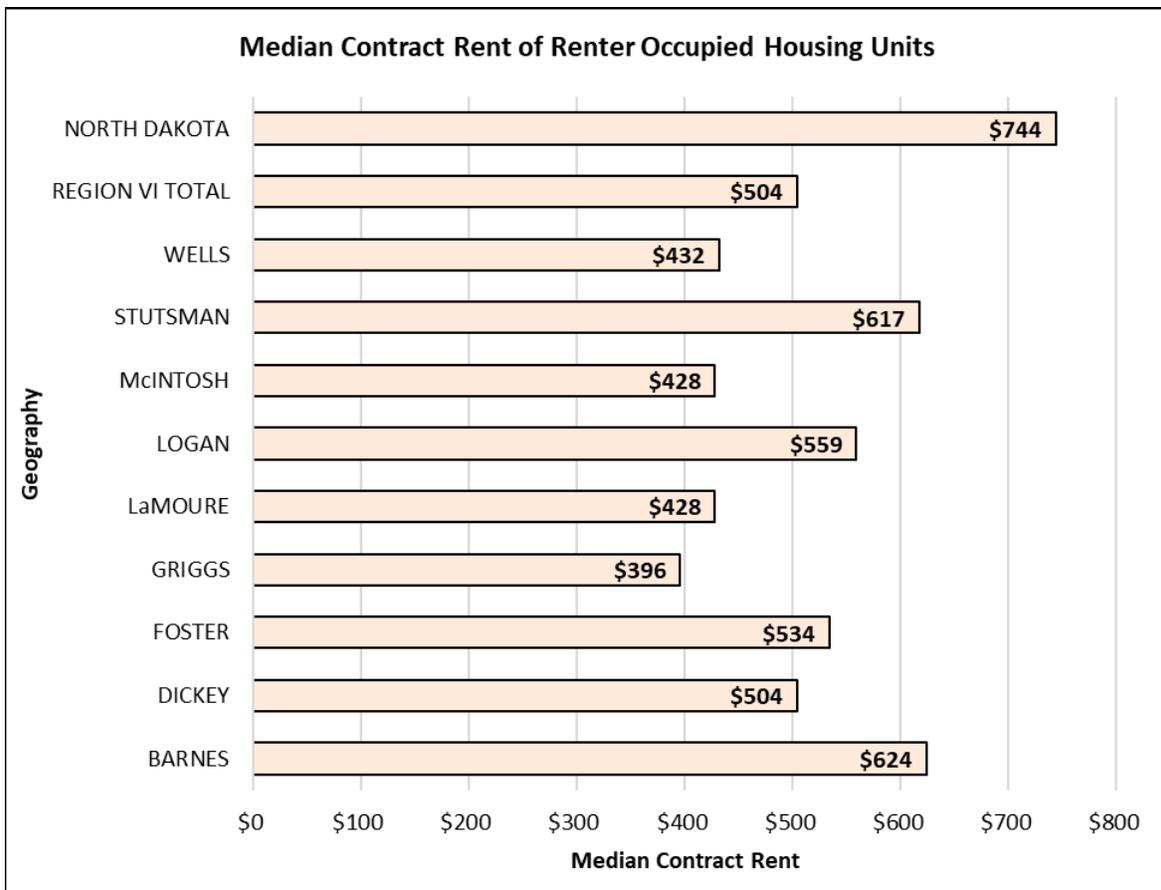
HOUSING CHARACTERISTICS



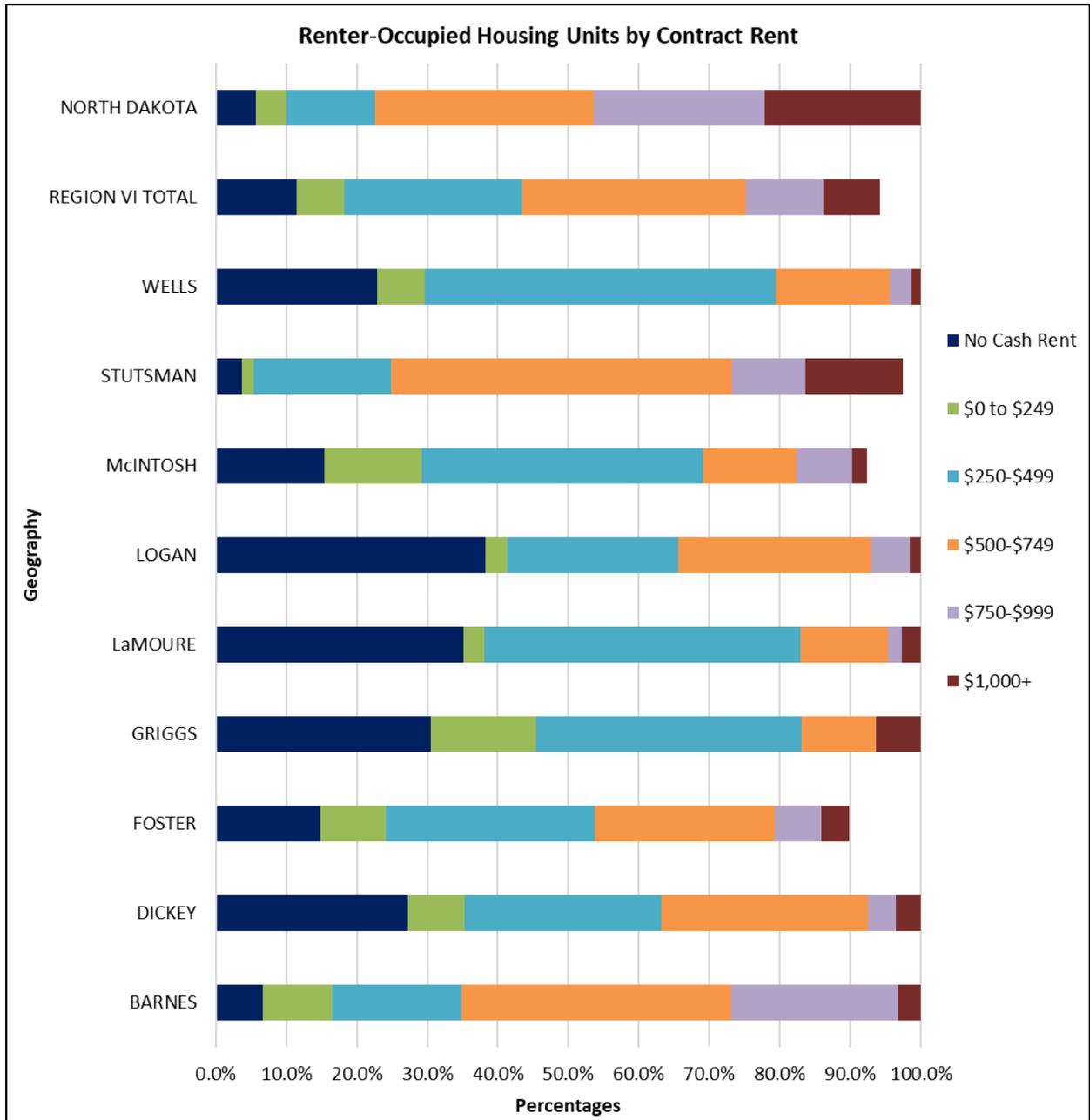
Renter-Occupied Units by Contract Rent

Table HC-8 presents information on the monthly housing costs for renters called contract rent (also known as asking rent). Contract rent is the monthly rent agreed to regardless of any utilities, furnishings, fees, or services that may be included. The following are key points from Table HC-8.

- The median contract rent in Region VI was \$504, roughly -47.6% lower than the statewide median of \$744. Based on a 30% allocation of income to housing, a household in the Region would need an income of about \$20,160 to afford an average monthly rent of \$504. Between the nine counties of Region VI, Griggs County had the lowest median contract rent at \$396, while Barnes County had the highest at \$624.



- Housing units with rent payment (“cash rent”) comprise approximately 89% (88.6%) of Region VI renters.
- Housing units without payment of rent (“no cash rent”) comprise roughly 11% (11.4%) of Region VI renters. Typically, units may be owned by a relative or friend who lives elsewhere whom allow occupancy without charge. Other sources may include caretakers or ministers who may occupy a residence without charge.



HOUSING CHARACTERISTICSS

TABLE HC-8 RENTER-OCCUPIED UNITS BY CONTRACT RENT NORTH DAKOTA REGION VI 2020								
Contract Rent	BARNES		DICKEY		FOSTER		GRIGGS	
	No.	Pct.	No.	Pct.	Pct.	Pct.	No.	Pct.
No Cash Rent	99	6.7%	143	27.2%	60	14.8%	63	30.4%
Cash Rent	1,384	93.3%	382	72.8%	346	85.2%	144	69.6%
\$0 to \$249	145	9.8%	42	8.0%	38	9.4%	31	15.0%
\$250-\$499	273	18.4%	147	28.0%	120	29.6%	78	37.7%
\$500-\$749	566	38.2%	154	29.3%	104	25.6%	22	10.6%
\$750-\$999	353	23.8%	21	4.0%	27	6.7%	0	0.0%
\$1,000+	47	3.2%	18	3.4%	16	3.9%	13	6.3%
Total	1,483	100.0%	525	100.0%	406	100.0%	207	100.0%
Median Contract Rent	\$624		\$504		\$534		\$396	
Contract Rent	LaMOURE		LOGAN		McINTOSH		STUTSMAN	
	Pct.	Pct.	No.	Pct.	No.	Pct.	Pct.	Pct.
No Cash Rent	130	35.1%	49	38.3%	57	15.4%	125	3.7%
Cash Rent	240	64.9%	79	61.7%	313	84.6%	3,245	96.3%
\$0 to \$249	11	3.0%	4	3.1%	51	13.8%	58	1.7%
\$250-\$499	166	44.9%	31	24.2%	148	40.0%	656	19.5%
\$500-\$749	46	12.4%	35	27.3%	49	13.2%	1,629	48.3%
\$750-\$999	7	1.9%	7	5.5%	29	7.8%	350	10.4%
\$1,000+	10	2.7%	2	1.6%	8	2.2%	467	13.9%
Total	370	100.0%	128	100.0%	370	100.0%	3,370	100.0%
Median Contract Rent	\$428		\$559		\$428		\$617	
Contract Rent	WELLS		REGION VI TOTAL		NORTH DAKOTA			
	Pct.	Pct.	No.	Pct.	No.	Pct.		
No Cash Rent	111	22.8%	837	11.4%	6,788	5.6%		
Cash Rent	375	77.2%	6,508	88.6%	113,414	94.4%		
\$0 to \$249	33	6.8%	498	6.8%	5,232	4.4%		
\$250-\$499	242	49.8%	1,861	25.3%	15,190	12.6%		
\$500-\$749	79	16.3%	2,330	31.7%	37,162	30.9%		
\$750-\$999	14	2.9%	808	11.0%	29,221	24.3%		
\$1,000+	7	1.4%	588	8.0%	26,609	22.1%		
Total	486	100.0%	7,345	100.0%	120,202	100.0%		
Median Contract Rent	\$432		\$504		\$744			
Sources: U.S. Census Bureau - American Community Survey & Maxfield Research & Consulting, LLC.								

Summary of Housing Characteristics

- Building permits were issued for 1,836 residential units in Region VI from 2000 to 2020, equating to roughly 87 units per year. Region VI, other than Region III (462 units) had the lowest number of units permitted across all North Dakota Regions. In comparison, Region V had the most units permitted over the same time frame (36,853 units); equating to 1,755 units per year.
- Within Region VI, Stutsman and Barnes Counties issued permits for the most units between 2000 and 2020 with 817 and 712 units, respectively. In Stutsman County, over 71% (71.2%) of the permitted units were single-family homes, while 45.9% of the units in Barnes County were single-family.
- Overall, it appears that housing units remained about the same between 2010 to 2020, as the total supply of housing units in Region VI increased slightly by 29 units (0.1%) during the decade.
- The housing unit occupancy rate declined from 84.0% in 2000 to 81.6% in 2020, while the vacancy rate climbed 2.4% over the decade to 18.4% in 2020. The number of owner-occupied housing units increased in the following counties over the decade: Barnes, Dickey, Foster, Griggs, and Lamoure. In contrast, the number of owner-occupied units decreased in Logan County, McIntosh County, Stutsman County, and Wells County.
- The age of the housing stock in Region VI is characterized by a substantial portion of homes built during the 1970s (20.4% of all units) and prior to 1940 (19.8% of all housing units).
- In Region VI as a whole, 19.8% of the housing stock was built prior to 1940, 6.9% during the 1940s, 11.0% in the 1950s, 13.6% in the 1960s, 20.4% in the 1970s, 8.4% in the 1980s, 6.8% in the 1990s, 6.5% in the 2000s, and 6.5% in the 2010s.
- The dominant housing type throughout Region VI is the single-family detached home, representing 73.0% of all housing units in the Region, followed by attached single family homes at 1.8%. Compared to the State of North Dakota, where 58.5% of all housing units are single-family detached, there is a relatively limited variety of housing options in many Region VI communities.
- Of the occupied detached single-family homes in the Region, 87.2% are owner-occupied while the remaining 12.8% are renter-occupied.
- Renter-occupied multifamily units are the second most common housing type in the Region, representing 25.5% of the occupied housing stock. Stutsman County, Barnes County, and Foster County have the highest proportions of renter-occupied multifamily units, at 27.7%, 19.8%, and 14.8%, respectively.

HOUSING CHARACTERISTICS

- The median owner-occupied home value in Region VI was \$100,900 in 2020, roughly 50% (49.5%) lower than the statewide median of \$199,900.
- The largest proportion of owner-occupied housing units in Region VI are estimated to be valued in the \$50,000 to \$99,999 range with 22.8% of all owner-occupied units in the Region followed by homes valued between \$100,000 and \$149,999 (17.6%), homes less than \$50,000 (15.4%), and homes between \$150,000 and \$199,999. Approximately 10.7% have values between \$150,000 and \$200,000.
- The median contract rent in Region VI was \$504, roughly -32.3% lower than the statewide median of \$511. Based on a 30% allocation of income to housing, a household in the Region would need an income of about \$20,160 to afford an average monthly rent of \$504. Between the nine counties of Region VI, Griggs County had the lowest median contract rent at \$396, while Barnes County had the highest at \$624.

Introduction

Maxfield Research and Consulting, LLC analyzed the for-sale housing market in Region VI by analyzing data on single-family and multifamily home sales and active listings (homes and land).

Overview of For-Sale Housing Market Conditions

Table FS-1 presents home resale data on single-family and multifamily housing in Region VI from 2016 through 2021. The data was obtained from the Bismarck-Mandan Board of Realtors and shows annual number of sale and median sales price for residential properties (land and commercial uses excluded). It is important to note that the resales include only properties that were listed on the Multiple Listing Service (“MLS”) and does not include all transactions as recorded by each county assessor. Not all Realtors are members of the local MLS, and many sellers elect to sell by owner or non-MLS. The following are key points observed from our analysis of this data.

- Over the past six years, the Region is averaging about 374 transactions annually. For comparison, resales averaged about 200 sales annually between 2000 and 2012 in the previous housing study.
- Region VI resale volume has fluctuated over the past six years but experienced a surge in 2020 and 2021 during the pandemic. Resales in 2021 were +59% from 2016.
- Approximately 57% of all resales between 2016 and 2021 were located in Stutsman County. Barnes County had the second highest total accounting for 29% of resales. Combined, Stutsman and Barnes accounted for 86% of all transactions since 2016.
- Home prices in the Region hit a new peak in 2021 with a median sales price of \$168,000, up 8.7% from 2020. Although a nearly 9% appreciation is high the nationwide average from 1Q 2021 to 1Q 2022 is +14%.
- In 2021, the median resale price ranged from \$45,000 in Wells County to roughly \$175,000 in both Barnes and Stutsman Counties.
- Across Region VI, resales are dominated by detached single-family housing stock. Over the past six years, 90% of all transactions have been for single-family housing. The remaining units include: duplex (0.1%), farmsteads (3.4%), manufactured homes (1.7%), multifamily (1.7%), townhomes (3.1%) and only one triplex (0.0%). As such, there are few options for association-maintained housing across the Region.

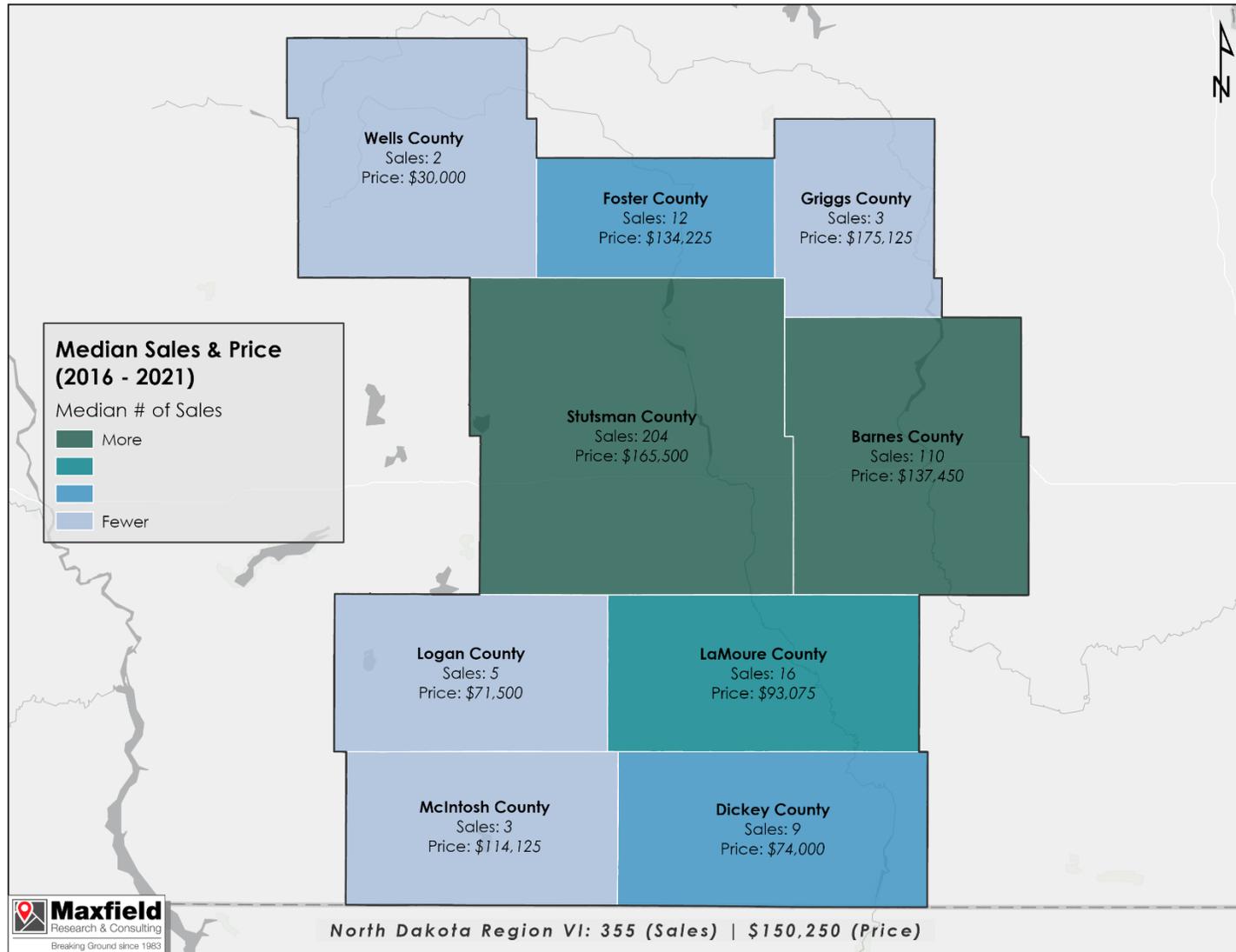
FOR-SALE MARKET ANALYSIS

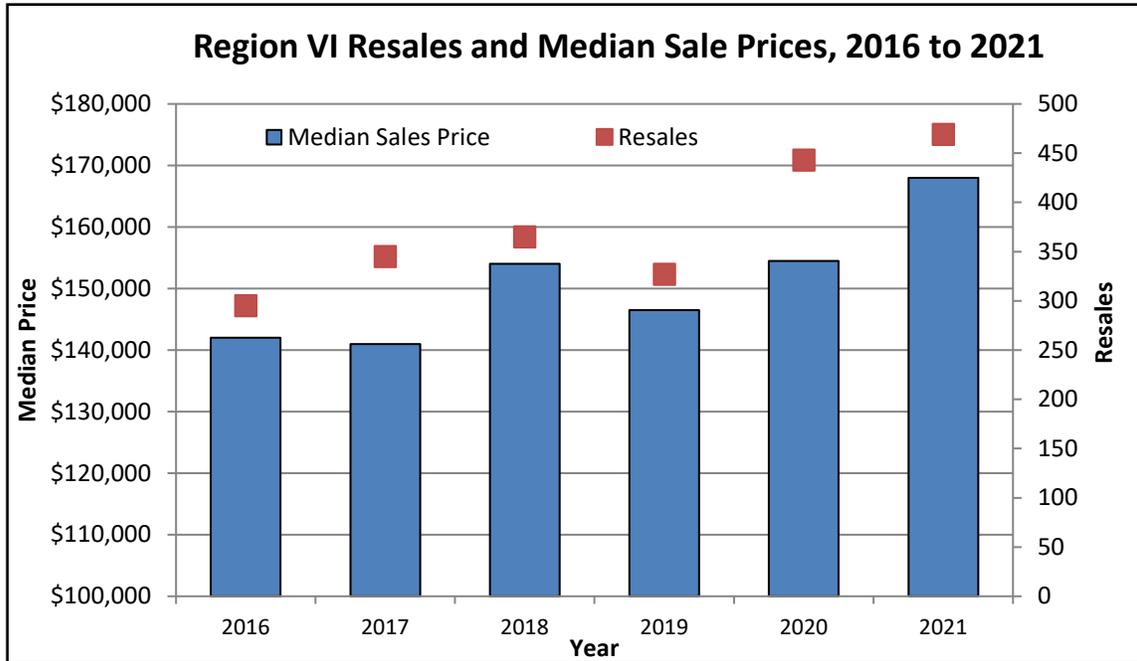
**TABLE FS-1
REGION VI RESALE ACTIVITY
RESIDENTIAL PROPERTIES ONLY
2016 to 2021**

Year	County									Region VI
	Barnes	Dickey	Foster	Griggs	LaMoure	Logan	McIntosh	Stutsman	Wells	
Resales										
2016	81	8	6	1	6	4	2	185	2	295
2017	105	6	12	2	15	2	2	200	1	345
2018	115	9	5	1	17	6	4	207	1	365
2019	93	9	11	3	15	1	1	194	0	327
2020	118	9	14	6	19	8	10	252	7	443
2021	131	19	18	10	21	9	6	250	5	469
Total	643	60	66	23	93	30	25	1,288	16	2,244
Average	107	10	11	4	16	5	4	215	3	374
Median Sales Price										
2016	\$133,900	\$64,000	\$139,750	\$260,000	\$120,950	\$67,700	\$122,500	\$150,000	\$68,500	\$142,000
2017	\$129,900	\$80,950	\$120,000	\$28,500	\$59,400	\$75,000	\$156,000	\$159,500	\$24,000	\$141,000
2018	\$125,000	\$73,000	\$135,000	\$120,000	\$145,000	\$89,500	\$118,750	\$166,600	\$24,000	\$154,000
2019	\$141,000	\$75,000	\$125,000	\$169,000	\$38,000	\$25,000	\$95,000	\$164,500	--	\$146,500
2020	\$155,000	\$45,000	\$133,450	\$181,250	\$98,150	\$68,000	\$109,500	\$166,500	\$30,000	\$154,500
2021	\$174,900	\$104,000	\$142,250	\$198,500	\$88,000	\$75,000	\$50,900	\$175,750	\$45,000	\$168,000
Pct. Change	23.4%	38.5%	1.8%	-31.0%	-37.4%	9.7%	-140.7%	14.7%	-52.2%	15.5%

Source: Bismarck MLS, Maxfield Research & Consulting, LLC.

Median Sales and Sale Prices by Region VI County, 2016 - 2021





Current Supply of Homes on the Market

To examine the current market more closely for available owner-occupied housing in Region VI, we reviewed the current supply of homes on the market (listed for sale). Table FS-3 shows homes that are currently listed for sale throughout Region VI distributed into 10 price ranges. The data was compiled in Spring 2022 through individual real estate brokerage websites and through national listing syndicators. FS-2 shows listings by home style (i.e. one-story, two-story, townhome, condominium) and illustrate key metrics by each housing type. Key findings from the tables follow. MLS listings generally account for the vast majority of all residential sale listings in a given area. However, in rural communities there are a number of for-sale-by-owners housing units in the rural communities and non-MLS listings. The following points are key findings from our assessment of the active homes listed in the Region.

- There were 85 homes listed for sale across the Region as of April 2022. This is on-par with the previous housing study as there were 84 homes listed for sale in January 2013.
- Approximately two-thirds of all active listings were located in Barnes or Stutsman Counties. The Jamestown area had a total of 33 listings (39%) while Valley City had 12 listings (14%).
- The median list price in Region VI was nearly \$166,000; whereas the average list price was \$213,447. The median sale price is generally a more accurate indicator of housing values in a community than the average sale price. Average sale prices can be easily skewed by a few very high-priced or low-priced home sales in any given year, whereas the median sale price better represents the pricing of a majority of homes in a given market.
- The median list price is up 56% from 2013 (\$106,450 vs. \$165,950). Annualized, list prices are up about 5.6% annually over nearly a decade.
- About 25% of the active listings were priced under \$100,000; compared to 50% back in 2013. Another 34% of the units are priced between \$100,000 and \$200,000.
- Nearly 50% of the active listings were priced under \$100,000. Exactly one-third of the listings are priced between \$50,000 and \$99,999. Only 22% are priced more than \$300,000.
- Barnes County, excluding Valley City, had the highest median list price in Region VI at about \$325,000. The lowest median list price was in Griggs County at \$75,000.
- Based on a median list price of \$165,950, a household would need an income of about \$51,500 in order to afford to make monthly housing payments of about \$1,290 (assuming a 10% down payment, 6.0% 30-year fixed mortgage). A household with significantly more equity (in an existing home and/or savings) could put more than 10% down and afford a higher priced home. About 55.5% of Region VI households have annual incomes at or above \$51,500.

FOR-SALE MARKET ANALYSIS

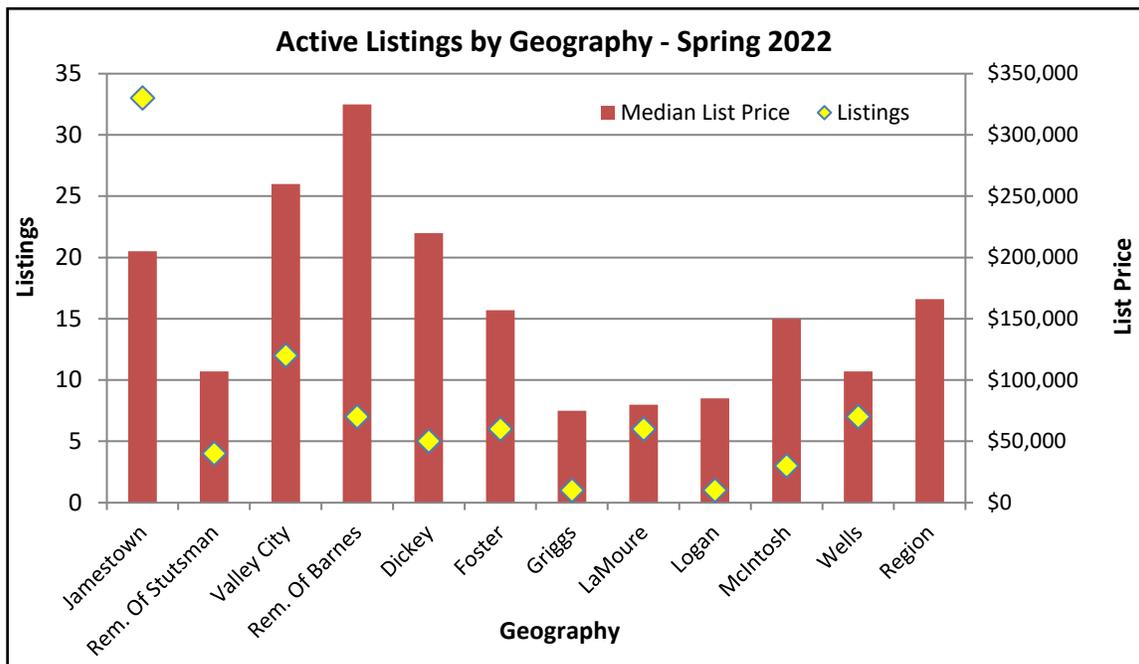
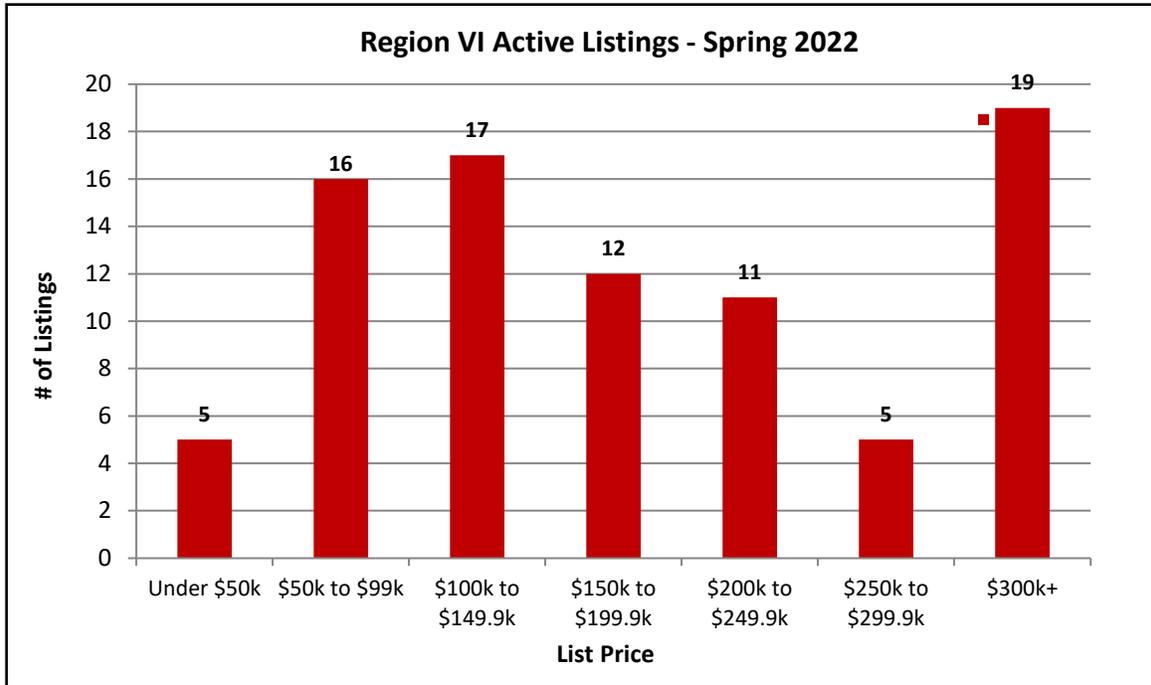
**TABLE FS-2
HOMES CURRENTLY LISTED FOR-SALE
REGION VI
SPRING 2022**

Price Range	Jamestown		Rem. of Stutsman		Valley City		Rem. of Barnes		Dickey		Foster		Griggs	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
< \$49,999	1	3.0%	0	0.0%	1	8.3%	0	0.0%	1	20.0%	0	0.0%	0	0.0%
\$50,000 to \$74,999	1	3.0%	1	25.0%	1	8.3%	1	14.3%	0	0.0%	0	0.0%	0	0.0%
\$75,000 to \$99,999	1	3.0%	1	25.0%	0	0.0%	0	0.0%	0	0.0%	1	16.7%	1	100.0%
\$100,000 to \$149,999	6	18.2%	1	25.0%	2	16.7%	2	28.6%	1	20.0%	2	33.3%	0	0.0%
\$150,000 to \$199,999	7	21.2%	0	0.0%	1	8.3%	0	0.0%	0	0.0%	2	33.3%	0	0.0%
\$200,000 to \$249,999	7	21.2%	0	0.0%	1	8.3%	0	0.0%	2	40.0%	0	0.0%	0	0.0%
\$250,000 to \$299,999	4	12.1%	0	0.0%	1	8.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$300,000 to \$349,999	2	6.1%	0	0.0%	0	0.0%	1	14.3%	0	0.0%	0	0.0%	0	0.0%
\$350,000 to \$399,999	3	9.1%	0	0.0%	1	8.3%	2	28.6%	1	20.0%	0	0.0%	0	0.0%
\$400,000 and Over	1	3.0%	1	25.0%	4	33.3%	1	14.3%	0	0.0%	1	16.7%	0	0.0%
	33	100%	4	100%	12	100%	7	100%	5	100%	6	100%	1	100%
Minimum	\$40,000		\$68,000		\$35,000		\$69,900		\$49,000		\$79,730		\$75,000	
Maximum	\$789,000		\$755,000		\$695,000		\$575,000		\$394,900		\$414,000		\$75,000	
Median	\$205,000		\$106,950		\$259,900		\$324,900		\$219,900		\$157,000		\$75,000	
Average	\$227,770		\$259,225		\$280,358		\$282,114		\$204,320		\$191,705		\$75,000	

Price Range	LaMoure		Logan		McIntosh		Wells		Region VI	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
< \$49,999	1	3.0%	0	0.0%	1	33.3%	0	0.0%	5	5.9%
\$50,000 to \$74,999	2	6.1%	0	0.0%	0	0.0%	0	0.0%	6	7.1%
\$75,000 to \$99,999	2	6.1%	1	25.0%	0	0.0%	3	42.9%	10	11.8%
\$100,000 to \$149,999	1	3.0%	0	0.0%	0	0.0%	2	28.6%	17	20.0%
\$150,000 to \$199,999	0	0.0%	0	0.0%	1	33.3%	1	14.3%	12	14.1%
\$200,000 to \$249,999	0	0.0%	0	0.0%	1	33.3%	0	0.0%	11	12.9%
\$250,000 to \$299,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	5.9%
\$300,000 to \$349,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	3.5%
\$350,000 to \$399,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	8.2%
\$400,000 and Over	0	0.0%	0	0.0%	0	0.0%	1	14.3%	9	10.6%
	6	100%	1	100%	3	100%	7	100%	85	100%
Minimum	\$45,000		\$85,000		\$40,000		\$64,900		\$35,000	
Maximum	\$115,000		\$85,000		\$220,000		\$489,000		\$789,000	
Median	\$79,900		\$85,000		\$150,000		\$107,050		\$165,950	
Average	\$79,050		\$85,000		\$136,667		\$155,988		\$213,447	

Note: Does not include agricultural properties.

Sources: Local real estate firms websites, 3rd party syndicator websites
Maxfield Research & Consulting, LLC

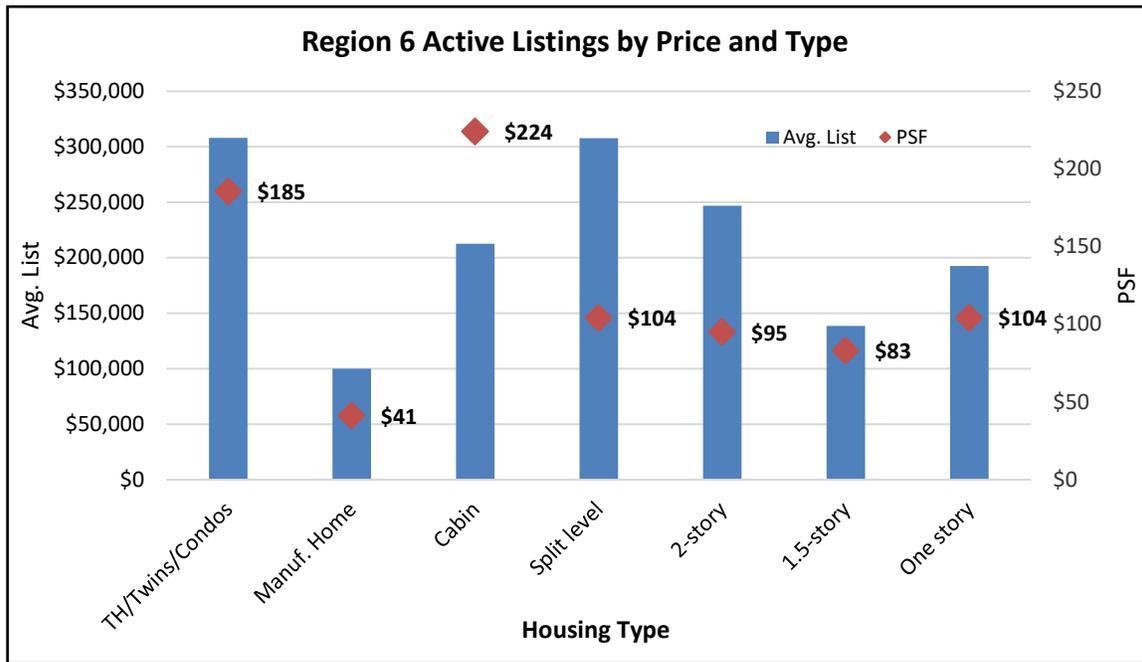
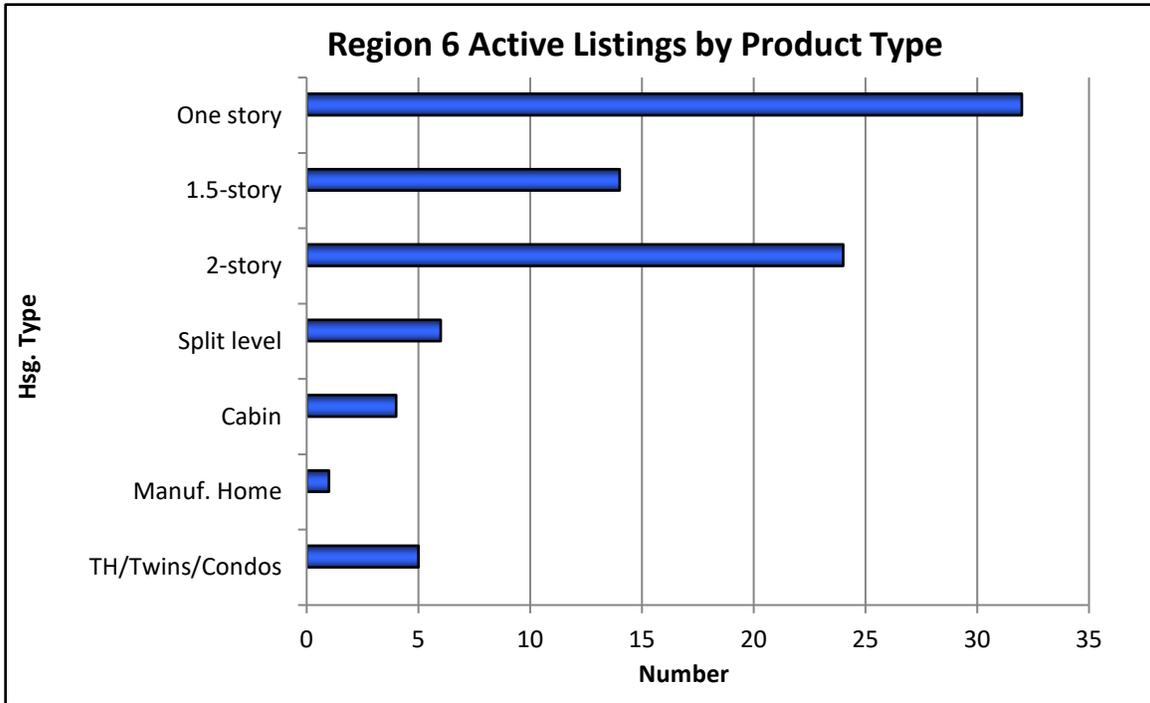


FOR-SALE MARKET ANALYSIS

- Almost all of the listings are single-family properties (94%). There were only five multifamily properties (townhomes) for sale in the entire Region (6%). However, the multifamily housing stock is newer as three new spec twin homes are under construction. These twin homes are also among the most expensive of housing units for-sale in the Region.
- One-story homes accounted for 40% of all single-family housing stock for-sale. Many of these homes are older with an average age of home of 66 years old. Two-story's account for about 30% of the homes for-sale with an average list price of about \$246,700 or \$95 PSF.
- Lake cabins are among the smallest unit sizes (947 square feet) yet have the highest sales price per square foot at \$224/PSF. This compares to an average of \$103/PSF across all single-family housing types.
- Split-levels have the highest list price at \$307,600 (\$104 PSF) and the largest floor plans with an average size of nearly 3,200 square feet. Manufactured homes are priced the lowest at \$100,000 or \$41 PSF.

Property Type	Listings	Pct.	Avg. List Price	Avg. Sq. Ft.	Avg. List Price Per Sq. Ft.	Avg. Age of Home
Single-Family						
One story	32	39.5%	\$192,510	1,847	\$104	1956
1.5-story	14	17.3%	\$138,621	1,700	\$83	1926
2-story	24	29.6%	\$246,683	2,339	\$95	1941
Split level	6	7.4%	\$307,600	3,187	\$104	1985
Cabin	4	4.9%	\$212,500	947	\$224	2007
Manufactured Home	1	1.2%	\$99,900	2,432	\$41	2015
Total	81	100.0%	\$207,616	2,029	\$103	1952
Townhomes/Twinhomes/Condos						
Condo	1	20.0%	\$189,900	1,574	\$121	2007
Twin Home	3	60.0%	\$403,233	1,809	\$224	2022
Townhome	1	20.0%	\$139,900	1,040	\$135	1980
Total	5	100.0%	\$307,900	1,608	\$185	2011

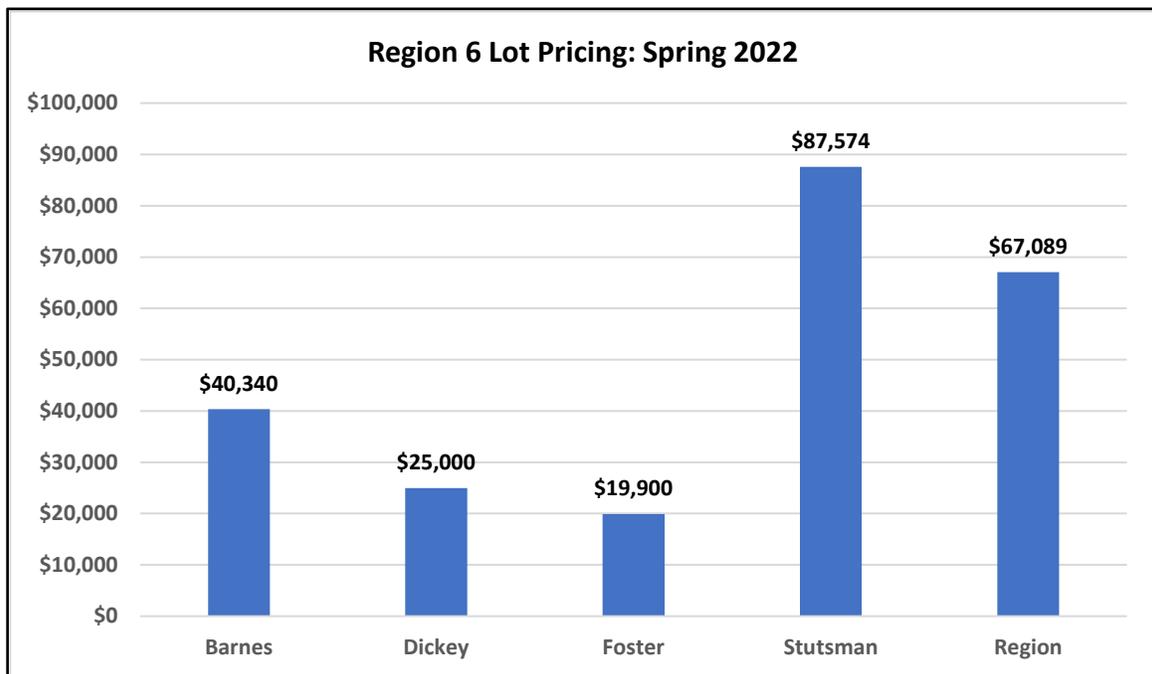
Source: Local real estate websites and syndicators, Maxfield Research & Consulting, LLC



Land/Lot Listings

Maxfield Research and Consulting identified actively marketing residential lots across Region VI in April 2022. All listings were sourced to local real estate brokerages and 3rd party syndicator websites. Please note, not all land listings are marketed via the MLS; many sellers in rural areas do not actively market their listings through a broker.

- There are only 44 actively marketing lots in the Region. Over 90% of the available lot listings are located in either Stutsman or Barnes County.
- Lot sizes across the Region are larger with an average size of over 2 acres. This is a result of most land listings located outside of city limits in property's with well and septic vs. city lots.
- The average lot price is about \$67,000 across the Region, or about \$29,900 per/acre. Lot pricing is the lowest in Foster County (\$19,900) and highest in Stutsman County (\$87,500).



Region VI Land/Lot Listings and For Sale Homes



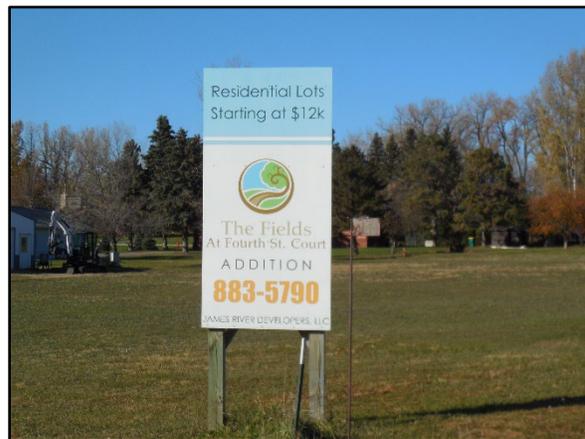
Country Side Estates (Jamestown)



For Sale Land 14th Ave SW & 7th St SW (Jamestown)



Country Side Estates (Jamestown)



The Fields at Fourth St. Court (LaMoure)



Pending For Sale Home (Valley City)



Under Construction Home (Jamestown)

Introduction

The following section of the report analyzes current market conditions for general occupancy (non-age restricted) rental housing across Region VI. Topics covered include an inventory of all identified market rate and affordable/subsidized rental properties in Region VI, and average rents and unit sizes by County and the Region as a whole.

Overview of Rental Market Conditions

Maxfield Research utilized data from the American Community Survey (ACS) to summarize rental market conditions in Region VI and its nine counties compared to the State of North Dakota and the United States. The ACS is an ongoing survey conducted by the United States Census Bureau that provides data every year rather than every ten years as presented by the decennial census.

Table RMA-1, on the following page, shows estimated vacancy rates and gross rental rates from the 2016-2020 ACS (the most recent data available) compared to estimates from the previous four ACS periods. This vacancy estimate is typically higher than what is found in apartment buildings as other types of rentals are included (i.e. vacant single-family rental properties, seasonal housing units, cabins, etc.).

Based on the ACS definition, a housing unit is considered vacant if no one is living in it at the time of the interview. Units defined as “temporarily occupied” (those occupied by persons who are staying two months or less units with a permanent residence elsewhere) are also classified as vacant. Vacant units are excluded from the housing inventory if they are open to the elements (roof, walls, windows, and/or doors no longer protect the interior), if they have been condemned, or if they are to be demolished.

Gross rent is defined as the amount of contract rent plus the estimated average monthly cost of utilities and fuels if paid by the renter.

- Reported vacancies in Region VI were estimated at 12.5% in 2020, ranging from 6.9% in LaMoure County to 25.3% in Griggs County. In comparison, the 2020 vacancy rate was 9.8% in North Dakota and 5.8% throughout the US.
- Compared to the 2016-2020 ACS, the estimated rental vacancy in Region VI increased 64.6% from 7.6% in 2015 to 12.5% in 2020, while the County vacancy rate increased 66.1%. The estimated rental vacancy decreased 9.4% throughout the US during that time.
- Median gross rents increased between the 2011-2015 ACS and the 2016-2020 ACS, climbing 14.5% in Region VI from \$542 in 2015 to \$621 in 2020, while North Dakota experienced a 16.8% increase in the median gross rent from \$709 in 2015 to \$828 in 2020.

RENTAL MARKET ANALYSIS

- By comparison, the median gross rent expanded 18.1% in the US, climbing from \$928 in 2015 to \$1,096 in 2020.

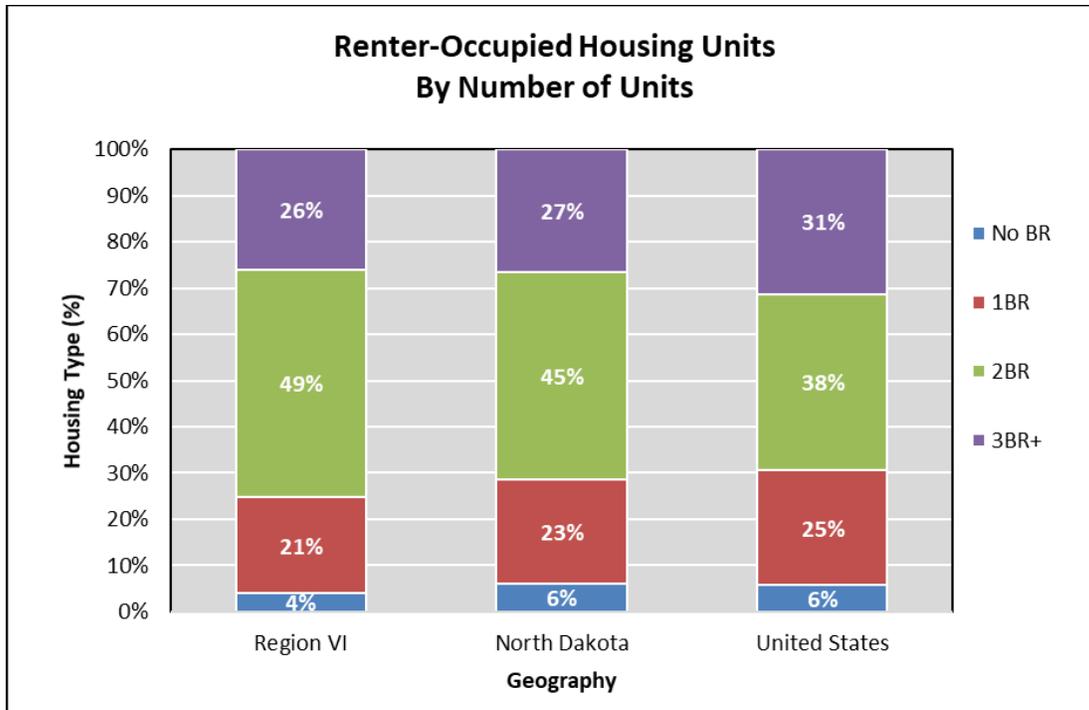
	2015	2016	2017	2018	2019	2020
Vacancy						
Barnes	3.3%	4.0%	4.1%	7.6%	7.6%	9.2%
Dickey	10.3%	8.3%	9.9%	17.5%	17.5%	14.4%
Foster	6.5%	3.8%	3.6%	0.8%	0.8%	6.9%
Griggs	0.0%	2.9%	3.0%	15.5%	15.5%	25.3%
LaMoure	4.4%	4.9%	2.5%	5.8%	4.8%	7.6%
Logan	5.5%	5.5%	9.8%	5.8%	5.8%	9.2%
McIntosh	23.3%	22.1%	19.2%	11.4%	11.4%	11.5%
Stutsman	5.7%	5.1%	5.8%	9.0%	9.0%	8.0%
Wells	9.1%	11.2%	14.2%	19.1%	19.1%	20.0%
Region VI*	7.6%	7.5%	8.0%	10.3%	10.2%	12.5%
North Dakota	5.9%	7.0%	8.5%	19.1%	9.6%	9.8%
US	6.4%	6.2%	6.1%	6.0%	6.0%	5.8%
Rent						
Barnes	\$582	\$671	\$675	\$677	\$679	\$732
Dickey	\$548	\$601	\$608	\$630	\$650	\$640
Foster	\$512	\$527	\$536	\$591	\$595	\$598
Griggs	\$406	\$413	\$405	\$432	\$447	\$565
LaMoure	\$578	\$569	\$567	\$529	\$501	\$499
Logan	\$630	\$597	\$610	\$628	\$738	\$720
McIntosh	\$558	\$518	\$530	\$528	\$545	\$529
Stutsman	\$620	\$631	\$673	\$685	\$683	\$689
Wells	\$443	\$422	\$514	\$621	\$620	\$614
Region VI*	\$542	\$550	\$569	\$591	\$606	\$621
North Dakota	\$709	\$736	\$775	\$806	\$826	\$828
US	\$928	\$949	\$982	\$1,023	\$1,062	\$1,096
*Average of nine counties.						
Note: Rent equals median gross rent						
Sources: American Community Survey 5-year Estimates; Maxfield Research & Consulting, LLC						

Table 2 on the following page presents a breakdown of median gross rent and monthly gross rent ranges by number of bedrooms in renter-occupied housing units from the 2016-2020 ACS in Region VI, North Dakota, and the United States.

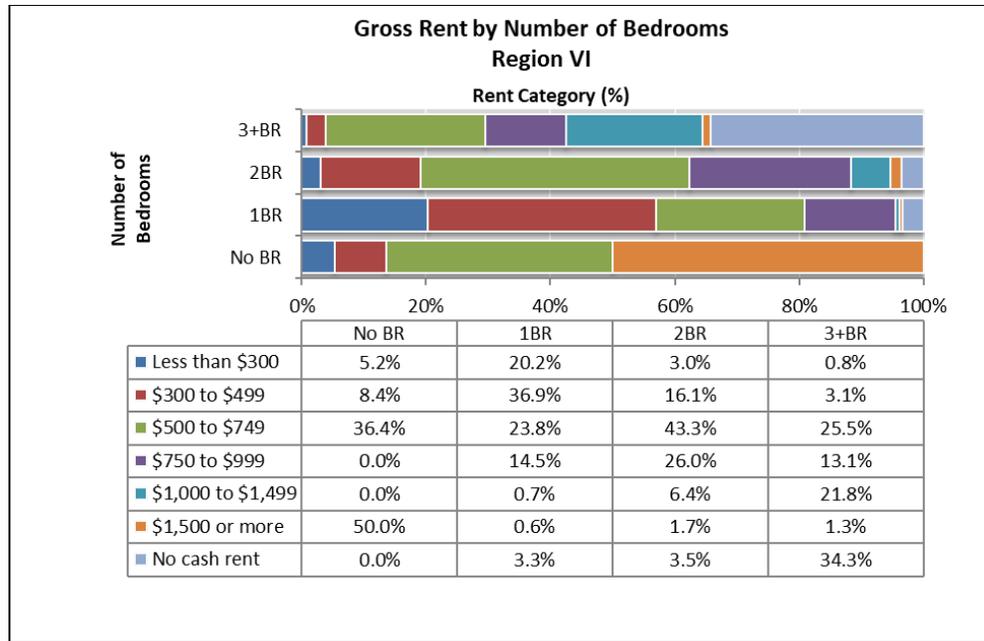
- As depicted in the following chart, 3.9% of the renter-occupied units in the Region are units without a bedroom, while 20.9% are one-bedroom units, compared to 6.0% and 22.6%, respectively, in North Dakota. Almost half (49.1%) of the units in Region VI have two bedrooms (44.7% in North Dakota) and 26.1% have three or more bedrooms in Region VI (26.6% in the State).

TABLE RMA-2 BEDROOMS BY GROSS RENT, RENTER-OCCUPIED HOUSING UNITS NORTH DAKOTA REGION VI 2020					
	Region VI		North Dakota		United States
	No.	% of Total	No.	% of Total	% of Total
Total:	7,345	100.0%	120,202	100.0%	100.0%
Median Gross Rent	\$621		\$828		\$1,096
No Bedroom	286	3.9%	7,217	6.0%	5.7%
Less than \$300	15	0.2%	372	0.3%	0.5%
\$300 to \$499	24	0.3%	1,580	1.3%	0.5%
\$500 to \$749	104	1.4%	2,819	2.3%	1.0%
\$750 to \$999	0	0.0%	1,198	1.0%	1.1%
\$1,000 to \$1,499	0	0.0%	717	0.6%	1.3%
\$1,500 or more	143	1.9%	387	0.3%	1.2%
No cash rent	0	0.0%	144	0.1%	0.1%
1 Bedroom	1,535	20.9%	27,187	22.6%	24.8%
Less than \$300	310	4.2%	2,142	1.8%	1.8%
\$300 to \$499	566	7.7%	3,573	3.0%	2.0%
\$500 to \$749	366	5.0%	9,861	8.2%	4.2%
\$750 to \$999	223	3.0%	8,093	6.7%	5.2%
\$1,000 to \$1,499	10	0.1%	2,422	2.0%	6.6%
\$1,500 or more	9	0.1%	767	0.6%	4.5%
No cash rent	51	0.7%	329	0.3%	0.5%
2 Bedrooms	3,606	49.1%	53,785	44.7%	38.1%
Less than \$300	107	1.5%	1,652	1.4%	0.9%
\$300 to \$499	581	7.9%	2,801	2.3%	1.5%
\$500 to \$749	1,563	21.3%	15,574	13.0%	5.3%
\$750 to \$999	936	12.7%	18,527	15.4%	8.4%
\$1,000 to \$1,499	229	3.1%	11,532	9.6%	11.6%
\$1,500 or more	62	0.8%	2,037	1.7%	8.9%
No cash rent	128	1.7%	1,662	1.4%	1.5%
3 or More Bedrooms	1,918	26.1%	32,013	26.6%	31.3%
Less than \$300	15	0.2%	591	0.5%	0.4%
\$300 to \$499	60	0.8%	1,164	1.0%	0.9%
\$500 to \$749	490	6.7%	3,359	2.8%	2.7%
\$750 to \$999	252	3.4%	5,253	4.4%	4.7%
\$1,000 to \$1,499	418	5.7%	10,658	8.9%	9.2%
\$1,500 or more	25	0.3%	6,335	5.3%	10.6%
No cash rent	658	9.0%	4,653	3.9%	2.8%

Sources: 2016-2020 American Community Survey; Maxfield Research & Consulting, LLC.



- Units with rents between \$500 and \$749 represented the largest proportion of renter-occupied housing units in Region VI (34.3% of all units) in 2020, followed by units with monthly rents between \$750 and \$999 (19.2%), and units with monthly rents between \$300 and \$499 (16.8%).
 - Among the units without a bedroom in the region, the largest proportion (50.0%) had monthly rents in the \$1,500 or more range.
 - The highest proportion of one-bedroom units had rental rates between \$300 and \$499 per month (36.9% of the one-bedroom units).
 - The largest proportion of two-bedroom units had monthly rents in the \$500 and \$749 range (43.3%), while units with three or more bedrooms are mainly no cash rent (34.3%).
- Roughly 5% (5.2%) of the renter-occupied units in Region VI were reported as having no cash rent. These units may be owned by friends or relatives who live elsewhere and who allow occupancy at no charge. Rent-free houses or apartment units may be provided to compensate caretakers, ministers, tenant farmers, or others.
- Tables RMA-3, RMA-4 and RMA-5 are shown on the following pages and separate the surveyed properties by market rate and affordable/subsidized, along with a small summary of the surveyed properties after each group of properties in their respective County.



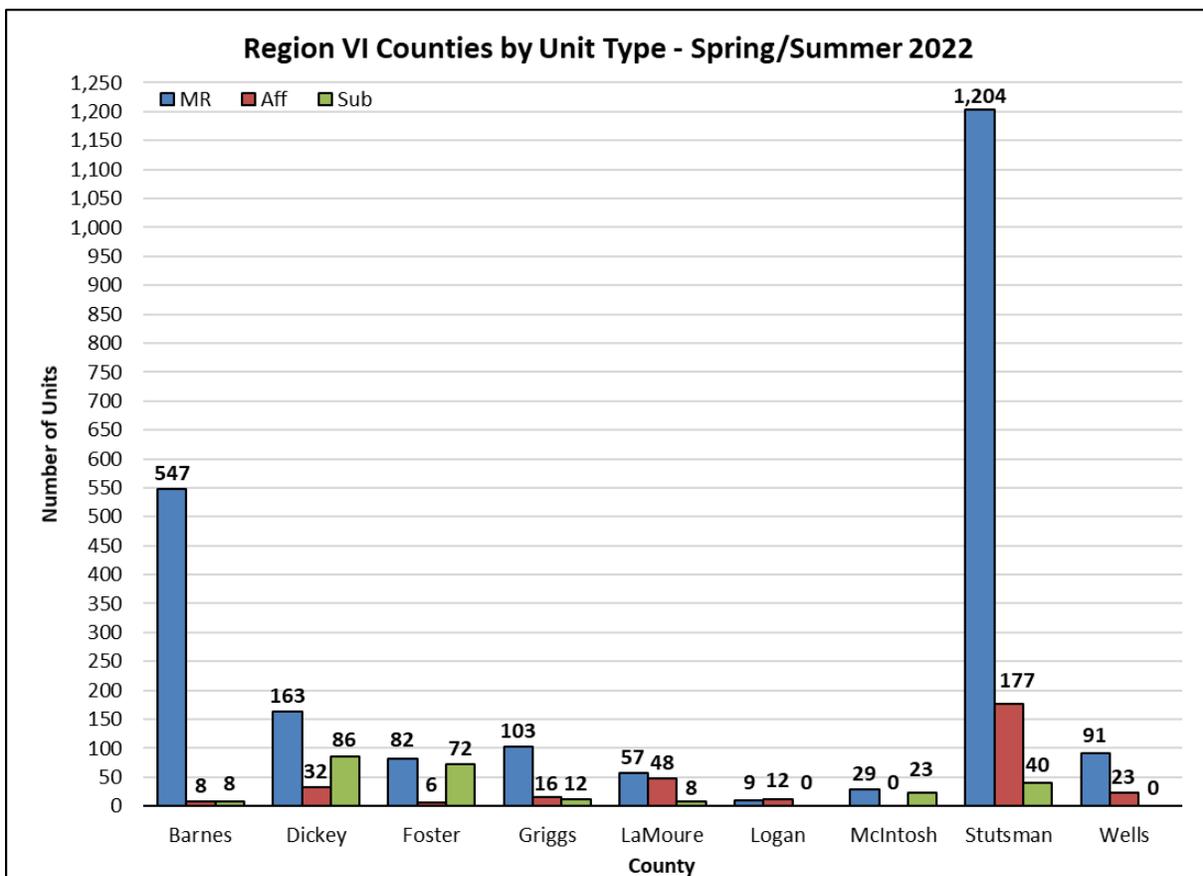
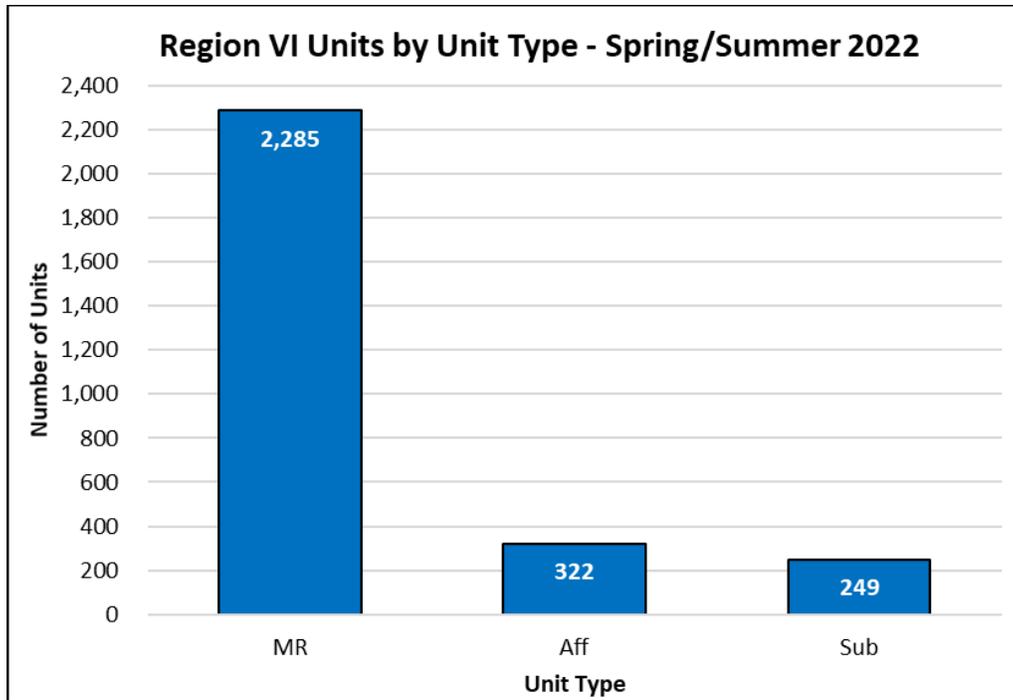
General-Occupancy Rental Properties

The following section details rental properties across the Region. The section begins with an overview all rental properties across the region and then analyzes properties with 12 or more units in further depth. All rental properties in the region comprise over 2,800 units (2,856 units). Of those 2,856 units 80.0% were market rate units (2,285 units), 11.3% were affordable units (322 units), and 8.7% were subsidized units (249 units). The below figure is a summary of all rental units by county and type. Stutsman County contains the most units (1,421 units – 49.8%), followed by Barnes County (563 units – 19.7%), and Dickey County (281 units – 9.8%)

**TABLE RMA-3
GO RENTAL UNIT SUMMARY BY COUNTY
SPRING/SUMMER 2022**

County	MR	Aff	Sub	Total
Barnes	547	8	8	563
Dickey	163	32	86	281
Foster	82	6	72	160
Griggs	103	16	12	131
LaMoure	57	48	8	113
Logan	9	12	0	21
McIntosh	29	0	23	52
Stutsman	1,204	177	40	1,421
Wells	91	23	0	114
Region VI	2,285	322	249	2,856

Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.



RENTAL MARKET ANALYSIS

TABLE RMA-4 RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS) NORTH DAKOTA REGION VI SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
Deer Ridge Apartment Homes	800 12th Ave NE	58401	Jamestown	Stutsman	2015	163	163		
Country Village Apartments	610 11th St NE	58401	Jamestown	Stutsman	1970	110	110		
The Meadows Apartments	615 10th St NE	58401	Jamestown	Stutsman	1999	81	81		
Cedar Ridge Apartments	1600 & 1700 11th Ave NE	58401	Jamestown	Stutsman	NA	64	64		
Linden Court Apartments	1400 10th Ave NE	58401	Jamestown	Stutsman	2010	62	62		
UJ Place (Student Housing)	1107 N University	58401	Jamestown	Stutsman	2020	56	56		
B-K Apartments	1510 11th Ave NE	58401	Jamestown	Stutsman	1989	48		48	
Elm Square Apartments	402 2nd Ave NW	58401	Jamestown	Stutsman	1920	38		38	
Park View Apartments	534-613 2nd St SW	58401	Jamestown	Stutsman	1979	36		36	
Eagle Flats (Opening Fall 2022)	217 2nd Ave SW	58401	Jamestown	Stutsman	2022	33		33	
Rivers Edge	1210-1214 3rd Ave SW	58401	Jamestown	Stutsman	1966	26	26		
Jamestown Village	1214-1218 6th Ave NE	58401	Jamestown	Stutsman	1984	24			24
Westview Apartments	1604 16th Ave SW & 1609-1615 16th St SW	58401	Jamestown	Stutsman	1980s	24	24		
Jamestown 5 Apartments	1506 10th Ave NE	58401	Jamestown	Stutsman	1977	24	24		
904 13th St NE	904 13th St NE	58401	Jamestown	Stutsman	1975	24	24		
502 13th St SE	502 13th St SE	58401	Jamestown	Stutsman	1963	24	24		
1313 11th St SE	1313 11th St SE	58401	Jamestown	Stutsman	1975	15	15		
Jamestown Townhomes	1401-1437 9th Ave NE	58401	Jamestown	Stutsman	1980s	19	19		
North Ridge	904 Thomas Ave NE	58401	Jamestown	Stutsman	1970	18	18		
Del Rios Apartments	910 2nd Ave SW	58401	Jamestown	Stutsman	NA	18	18		
12th Avenue Apartments	909 12th Ave NE	58401	Jamestown	Stutsman	1978	18	18		
1506 6th Ave SW	1506 6th Ave SW	58401	Jamestown	Stutsman	NA	18	18		
1401 5th Ave SE	1401 5th Ave SE	58401	Jamestown	Stutsman	1969	18	18		
New Horizon Apartments	1515-1518 Gardenetter Dr	58401	Jamestown	Stutsman	1970s	16			16
Hilltop Villa	911 14th St NE	58401	Jamestown	Stutsman	1988	16		16	
713 14th St SE	713 14th St SE	58401	Jamestown	Stutsman	1964	16	16		
124 1st E	124 1st E	58401	Jamestown	Stutsman	1883	16	16		
Southwest Manor	903 19th St SW	58401	Jamestown	Stutsman	1983	14	14		
114 3rd St NW	114 3rd St NW	58401	Jamestown	Stutsman	NA	14	14		
819 2nd Ave SW	819 2nd Ave SW	58401	Jamestown	Stutsman	NA	12	12		
316 13th St SW	316 13th St SW	58401	Jamestown	Stutsman	2015	12	12		
Livesay Park Apartments	714 8th Ave NW	58401	Jamestown	Stutsman	1970	12	12		
516 19th St SW	516 19th St SW	58401	Jamestown	Stutsman	1977	12	12		
1501-1523 7th Ave SW	1501-1523 7th Ave SW	58401	Jamestown	Stutsman	1970s/1980s	12	12		
1811 6th Ave SW	1811 6th Ave SW	58401	Jamestown	Stutsman	1978	12	12		
409 15th Ave NE	409 15th Ave NE	58401	Jamestown	Stutsman	1971	12	12		
Jamestown Park Apartments (1015)	1015 12th St NE	58401	Jamestown	Stutsman	NA	12	12		
Jamestown Park Apartments (1105)	1105 12th St NE	58401	Jamestown	Stutsman	1975	12	12		
1115 12th St NE	1115 12th St NE	58401	Jamestown	Stutsman	1995	12	12		
Park Apartments	513,517, 521 18th St SW	58401	Jamestown	Stutsman	1962/1963	12	12		
503 15th St SE	503 15th St SE	58401	Jamestown	Stutsman	1971	12	12		

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-4 (Continued)									
RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS)									
NORTH DAKOTA REGION VI									
SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
1421 4th St NE	1421 4th St NE	58401	Jamestown	Stutsman	NA	8	8		
1213 11th St SE	1213 11th St SE	58401	Jamestown	Stutsman	NA	8	8		
Jamestown 8 Apartments	1423 10th Ave NE	58401	Jamestown	Stutsman	1984	8	8		
Kaiser Apartments	1421 4th St NE	58401	Jamestown	Stutsman	1965	8	8		
Wright Apartments	511 8th Ave NW	58401	Jamestown	Stutsman	1973	8	8		
Glodrey Apartments	210 7th St NW	58401	Jamestown	Stutsman	1974	8	8		
603 11th St NE	603 11th St NE	58401	Jamestown	Stutsman	NA	8	8		
550 18th St SW	550 18th St SW	58401	Jamestown	Stutsman	1968	8	8		
1117 NE 6th Ave	1117 NE 6th Ave	58401	Jamestown	Stutsman	NA	8	8		
409 4th St NE	409 4th St NE	58401	Jamestown	Stutsman	1925	8	8		
917 2nd Ave SE	917 2nd Ave SE	58401	Jamestown	Stutsman	NA	6	6		
Streeter Housing	122 Helen St N	58401	Jamestown	Stutsman	1981	6		6	
442 2nd St SW	442 2nd St SW	58401	Jamestown	Stutsman	1950	6	6		
124-144 3rd St N	124-144 3rd St N	58401	Jamestown	Stutsman	NA	6	6		
215 1st St	215 1st St	58401	Jamestown	Stutsman	NA	6	6		
542 18th St SW	542 18th St SW	58401	Jamestown	Stutsman	1960	5	5		
310 3rd St NW	310 3rd St NW	58401	Jamestown	Stutsman	NA	5	5		
1516-1518 & 1600-1602 10th St W	1516-1518 & 1600-1602 10th St W	58401	Jamestown	Stutsman	2008	4	4		
1408-1414 16th St SW	1408-1414 16th St SW	58401	Jamestown	Stutsman	1980	4	4		
1005 4th Ave	1005 4th Ave	58401	Jamestown	Stutsman	NA	4	4		
911 4th St SE	911 4th St SE	58401	Jamestown	Stutsman	NA	4	4		
702 14th St NE	702 14th St NE	58401	Jamestown	Stutsman	1975	4	4		
706 13th St SE	706 13th St SE	58401	Jamestown	Stutsman	NA	4	4		
710 13th St SE	710 13th St SE	58401	Jamestown	Stutsman	NA	4	4		
704-710 14th St NE	704-710 14th St NE	58401	Jamestown	Stutsman	1986	4	4		
718 13th St SE	718 13th St SE	58401	Jamestown	Stutsman	NA	4	4		
714 13th St SE	714 13th St SE	58401	Jamestown	Stutsman	NA	4	4		
1322 10th St SE	1322 10th St SE	58401	Jamestown	Stutsman	NA	4	4		
1318 10th St SE	1318 10th St SE	58401	Jamestown	Stutsman	NA	4	4		
1314 10th St SE	1314 10th St SE	58401	Jamestown	Stutsman	NA	4	4		
517 18th St SW	517 18th St SW	58401	Jamestown	Stutsman	1968	4	4		
711 1st Ave N	711 1st Ave N	58401	Jamestown	Stutsman	NA	4	4		
Manley Fourplex	NA	58401	Jamestown	Stutsman	1960s	4	4		
605 1st Ave S	605 1st Ave S	58401	Jamestown	Stutsman	NA	4	4		
521 18th St SW	521 18th St SW	58401	Jamestown	Stutsman	1968	4	4		
1114 2nd Ave NE	1114 2nd Ave NE	58401	Jamestown	Stutsman	NA	4	4		
513 18th St SW	513 18th St SW	58401	Jamestown	Stutsman	1968	4	4		
601 3rd St SE	601 3rd St SE	58401	Jamestown	Stutsman	NA	4	4		
215 5th St SW	215 5th St SW	58401	Jamestown	Stutsman	NA	4	4		
530 18th St SW	530 18th St SW	58401	Jamestown	Stutsman	1968	3	3		
438 2nd St SW	438 2nd St SW	58401	Jamestown	Stutsman	NA	3	3		
501 1st St SW	501 1st St SW	58401	Jamestown	Stutsman	1940s/1980s	2	2		
542 18th St SW	542 18th St SW	58401	Jamestown	Stutsman	1968	2	2		
Manley Duplex	NA	58401	Jamestown	Stutsman	NA	2	2		
405 1/2 2nd St NE	405 1/2 2nd St NE	58401	Jamestown	Stutsman	NA	2	2		
501 3rd Ave SE	501 3rd Ave SE	58401	Jamestown	Stutsman	NA	2	2		

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-4 (Continued)									
RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS)									
NORTH DAKOTA REGION VI									
SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
Parklane Homes	4th Ave N	58461	Litchville	Barnes	1968	8		8	
Meridian Apartments I & II	26110 St SE	58072	Valley City	Barnes	2017	78	78		
Northwood Manor	345 7th St NE	58072	Valley City	Barnes	1975	38	38		
Granger Heights Apartments	805-827 3rd St SW	58072	Valley City	Barnes	2007	36	36		
Hi Line Apartments	550 12 St NE	58072	Valley City	Barnes	1980s	24	24		
Valley West Apartments I	650 11th St NW	58072	Valley City	Barnes	1974	24	24		
Valley West Apartments II	714 11th St NW	58072	Valley City	Barnes	1974	24	24		
Ridgeview Apartments	606 11th Ave SW	58072	Valley City	Barnes	1964	24	24		
Sheyenne Apartments	230 Central Ave S	58072	Valley City	Barnes	1910	24	24		
Cornerstone Apartments	264 College St SE	58072	Valley City	Barnes	1930s/1950s	19	19		
Riverside Apartments	424 Winter Show Rd	58072	Valley City	Barnes	1970	18	18		
Victory Park Apartments 18	815 6th Ave NE	58072	Valley City	Barnes	1970	17	18		
Victory Park Apartments	259 4th St SW	58072	Valley City	Barnes	1970	12	12		
Victory Park Apartments II	845 6th Ave NE	58072	Valley City	Barnes	1974	12	12		
238 6th Ave NW	238 6th Ave NW	58072	Valley City	Barnes	1968	12	12		
Colony Apartments	805-827 3rd St SW	58072	Valley City	Barnes	NA	9	9		
529 3rd St NW	529 3rd St NW	58072	Valley City	Barnes	1920	9	9		
Valley Estates III	1014 5th St SE	58072	Valley City	Barnes	1980	8			8
201-203 4th St SW	201-203 4th St SW	58072	Valley City	Barnes	1960	8	8		
1035 5th Ave NW	1035 5th Ave NW	58072	Valley City	Barnes	1975	8	8		
1100 8th Ave NW	1100 8th Ave NW	58072	Valley City	Barnes	1965	8	8		
227 Central Ave S	227 Central Ave S	58072	Valley City	Barnes	1910	7	7		
245 Central Ave S	245 Central Ave S	58072	Valley City	Barnes	1927	7	7		
550 2nd St NW	550 2nd St NW	58072	Valley City	Barnes	1969	7	7		
324 6th Ave SW	324 6th Ave SW	58072	Valley City	Barnes	1900s	7	7		
466 4th Ave NW	466 4th Ave NW	58072	Valley City	Barnes	1900s	6	6		
205 4th St SW	205 4th St SW	58072	Valley City	Barnes	1984	6	6		
139 3rd St NW	139 3rd St NW	58072	Valley City	Barnes	NA	5	5		
260 6th St NW	260 6th St NW	58072	Valley City	Barnes	1920/1990s	5	5		
1139 Main St W	1139 Main St W	58072	Valley City	Barnes	1950	5	5		
247 3rd St SW	247 3rd St SW	58072	Valley City	Barnes	1900	5	5		
253 College St SE	253 College St SE	58072	Valley City	Barnes	1900	5	5		

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-4 (Continued)									
RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS)									
NORTH DAKOTA REGION VI									
SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
913 3rd St NW	913 3rd St NW	58072	Valley City	Barnes	1996	4	4		
239 2nd Ave SE	239 2nd Ave SE	58072	Valley City	Barnes	1920	4	4		
615 9th St NW	615 9th St NW	58072	Valley City	Barnes	1975	4	4		
1049 5th Ave NW	1049 5th Ave NW	58072	Valley City	Barnes	1978	4	4		
1019 5th Ave NW	1019 5th Ave NW	58072	Valley City	Barnes	1970	4	4		
220 9th Ave NW	220 9th Ave NW	58072	Valley City	Barnes	1971	4	4		
104 Main St E	104 Main St E	58072	Valley City	Barnes	1910	4	4		
217 Central Ave S	217 Central Ave S	58072	Valley City	Barnes	1900	4	4		
746 Main St E & 108-118 8th St SE	746 Main St E & 108-118 8th St SE	58072	Valley City	Barnes	1900	4	4		
Sorenson Rentals #1	Sorenson Rentals #1	58072	Valley City	Barnes	1998	4	4		
Sorenson Rentals #2	Sorenson Rentals #2	58072	Valley City	Barnes	2001	4	4		
710 Central Ave N	710 Central Ave N	58072	Valley City	Barnes	1958	4	4		
824 2nd Ave NW	824 2nd Ave NW	58072	Valley City	Barnes	1960	4	4		
119 7th St NE	119 7th St NE	58072	Valley City	Barnes	1958	4	4		
326 Viking Drive	326 Viking Drive	58072	Valley City	Barnes	1960s	4	4		
458 3rd St NE	458 3rd St NE	58072	Valley City	Barnes	1950s	4	4		
660 Main St E	660 Main St E	58072	Valley City	Barnes	1924	3	3		
304 3rd St	304 3rd St	58072	Valley City	Barnes	1900	3	3		
753 2nd Ave NE	753 2nd Ave NE	58072	Valley City	Barnes	1900	3	3		
235 4th Ave NE	235 4th Ave NE	58072	Valley City	Barnes	1958	2	2		
265 Viking Dr	265 Viking Dr	58072	Valley City	Barnes	1960s	2	2		
Oakwood Apartments I	204-212 14th St N	58474	Oakes	Dickey	1976	20			20
Oakes Apartments 1	209 2nd St S	58474	Oakes	Dickey	1980	14	14		
Oakes Apartments 2	215 2nd St S	58474	Oakes	Dickey	1999	14	14		
Oak Hill Manor	1007 1st Ave N	58474	Oakes	Dickey	1988	12	12		
Oakes Apartments	S 5th St & Ivy Ave	58474	Oakes	Dickey	1970s	12	12		
Reed Apartments	105-115 N 12 St	58474	Oakes	Dickey	1972/1973	12	12		
Royal Oakes/Nagala THs	322 14th St N	58474	Oakes	Dickey	NA	10	10		
D & S Rental	104 6th St S	58474	Oakes	Dickey	1980s	8		8	
Oakwood Apartments II	215-221 14th St N	58474	Oakes	Dickey	1975	8	8		
Evergreen Townhomes	1391-1399 Evergreen Ave	58474	Oakes	Dickey	2005	8	8		
Oakes Fitness Apartments	506 Main Ave	58474	Oakes	Dickey	1940/2011	4	4		
Sweets n Stories Apartments	509 1/2 Main Ave	58474	Oakes	Dickey	1908/1983	4	4		
Hickory Apartments	622 Hickory Ave	58474	Oakes	Dickey	1960s	4	4		
E & C Apartments	122 12th St N	58474	Oakes	Dickey	1972	4	4		
Little Bird Apartments	920 Main Ave	58474	Oakes	Dickey	1980	4	4		
Orvilla Apartments	421 Hickory Ave N	58474	Oakes	Dickey	1995	4	4		
Visto Fourplex	S 5th St	58474	Oakes	Dickey	1960	4	4		
Cointepoix Apartments	21 S 3rd St	58474	Oakes	Dickey	2004	4	4		
Robert Reed Apartments	112 S 8th St	58474	Oakes	Dickey	1968/2000s	4	4		

Continued

RENTAL MARKET ANALYSIS

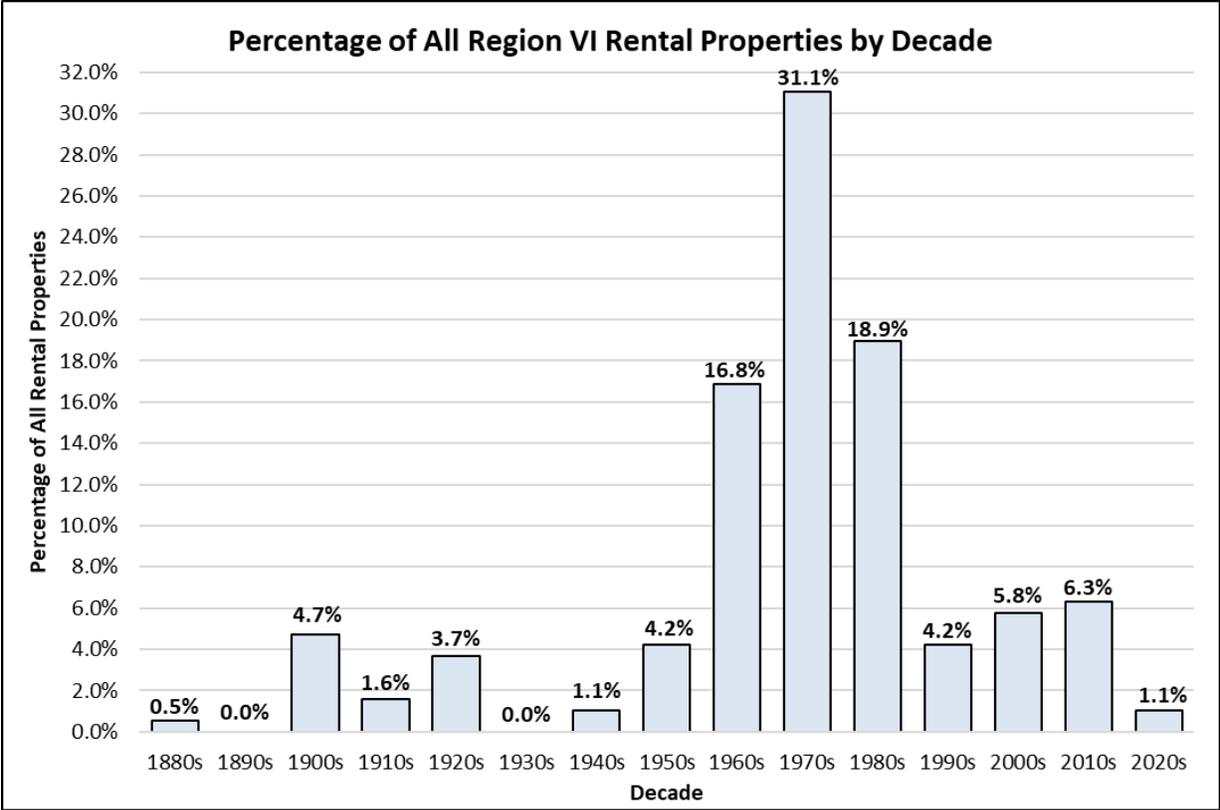
TABLE RMA-4 (Continued) RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS) NORTH DAKOTA REGION VI SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
Ellendale Village I	305-311 6th Ave S	58436	Ellendale	Dickey	1983	34			34
Ellendale Apartments	523 5th Ave N	58474	Ellendale	Dickey	1975	32			32
Southside Apartments	409-425 6th Ave S	58474	Ellendale	Dickey	1978	24		24	
Meadowood Apartments	224 8th Ave N	58436	Ellendale	Dickey	1980s	12	12		
Ellendale Townhomes	304-328 5th St N	58436	Ellendale	Dickey	2006	8	8		
Ellendale Extended Stay	316 1st Ave S	58436	Ellendale	Dickey	1968	6	6		
Buxton Piazza	221 6th Ave N	58436	Ellendale	Dickey	1966	4	4		
Ellendale Fourplex	308 2nd Ave S	58436	Ellendale	Dickey	1978	4	4		
CSB Apartments	115 3rd Ave N	58436	Ellendale	Dickey	1970s	3	3		
Carrington Homes #1	1415 1st St S	58421	Carrington	Foster	1980s	24			24
Carrington Homes #2	55 16th Ave S	58421	Carrington	Foster	1980s	24			24
Carrington Apartments	55 1st St N	58421	Carrington	Foster	1978	18	18		
Carrington Homes #3	1475-1480 16th Ave S	58421	Carrington	Foster	1980s	16			16
801 1st St S	801 1st St S	58421	Carrington	Foster	1980	12	12		
Carrington Manor Apartments	150-180 7th St N	58421	Carrington	Foster	1980s	12	12		
Carrington Homes #4	1450, 1470, 1490 1st St S	58421	Carrington	Foster	1980s	8			8
560-580 2nd Ave N	560-580 2nd Ave N	58421	Carrington	Foster	1985	8	8		
230 1st St N	230 1st St N	58421	Carrington	Foster	NA	8	8		
635-665 Main St	635-665 Main St	58421	Carrington	Foster	1988	8	8		
Old Courthouse	946 1st St S	58421	Carrington	Foster	1900	6	6		
247 Faith Rd	247 Faith Rd	58421	Carrington	Foster	2012	6	6		
Frank Klein Townhomes	325-385 2nd Ave N	58421	Carrington	Foster	2013	4	4		
Larabee Manor	229 2nd Ave	58421	Grace City	Foster	1975	6		6	
Binford Manor West Apartments	206 Hubbard Ave W	58416	Binford	Griggs	1980	8		8	
Binford Manor East Apartments	207 Shipley Ave E	58416	Binford	Griggs	1980	8	8		
South Side Apartments	105-3-122 12th St SE	58425	Cooperstown	Griggs	1972	24	24		
Park 45 Apartments	706 9th Ave NW	58425	Cooperstown	Griggs	1975	18	18		
Town Manor Apartments	806 13th St	58425	Cooperstown	Griggs	1969	17	17		
Valley Manor Apartments	1104-1106 Hobart Ave NE	58425	Cooperstown	Griggs	1982	12			12
Roberts Apartments	706 Roberts Ave	58425	Cooperstown	Griggs	1975	8	8		
Burrel Avenue Apartments	1407/Burrel Avenue	58425	Cooperstown	Griggs	NA	8	8		
1006 Foster Ave NE	1006 Foster Ave NE	58425	Cooperstown	Griggs	1980s	4	4		
1003 Roberts Ave	1003 Roberts Ave	58425	Cooperstown	Griggs	1988	4	4		
Randy Gisvold Apartments	1105 Foster Avenue NE	58425	Cooperstown	Griggs	NA	4	4		
1106 Hobart Ave NE	1106 Hobart Ave NE	58425	Cooperstown	Griggs	NA	4	4		
315/384 School Ave	315/384 School Ave	58443	Glenfield	Griggs	1974	8		8	
Hannaford Fourplex	327-333 Lincoln St	58448	Hannaford	Griggs	1965	4	4		

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-4 (Continued)									
RENTAL PROPERTIES - MASTER LIST (MULTIFAMILY PROPERTIES OF 4 OR MORE UNITS)									
NORTH DAKOTA REGION VI									
SPRING/SUMMER 2022									
Property Name	Address	Zip Code	City	County	Year Built	Total Units	Market Rate	Affordable	Subsidized
Edgewood Apartments	117 Main St	58433	Edgeley	LaMoure	1976	8		8	
Edgewood Apartments	115 Main St	58433	Edgeley	LaMoure	1976	8	8		
Jud Devleopment	625 Central Ave	58454	Jud	LaMoure	NA	8		8	
20-215 Main St	209-215 Main St	58456	Kulm	LaMoure	2010	4	4		
Grandview Heights	512 2nd St NW	58458	LaMoure	LaMoure	1972	20	20		
Kulm Park Apartments	91st Ave Ne	58458	LaMoure	LaMoure	1976	12		12	
Center Ave Aparments	202-204 Center Ave SE	58458	LaMoure	LaMoure	1970	12		12	
2nd Ave Apartments	2nd Ave NE	58458	LaMoure	LaMoure	2014	9	9		
Parkview Apartments	115 2nd Ave	58458	LaMoure	LaMoure	1976	8			8
Peterson Apartments	19 1st Ave SE	58458	LaMoure	LaMoure	1960/2010	6	6		
Heyd Six-plex	16 1st Ave NE	58458	LaMoure	LaMoure	1970	6	6		
Poplar Place Townhomes	307-313 4th St SE	58458	LaMoure	LaMoure	2006	4	4		
Westview Apartments	604 Main St	58466	Marion	LaMoure	1979	8		8	
Prairie Apartments	516 5th St E	58561	Napolean	Logan	1972	12		12	
Napolean Townhomes	404 2nd St W	58561	Napolean	Logan	1996	6	6		
Napolean Triplex	508-512 Ave D E	58561	Napolean	Logan	2012	3	3		
604 2nd Ave NW	604 2nd Ave NW	58413	Ashley	McIntosh	1982	8			8
Heritage Haus Apartments	101-115 2nd Ave NE	58413	Ashley	McIntosh	2006	8	8		
Kloster Apartments	116 1st Ave NE	58413	Ashley	McIntosh	1960	7	7		
Harmony Homes	401 3rd Ave NE	58413	Ashley	McIntosh	1979	2	2		
Ashley Fouplex	102-104 2nd St NW	58413	Ashley	McIntosh	1978	4	4		
Hilltop Apartments	306 S 3rd St	58495	Wishek	McIntosh	1972	15			15
Northside Apartments	1011 1st Ave N	58495	Wishek	McIntosh	N/A	8	8		
Albrecht Apartments	1000 Jill Ave/213 Brewster St	58341	Harvey	Wells	1972/1975	25	25		
Dakota Manor Apartments	910 5th St E	58341	Harvey	Wells	2005	24	1	23	
Lone Tree Apartments	405 Grant Ave	58341	Harvey	Wells	1970	12	12		
Cliff Gross Apartmetns	122 8th St E	58341	Harvey	Wells	1920s	10	10		
Eastview Apartments	300 Jackson Ave	58341	Harvey	Wells	2011	8	8		
Edgewood Apartments	200 E 6th St	58341	Harvey	Wells	1950s	8	8		
Weinmann Apartments #1	906 Cedar Ave	58341	Harvey	Wells	1960s	4	4		
Breezeway Apartments	912 Gary Ave	58341	Harvey	Wells	1967	4	4		
Ray Bray Apartments	404 Elm Ave	58341	Harvey	Wells	1949	4	4		
Mike Rust Apartments	930 Gary Ave	58341	Harvey	Wells	1970s	4	4		
Heitzmann Apartments	219-221 W 9th St	58341	Harvey	Wells	1945	4	4		
Bob Flach Apartments	104 8th St E	58341	Harvey	Wells	1910/2005	4	4		
Bennett Apartments	1111 Birch Ave	58341	Harvey	Wells	NA	3	3		
Market Rate Units	2,285								
Affordable Units	322								
Subsidized Units	249								
Total Units	2,856								

Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.



The following points summarize key observations for the surveyed/inventoried market rate rental properties in Region VI with more than 12 units and complete information including rents, unit sizes, and unit mix. Note properties with limited information are excluded due to the potential skew of weighted data.

- Despite difficulty in obtaining information from property owners and managers across all nine counties a total of 639 market rate units were surveyed in Stutsman County, comprising the largest portion (65.7%) of the surveyed set in Region VI. A total of 214 units were surveyed in Barnes County (22.0%), followed by 28 units in Dickey County (2.9%), 20 units in LaMoure County (2.1%), 18 units in Foster County (1.8%), and 12 units in Wells County (1.2% each). No market rate units were surveyed in Logan or McIntosh County as neither county had properties with 12 or more units, our cutoff point for surveyed units.
- A total of 973 market rate units were (properties with 12 or more units and with detailed available data) were surveyed in Region VI, resulting in a weighted average monthly rent and unit size of \$868 and 915 square feet, respectively. Table RMA-4 below presents these weighted averages. Weighted averages were higher because data for many older properties was hard to obtain and thus giving newer properties with higher rents a bigger effect on the totals.

TABLE RMA-5 AVERAGE RENT AND UNIT SIZE BY UNIT TYPE SURVEYED MARKET RATE RENTAL DEVELOPMENTS NORTH DAKOTA REGION VI SPRING/SUMMER 2022			
	Total Units*	Average Rent (Weighted)	Average Unit Size (Weighted)
Efficiency/Studio	4	\$499	496
1BR	249	\$710	650
2BR	578	\$855	933
3BR	142	\$1,210	1,317
4BR	NA	NA	NA
North Dakota Region VI	973	\$868	915
Note: The weighted averages for rent and unit sizes do not take into account all units surveyed in Region VI as a majority of landlords and property managed did not know the unit sizes in terms of square feet. As such, the average rent and unit size could not be calculated for these properties.			
*Includes only those properties containing complete monthly rent and unit size			
NA: Not Assessed			
Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.			

- Efficiency/studio units averaged \$499 per month in rent and 496 square feet in size, one-bedroom units averaged \$710 per month and 650 square feet in size, two-bedroom units averaged \$855 per month and 933 square feet in size and three-bedroom units averaged \$1,210 per month and 1,317 square feet in size. The graphs that follow illustrate the average rent by unit type and average unit size by unit type for Region VI.

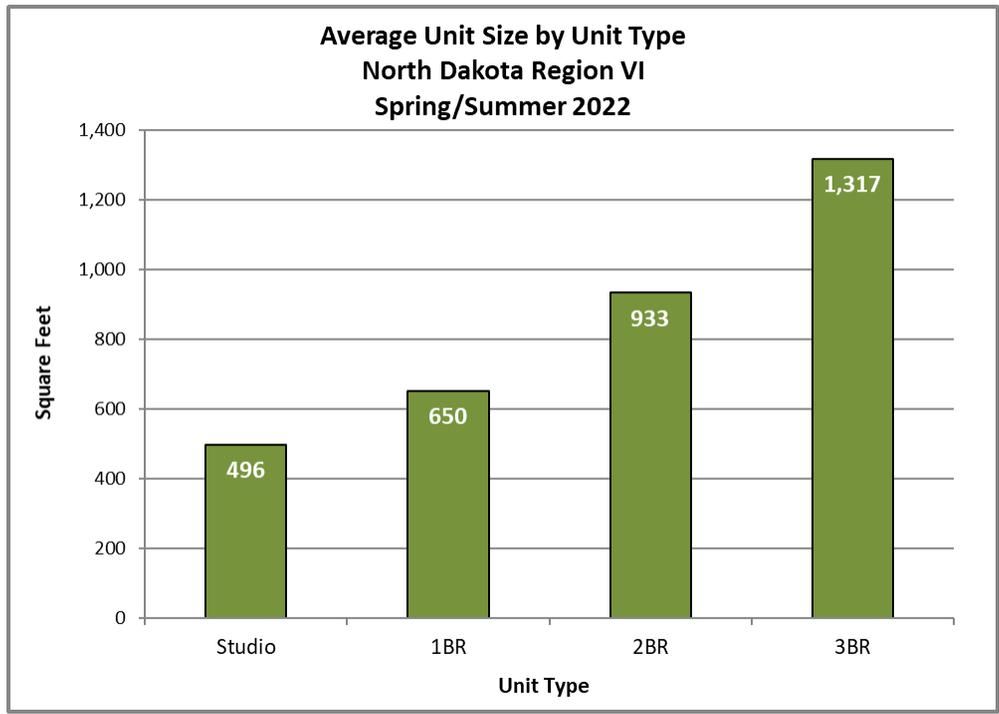
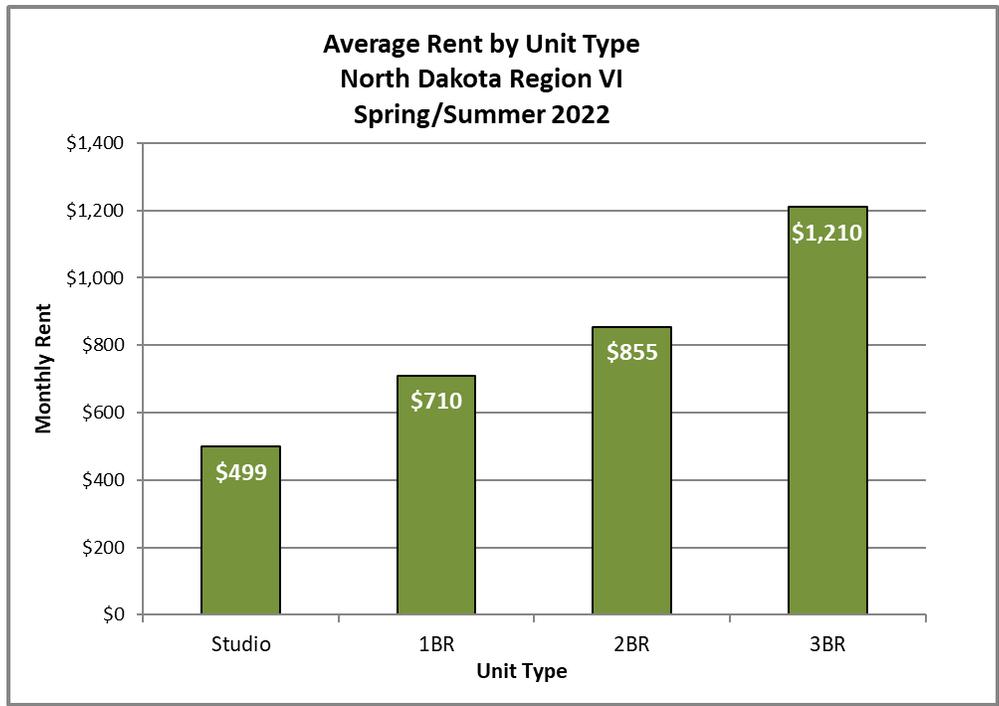
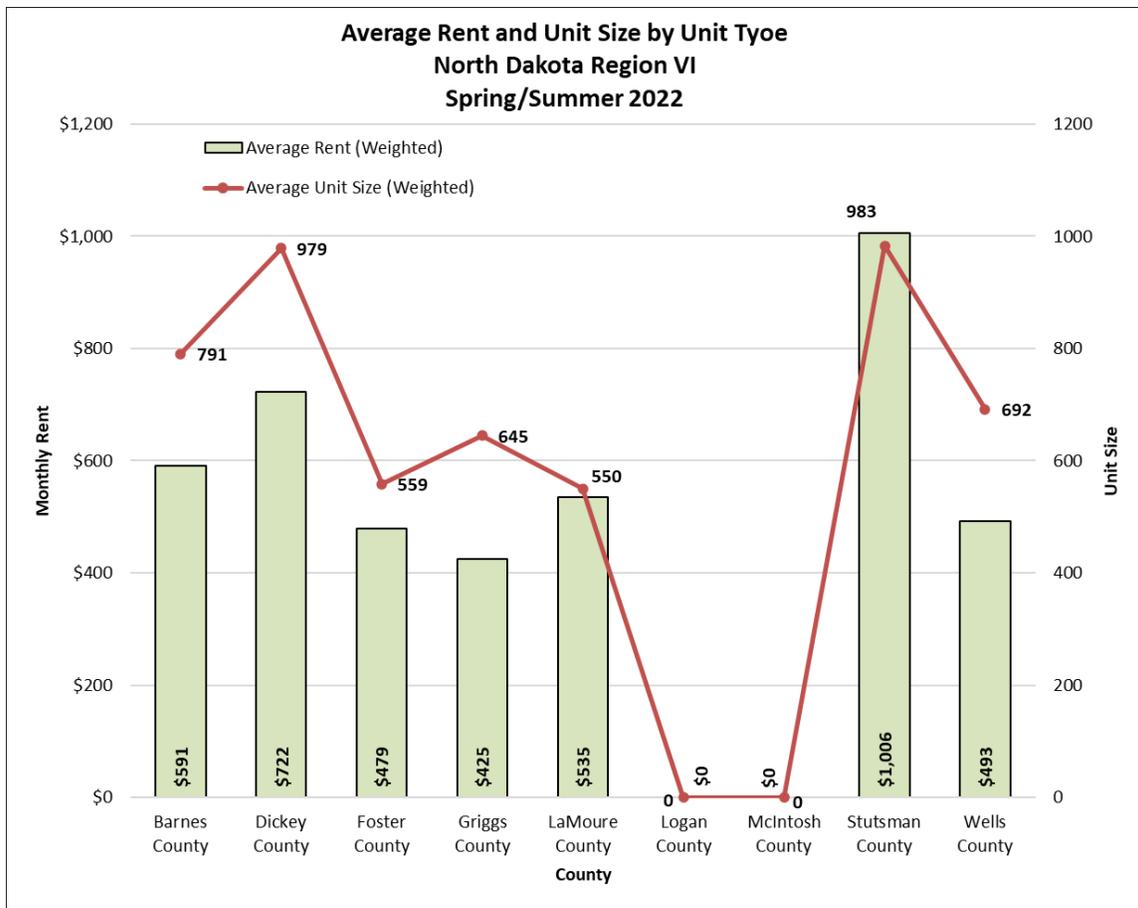


Table RMA-5 on the following page shows the average rent, unit size and overall vacancy for each county in Region VI.

TABLE RMA-6 AVERAGE RENT, UNIT SIZE AND VACANCY SURVEYED MARKET RATE RENTAL DEVELOPMENTS NORTH DAKOTA REGION VI SPRING/SUMMER 2022					
	Total Units	Vacant	Vacancy Rate	Average Rent (Weighted)	Average Unit Size
Barnes County	214	0	0.0%	\$591	791
Dickey County	28	3	10.7%	\$722	979
Foster County	18	0	0.0%	\$479	559
Griggs County	42	1	2.4%	\$425	645
LaMoure County	20	2	10.0%	\$535	550
Logan County	--	--	--	--	--
McIntosh County	--	--	--	--	--
Stutsman County	639	10	1.6%	\$1,006	983
Wells County	12	0	0.0%	\$493	692
Total/Average	973	16	1.6%	\$856	906
Note: The weighted averages for rent and unit size do not take into account all units surveyed in each respective County as a majority of landlords and property management firms did not know the unit sizes in terms of square feet. As such, the average rent and unit size could not be calculated for these properties. The figures shown in Table RMA-4 represent represent properties with information that is fully available. Units are particularly skewed in Jamestown by the lack of information for older products and overrepresentation by newer products.					
Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.					

- Vacancy rates for surveyed units varied significantly from county to county, ranging from a low of no vacancies in Barnes County, Foster County, and Wells County, to a high of 10.7% in Dickey County and 10.0% in LaMoure County.
- The average weighted rent ranges from a low of \$425 in Griggs County to a high of \$1,006 in Stutsman County. However, note that many properties in Stutsman County did not have available information and the average rent is likely in reality much lower. Most counties range from the low \$400s to around \$700. The average weighted unit sized in terms of square feet ranged from a low of 550 square feet in LaMoure County and 559 square feet in Foster County to a higher of 983 in Stutsman County and 979 in Dickey County. The graph on the following page illustrates these trends by County.



Tables RMA-6 and RMA-7 on the following pages display rental data for properties in Region VI with 12 or more units. Data is presented for market rate properties in Table RMA-6 and for affordable and subsidized properties in RMA-7.

- There were 549 affordable/subsidized units surveyed in properties with 12 or more units in the Region.
- Of those 549 units, 13 were vacant for a vacancy rate of 2.4%
- Stutsman County comprised the highest percentage (42.8%) of all surveyed affordable/subsidized units (235 units).

RENTAL MARKET ANALYSIS

TABLE RMA-7 MARKET RATE RENTAL DEVELOPMENTS NORTH DAKOTA REGION VI SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
Barnes County											
Meridian Apartments I & II 261 10th St SE	Valley City	Barnes	2017	78	0	N/A - 1BR N/A - 1BR	\$429 - \$740 \$510 - \$890	\$585 \$700	659 - 687 996 - 1,312	673 1,154	Patio/balcony, surface and detached garage parking, dishwasher, built-in microwave, and in-unit washer and dryer.
Northwood Manor 345 7th St. NE	Valley City	Barnes	1975	38	0	N/A - Studio N/A - 1BR N/A - 2BR	\$400 \$470 \$590	\$400 \$470 \$590	385 555 725	385 555 725	Consists of two, 2-story buildings with 19 units each. Features no A/C and all utilities are included. Was previous income-restricted, now market rate.
Ridgeview Place Apartments 606 11th Ave SW	Valley City	Barnes	1964	24	0	24 - 2BR	\$625	\$625	900	900	Consists of 2, 1.5-story buildings with 12 units each and detached garage parking. Remodled 2019.
Hi Line Apartments 550 12 St. NE	Valley City	Barnes	1980s	24	0	1 - 1BR 17 - 2BR 6 - 3BR	\$435 \$540 \$610	\$435 \$540 \$610	750 850 950	750 850 950	Consists of a 2.5-story building featuring balconies, wall A/C and 25 detached garages, storage closets outside the entrances in the hallway. 3-bedrooms have washer/dryer hookup.
Valley West Apartments I 650 11th St. NW	Valley City	Barnes	1974	24	0	1 - 1BR 23 - 2BR	\$400 \$460 - \$480	\$400 \$470	NA NA	NA NA	Consists of a 2.5 story building with balconies, wall A/C and off street surface parking. Across the street from Valley West II.
Valley West Apartments II 714 11th St. NW	Valley City	Barnes	1974	24	0	1 - 1BR 23 - 2BR	\$575 \$660 - \$775	\$575 \$718	700 898	700 898	Consists of a 2.5 story building with balconies, wall A/C and off street surface parking. Across the street from Valley West I.
Colony Apartments 805-827 3rd Street SW	Valley City	Barnes	1950	12	0	6 - 1BR 6 - 2BR	\$394 \$421	\$394 \$421	750 1,000	750 1000	2 story building with exterior suspended walkway for second floor units.
Granger Heights Apartments 424 Winter Show Rd SE	Valley City	Barnes	2007	36	0	16 - 1BR 14 - 2BR 6 - 3BR	\$675 - \$685 \$825 - \$895 \$975 - \$1,025	\$680 \$860 \$1,000	632 1,010 - 1,200 1,181 - 1,280	632 \$1,105 \$1,231	Newest large multifamily property in Valley City near Valley City State University and adjacent to Americlnn Hotel.
Riverside Apartments 259 4th St. SW	Valley City	Barnes	1970	18	0	6 - 1BR 12 - 2BR	\$575 - \$575 \$710 - \$710	\$575 \$710	660 797	660 797	2.5 story building near Valley City State University. Features detached garages and surface parking, wall A/C and dishwashers.
Victory Park Apartments 815-845 11th Ave NE	Valley City	Barnes	1975	42	0	N/A - 1BR N/A - 2BR N/A - 3BR	\$590 - \$615 \$685 - \$775 \$785 - \$835	\$603 \$730 \$810	700 816 - 900 NA	700 858 NA	2.5-story building featuring balconies and detached garage parking. Shared parking with Victory Park II and 18.
Victory Park Apartments II 714 11th Ave NW	Valley City	Barnes	1975	24	0	6 - 1BR 18 - 2BR	\$575 - \$575 \$660 - \$775	\$575 \$718	700 898	700 898	2.5-story building featuring balconies and detached garage parking. Shared parking with Victory Park I and 18.
Victory Park Apartments 18 515 8th St. NE	Valley City	Barnes	1970	18	0	5 - 1BR 12 - 2BR	\$590 - \$615 \$685 - \$775	\$603 \$730	700 816 - 900	700 858	2.5-story building featuring balconies and detached garage parking. Shared parking with Victory Park I and II.
238 6th Ave NW	Valley City	Barnes	1968	12	0	1 - 1BR 11 - 2BR	\$325 \$420	\$325 \$420	530 630	530 630	Features two-stall garage and 8 units have balconies.
Cornerstone Apartments 264 College St SE	Valley City	Barnes	1930s/ 1950s	19	1	2 - EFF 10 - 1BR 5 - 2BR 2 - 4BR	\$450 \$495 \$700 \$850	\$450 \$495 \$700 \$850	NA 552 NA NA	NA 552 NA NA	Collection of buildings located at: 264 College St. SE, 405 2nd St NE, 205 3rd Ave SE, 345 College St., 421 2nd Ave NE.
Sheyenne Apartments 230 Central Ave S.	Valley City	Barnes	1910	23	0	3 - Studio 11 - 1BR 9 - 2BR	\$325 \$450 - \$480 \$475 - \$555	\$325 \$465 \$515	475 550 - 600 900 - 1,000	475 575 950	3-story brick building with common area balcony and off-street parking.
Barnes County Sub-Total/Average				416	1		\$613		804		
					0.2%						

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-7 (Continued)											
MARKET RATE RENTAL DEVELOPMENTS											
NORTH DAKOTA REGION VI											
SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
Dickey County											
Oakes Apts. 1 209 2nd Street S.	Oakes	Dickey	1999	14	2	1 - 1BR 9 - 2BR 4 - 3BR	\$625 \$580 - \$650 \$795 - \$820	\$625 \$615 \$808	636 882 - 1,060 1,081	636 971 1081	Features detached garage parking, wall A/C units, balconies. Adjacent to City park/baseball fields.
Oakes Apts. 2 215 2nd Street S.	Oakes	Dickey	1999	14	1	1 - 1BR 9 - 2BR 4 - 3BR	\$625 \$750 - \$800 \$795 - \$820	\$625 \$775 \$808	636 882 - 1,060 1,081	636 971 1081	Features detached garage parking, wall A/C units, balconies. Adjacent to City park/baseball fields.
Fir Apartments 1007 Fir Ave N.	Oakes	Dickey	1988	12	NA	4 - 1BR 8 - 2BR	NA NA	NA NA	700 850	700 850	USDA rural development. Features wall A/C, off-street parking w/ plug-ins, outdoor sandbox for children, storage shed.
Oakes Apartments South 5th Street & Ivy Ave	Oakes	Dickey	1970s	12	0	1 - 1BR 11 - 2BR	N/A \$475	N/A \$475	NA 750	NA NA	2.5-story building features balconies, wall A/C. One-bedroom unit has a very long term tenant. Major renovations.
Reed Apartments 105-115 N. 12th Street	Oakes	Dickey	1972/ 1973	12	2	10 - 2BR 2 - 3BR	\$550 \$895	\$550 \$895	840 1,050	NA NA	Consists of three, 4-plexes in a row. Declined to give out pricing information. Features balconies above attached garages, dishwashers and storage.
Meadowood Apts. 224 8th Ave N.	Ellendale	Dickey	1980s	12	NA	1 - 1BR 11 - 2BR	NA NA	NA NA	NA NA	NA NA	Consists of one, one-bedroom and 11, two-bedroom units. Community laundry, wall A/C, surface parking.
Dickey County Sub-Total/Average				76	5		\$706		885		
					6.6%						
Foster County											
801 1st St. South	Carrington	Foster	1980	12	NA	12 - 2BR	NA	NA	NA	NA	Features in-unit washer/dryer and dishwashers.
Carrington Manor Apts. 150-180 7th St. N.	Carrington	Foster	1980s	12	0	6 - 2BR 6 - 3BR	\$473 \$527	\$473 \$527	NA NA	NA NA	Consists of 2 buildings with 8 units each. Features detached garages and outdoor storage lockers.
Carrington Apartments 55 1st St. N.	Carrington	Foster	1978	18	0	8 - 1BR 10 - 2BR	\$380 \$559	\$380 \$559	412 570 - 782	412 676	New carpet and appliances. Features off-street parking with outlets.
Foster County Sub-Total/Average				42	0		\$485		588		
					0.0%						
Griggs County											
Park 45 Apartments 706 9th Ave NW	Cooperstown	Griggs	1975	18	1	6 - 1BR 12 - 2BR	\$375 \$440 - \$540	\$375 \$490	610 702 - 710	610 702	Features off-street parking, dishwashers, walk-in closets.
Town Manor Apts. 806 13th St	Cooperstown	Griggs	1969	17	NA	NA - 1BR NA - 2BR	NA NA	NA NA	NA NA	NA NA	Features balconies, wall A/C, community laundry.
South Side Apartments 100-124 12th St. SE	Cooperstown	Griggs	1972	24	0	24 - 1BR	\$385 - \$425	\$405	625	625	Townhome-style apartments, wall A/C. Accepts vouchers. 18 units occupied as six units are undergoing renovation.
Griggs County Sub-Total/Average				42	1		\$433		662		
					2.4%						
LaMoure County											
Grandview Heights 512 2nd Street NW	LaMoure	LaMoure	1972	20	2	18 - 1BR 2 - 2BR	\$525 \$625	\$525 \$625	500 1,000	500 1,000	Seven buildings. All utilities are included and two bedroom units combine two one-bedroom units. Laundry is coin-op.
LaMoure County Sub-Total/Average				20	2						
					10.0%						

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-7 (Continued)												
MARKET RATE RENTAL DEVELOPMENTS												
NORTH DAKOTA REGION VI												
SPRING/SUMMER 2022												
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents			Unit Size (Sq. Ft.)		Comments
							Range	Avg.		Range	Avg.	
Logan County												
None												
McIntosh County												
None												
Stutsman County												
Deer Ridge Apartment Homes 800 12th Ave NE	Jamestown	Stutsman	2015	163	3	1 - EFF 49 - 1BR 84 - 2BR 29 - 3BR	\$1,015 \$1,015 \$1,170 \$1,470	\$1,025 \$1,090 \$1,310 \$1,500	\$1,020 \$1,053 \$1,240 \$1,485	558 580 - 758 1,067 - 1,097 1,392 - 1,441	558 669 1082 1,417	Newer property in with a variety of amenities including the following: a three-seasons room, fitness center, on site management, playground, brick pizza oven, community room, courtyard, game room, package lockers, pet wash station in unit washer/dryer, patio or balcony, stainless steel appliances, walk in closets, kitchen island, and underground parking.
316 13th St SW	Jamestown	Stutsman	2015	12	2	1 - 1BR 11 - 2BR	\$827 \$875	\$827 \$969	\$827 \$922	723 - 758 994 - 1,026	741 1,010	Newer property that includes stainless steel appliances, off street parking, and washer/dryer hookups.
UJ Place 1107 N University Drive	Jamestown	Stutsman	2020	56	0	4 - 1BR 48 - 2BR 4 - 3BR	\$760 \$1,060 \$1,560	\$760 \$1,060 \$1,560	\$760 \$1,060 \$1,560	630 859 - 900 1,190	630 880 1,190	Mixed-use building oriented toward students at the University of Jamestown. The property contains a total of 56 total units with 112 beds. The property features the following amenities: stainless steel appliances, wood cabinets. A coffee shop on the ground level, and underground parking.
114 3rd St NW	Jamestown	Stutsman	NA	14	0	NA - 1BR NA - 2BR	NA \$695	NA \$695	NA \$695	NA 650	NA 650	Property in Downtown Jamestown. Heat is paid for and off street parking and laundry facilities are offered.
Linden Court Apartments 615 10th St. NE	Jamestown	Stutsman	2010	62	0	18 - 1BR 29 - 2BR 15 - 3BR	\$895 \$995 \$1,094	\$895 \$995 \$1,094	\$895 \$995 \$1,094	851 1,254 1,440	851 1,254 1,440	Property with a fitness center, community room, in unit washer/dryer, and two stall garage. Deposits by unit type are as follows; 1BR (\$400), 2BR (\$500), 3BR (\$600).
Country Village Apartments 900 2nd St NE	Jamestown	Stutsman	1970	110	5	1 - EFF 21 - 1BR 84 - 2BR 4 - 3BR	NA NA \$600 - \$750 NA	NA NA \$675 NA	NA NA \$675 NA	250 400 600 - 700 1,000 - 1,100	250 400 650 1,050	Consists of 9 buildings. Approximately 20 units have patios, 8 apartments with dishwashers.
Southwest Manor 903 19th St SW	Jamestown	Stutsman	1983	14	1	12 - 2BR 2 - 3BR	\$633 \$760	\$633 \$760	\$633 \$760	\$900 \$1,100	900 1,100	Consists of two, 3-story buildings with attached and detached garages
Jamestown 5 Apartments 1506 10th Ave NE	Jamestown	Stutsman	1977	24	2	1 - 1BR 23 - 2BR	\$578 \$635 - \$689	\$578 \$662	\$578 \$662	700 900	700 900	Consists of two, 3-story buildings with balconies, wall A/C and 12 detached garages.
Livesay Park Apartments 714 8th Ave NW	Jamestown	Stutsman	1970	12	0	6 - 2BR 6 - 3BR	\$740 - \$775 \$785 - \$850	\$758 \$818	\$758 \$818	NA NA	NA NA	2.5 story building with 12 detached garages, balconies, wall A/C and washer/dryer hookups. Some units feature fireplaces.
The Meadow Apartments 615 10th St. NE	Jamestown	Stutsman	1999	81	0	15 - 1BR 36 - 2BR 30 - 3BR	\$1,003 \$1,005 \$1,235	\$1,053 \$1,306 \$1,384	\$1,028 \$1,156 \$1,310	755 - 818 980 - 1,331 1,315 - 1,414	787 1,156 1,365	Consists of 3 buildings with 27 units each. Features 397 parking spaces and two community rooms on-site.
The Meadow Apartments 615 10th St. NE	Jamestown	Stutsman	1999	81	0	15 - 1BR 36 - 2BR 30 - 3BR	\$1,003 \$1,005 \$1,235	\$1,053 \$1,306 \$1,384	\$1,028 \$1,156 \$1,310	755 - 818 980 - 1,331 1,315 - 1,414	787 1,156 1,365	Consists of 3 buildings with 27 units each. Features 397 parking spaces and two community rooms on-site.
1313 11th St SE 1313 11th St SE	Jamestown	Stutsman	1975	15	0	NA - 1BR NA - 2BR	NA NA	NA NA	NA NA	NA NA	NA NA	Two level structure with wall unit a/c and detached parking.
Cedar Ridge Apartments 1600 & 1700 11th Ave NE	Jamestown	Stutsman	NA	64	2	NA - 1BR NA - 2BR NA - 3BR	\$585 NA NA	\$585 NA NA	\$585 NA NA	NA NA NA	NA NA NA	Features detached garages and wall A/C.

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-7 (Continued)											
MARKET RATE RENTAL DEVELOPMENTS											
NORTH DAKOTA REGION VI											
SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
Stutsman County (Continued)											
12th Avenue Apartments 909 12th Ave NE	Jamestown	Stutsman	1962	16	0 0.0%	8 - 1BR 10 - 2BR	\$421 - \$434 \$513 - \$587	\$428 \$550	412 - 500 676 - 727	456 702	Property includes a laundry facility, off street parking, and balcony. Water and trash/sewer are included in rent.
Jamestown Park Apartments (1105) 1105 12 St NE	Jamestown	Stutsman	NA	12	1 8.3%	12 - 2BR	\$695	\$695	720	720	Property features detached garages and heat, water and trash/sewer is included.
503 15th St SE	Jamestown	Stutsman	1971	12	0 0.0%	1 - 1BR 11 - 2BR	NA NA	NA NA	NA 720	NA NA	Heat, water, and trash/sewer is included.
Jamestown Townhomes 1401-1437 9th Ave NE	Jamestown	Stutsman	NA	12	NA NA	19 - 2BR	\$529 - \$544	\$529	NA	NA	Features detached garage parking, central A/C, no dishwashers. Row of townhomes owned by multiple owners. Monthly rents representative of one owner that was available for the survey.
1506 6th Ave SW	Jamestown	Stutsman	NA	18	0 0.0%	18 - 2BR	NA	NA	950	950	Located off I-94 and features off street parking.
516 19th St. SW	Jamestown	Stutsman	1977	12	0 0.0%	12 - 2BR	\$679	\$679	720	720	Features balconies, outside storage lockers and wall A/C.
1811 6th Ave SW	Jamestown	Stutsman	1978	12	0 0.0%	12 - 2BR	\$649	\$649	720	720	Features balconies, outside storage lockers and wall A/C.
713 14th St. SE	Jamestown	Stutsman	1964	16	NA NA	10 - 1BR 6 - 2BR	NA NA	NA NA	600 NA	600 NA	Consists of 2, 8-plex buildings.
North Ridge Apartments 904 13th St. NE	Jamestown	Stutsman	1975	24	0 0.0%	18 - 1BR 6 - 2BR	NA \$650	NA \$720	NA 720	NA 720	2.5 story building featuring wall A/C and detached garage parking.
819 2nd Ave SW	Jamestown	Stutsman	NA	12	0 0.0%	NA - 1BR NA - 2BR	NA \$555	NA \$555	650 800	650 800	Offers off street parking and laundry facility. Heat is included.
124 1st St. East	Jamestown	Stutsman	1883	16	0 0.0%	8 - 1BR 8 - 2BR	NA NA	NA NA	400 NA	400 NA	Apartments above a Downtown commercial/retail space. Features off-street parking in a surface lot across the street.
1115 12th St NE	Jamestown	Stutsman	1995	12	0 0.0%	12 - 2BR	NA	NA	713	713	Features detached garages.
909 12th Ave NE	Jamestown	Stutsman	1978	18	0 0.0%	1 - 1BR 17 - 2BR	\$421 - \$434 \$575 - \$675	\$428 \$625	412 570 - 782	412 676	2.5-story buildings located adjacent to Jamestown High School, Jamestown College and Jamestown Airport.
Park Apartments 513, 517, 521 18th St. SW	Jamestown	Stutsman	1962/ 1963	12	1 8.3%	12 - 3BR	\$825	\$825	1,150	1,150	Consists of 3, 4-plex buildings with detached garages, wall A/C. S

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-7 (Continued)											
MARKET RATE RENTAL DEVELOPMENTS											
NORTH DAKOTA REGION VI											
SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
Stutsman County (Continued)											
502 13th St. SE	Jamestown	Stutsman	1960	24	0	12 - 1BR	\$539	\$539	630	630	Rent terms available from 3 to 12 months. All units get 1 garage space.
502 13th St. SE				0.0%		12 - 2BR	\$679	\$679	720	720	
1401 5th Ave SE	Jamestown	Stutsman	1969	18	0	6 - 1BR	NA	NA	900	900	Features balconies and detached garages.
1401 5th Ave SE				0.0%		6 - 2BR	NA	NA	954 - 1,050	1,002	
						6 - 3BR	NA	NA	1,275 - 1,350	1,313	
Dos Rios Apartments	Jamestown	Stutsman	1969	18	0	18 - 2BR	\$700	\$700	NA	NA	Features balconies and detached garages.
910 2nd Ave S				0.0%							
503 15th St. SE	Jamestown	Stutsman	1971	12	0	1 - 1BR	NA	NA	760	760	Security deposit off first months rent plus a security deposit. Optional garage space for \$60/mo.
503 15th St. SE				0.0%		11 - 2BR	\$689	\$689	720 - 900	810	
1501-1523 7th Ave SW	Jamestown	Stutsman	1970s/ 1980s	12	0	12 - 2BR	\$995	\$995	616 - 1,100	858	All utilities are included and units include one-detached garage space.
1501-1523 7th Ave SW				0.0%							
713 14th St. SE	Jamestown	Stutsman	NA	16	0	16 - 1BR	NA - NA	NA	600	600	Single-level building with 16 units featuring wall A/C and community laundry.
713 14th St. SE				0.0%							
Rivers Edge Apartments	Jamestown	Stutsman	1966	26	0	13 - 1BR	\$595	\$595	550	550	Includes detached garages and a laundry facility.
1210-1214 3rd Ave SW				0.0%		13 - 2BR	\$629	\$629	650	650	
904 13th St. NE	Jamestown	Stutsman	NA	24	1	2 - 1BR	NA	NA	NA	NA	2.5-story building featuring wall A/C.
904 13th St. NE				4.2%		22 - 2BR	\$650	\$650	650	650	
Jamestown Park Apartments (1015)	Jamestown	Stutsman	NA	12	0	NA - 1BR	NA	NA	NA	NA	Property features detached garages and heat, water and trash/sewer is included.
1015 12th St NE				0.0%		NA - 2BR	\$669	\$669	669 - 770	720	
1505-1513 9th Ave NE	Jamestown	Stutsman	NA	12	NA	10 - 2BR	NA	NA	NA	NA	Consists of 2, 4-plex buildings with detached garages and wall A/C.
1505-1513 9th Ave NE				NA		2 - 3BR	NA	NA	NA	NA	
124 1st St. East	Jamestown	Stutsman	NA	17	0	17 - 1BR	\$455	\$455	NA	NA	Located Downtown Jamestown near Buffalo City Grill.
124 1st St. East				0.0%							
819 2nd Ave SW	Jamestown	Stutsman	NA	12	0	7 - 1BR	NA - NA	NA	650	650	Laundry facility with off street parking. Heat is available.
819 2nd Ave SW				0.0%		5 - 2BR	\$555	\$555	800	800	
Stutsman County Sub-Total/Average				1,007	18						
					1.8%						
Wells County											
Albrecht Apartments	Harvey	Wells	1971/ 1973	25	0	4 - 1BR	N/A	N/A	800	800	Consists of 2, 1.5 story buildings featuring wall A/C, balconies and off-street parking. One washer/dryer for every 4 apartments. Waiting list of 10.
1000 Jill Ave				0.0%		21 - 2BR	N/A	N/A	1,200	1,200	
Lone Tree Apartments	Harvey	Wells	1970	12	0	1 - 1BR	\$415	\$415	600	600	2.5 story building. Features wall A/C and 8 off-street parking garages.
405 Grant Ave				0.0%		11 - 2BR	\$500	\$500	700	700	
Wells County Sub-Total/Average				37	0						
					0.0%						
NA: Not Assessed.											
Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.											

RENTAL MARKET ANALYSIS

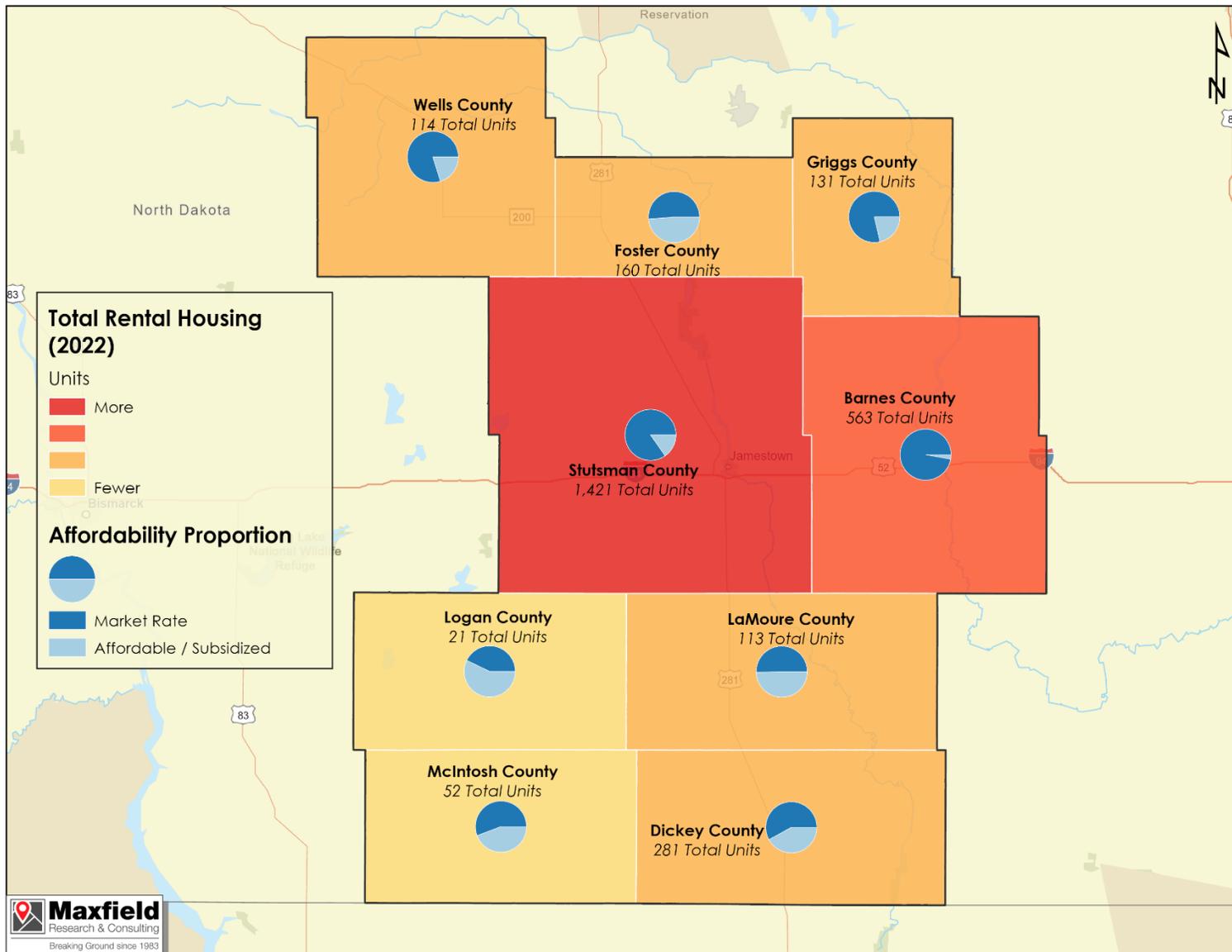
TABLE RMA-8 SUBSIDIZED/ AFFORDABLE RENTAL DEVELOPMENTS NORTH DAKOTA REGION VI SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
Barnes County											
Valley North Apartments 700 11th St. NW	Valley City	Barnes	1980	39	1	39 - 1BR	\$685 - \$685	\$685	500	500	2 story building features surface parking lot and wall A/C.
				39	1						
					2.6%						
Barnes County Sub-Total/Average											
Dickey County											
Oakwood Apartments I 204-212 14th St. N.	Oakes	Dickey	1976	20	NA	8 - 1BR 12 - 2BR	30% AGI 30% AGI	NA NA	720 840 - 1,440	720 1,140	Contains 14, 1BRs and 6, 2BRs. Features off-street parking, wall A/C. Some 1BR units were converted into 2BRs, reducing total unit count.
Southside Apartments 409-425 6th Ave S.	Ellendale	Dickey	1978	24	0	24 - 2BR	\$550/Market 30% AGI	\$550	1,300	1,300	Rural Development. Consists of 3, 8-unit buildings. Features off-street parking, wall A/C, picnic & grill area. 16 units have subsidy.
Ellendale Apartments 523 5th Ave N.	Ellendale	Dickey	1975	32	0	16 - 1BR 16 - 2BR	NA NA	\$514 \$625	1,000 1,300	1,000 1,300	HUD. Elderly.
				76	0						
					0.0%						
Dickey County Sub-Total/Average											
Foster County											
Carrington Homes #1 1415 1st St. South	Carrington	Foster	1980s	24	2	24 - 2BR	\$650/Market 30% AGI	\$450	NA	NA	HUD. Consists of 6 bldgs with 4 units each. Features off-street parking,
Carrington Homes #2 55 16th Ave S.	Carrington	Foster	1980s	24	0	24 - 2BR	\$650/Market 30% AGI	\$450	NA	NA	HUD. Consists of 6 bldgs with 4 units each. Features off-street parking, and central laundry room building. Tenant pays 30% of AGI for subsidized units.
Carrington Homes #3 1475-1480 16th Ave S.	Carrington	Foster	1980s	16	0	16 - 2BR	\$675/Market 30% AGI	\$450	NA	NA	HUD. Consists of 2 bldgs, each with 8 units. Features off-street parking. Tenant pays 30% of AGI for subsidized units.
				64	2						
					3.1%						
Foster County Sub-Total/Average											
Griggs County											
None											
LaMoure County											
Center Ave Apartments 202-204 Center Ave SE	LaMoure	LaMoure	1970	12	NA	NA - 1BR NA - 2BR	NA NA	NA NA	NA NA	NA NA	Consists of two buildings on Center Avenue. Features off-street parking. All utilities included except phone and
Kulm Park Apartments 9 1st Ave Ne	Kulm	LaMoure	1976	12	1	12 - 1BR	30% AGI	NA	620	620	HUD. Consists of two, 6-unit buildings. Features wall A/C, off-street parking.
				24	1						
					4.2%						
LaMoure County Sub-Total/Average											
Logan County											
Prairie Apts. 516 5th St. East	Napoleon	Logan	1972	12	0	4 - 1BR 8 - 2BR	30% AGI 30% AGI	NA NA	NA NA	NA NA	Rural Development, section 515 program. Currently, 11 of the 12 are utilizing subsidy. Consists of two, 4-unit bldgs across the street from each other.
				12	0						
					0.0%						
Logan County Sub-Total/Average											

Continued

RENTAL MARKET ANALYSIS

TABLE RMA-8 (Continued)											
SUBSIDIZED/ AFFORDABLE RENTAL DEVELOPMENTS											
NORTH DAKOTA REGION VI											
SPRING/SUMMER 2022											
Building Name	City	County	Year Built	Total Units	Vacant Units	Unit Mix	Monthly Rents		Unit Size (Sq. Ft.)		Comments
							Range	Avg.	Range	Avg.	
McIntosh County											
Hilltop Apartments 306 S 3rd St.	Wishek	McIntosh	1972	15	0	15 - 1BR	30% AGI	\$507	600	600	HUD. Currently, 15 units are subsidized.
McIntosh County Sub-Total/Average				15	0						
					0.0%						
Stutsman County											
Eagle Flats 211 2nd Ave SW	Jamestown	Stutsman	2022	33	0	6 - 1BR 12 - 2BR 15 - 3BR	\$622 - \$1,049 \$712 - \$1,359 \$1,017 - \$1,725	\$836 \$1,036 \$1,371	680 880 1,100	680 880 1,100	Will open in the late Summer or Fall. Will have a fitness room, community room, bike rack, extra storage, and in unit washer/dryer.
Jamestown Village 1214-1218 6th Ave NE	Jamestown	Stutsman	1984	24	0	12 - 1BR 12 - 2BR	\$518 \$543	\$518 \$543	NA NA	NA NA	Rural Development. All units are currently utilizing subsidy.
New Horizon Apartments 1515-1518 Gardenette Drive	Jamestown	Stutsman	1970s	16	1	16 - 1BR	30% AGI	NA	600	600	HUD. Consists of 4 buildings with 4 units each. All utilities are paid.
				6.3%							
Hilltop Villa 911 14th St. NE	Jamestown	Stutsman	1988	16	0	2 - 1BR 14 - 2BR	30% AGI	NA	556 780	556 780	Rural Development. All units are currently utilizing subsidy. Consists of 2, 8-plex buildings. Parking features plug-ins.
				0.0%							
Elm Square Apartments 402 2nd Ave NW	Jamestown	Stutsman	1920	38	4	30 - 1BR 8 - 2BR	30% AGI 30% AGI	NA NA	500 600	500 600	Project-based Section 8 contract. Located in Downtown Jamestown.
				10.5%							
Park View Apartments 534-613 2nd St. SW	Jamestown	Stutsman	1979	36	0	28 - 2BR 8 - 3BR	\$648 \$757 30% AGI	\$648 \$757	650 750	650 750	HUD.
				0.0%							
B-k Apartments 1510 11th Ave NE	Jamestown	Stutsman	1989	48	1	2 - 1BR 46 - 2BR	NA \$635	NA \$635	NA NA	NA NA	LIHTC. Owner was unavailable to provide additional information.
				2.1%							
Westview Apartments 1604 16th Ave SW 1609-1615 16th St. SW	Jamestown	Stutsman	1980s	24	0	18 - 2BR 6 - 3BR	30% AGI 30% AGI	NA NA	1,000 1,300	1,000 1,300	Consists of 3 buildings with 8 units each. Features sandbox for children, balconies on upper floors. Playground was removed due to safety concerns.
				0.0%							
Stutsman County Sub-Total/Average				235	6						
					2.6%						
Wells County											
Dakota Manor Apartments 910 Fifth St. East	Harvey	Wells	2005	24	3	6 - 1BR 18 - 2BR	\$550 \$630	\$550 \$630	650 750	650 750	Rural Development. Consists of 3, 1.5 story buildings. Currently, all units have subsidies. One washer/dryer per every 4-units. Picnic area.
				12.5%							
Village Apartments 1800 Allen Ave	Harvey	Wells	1979	32	0	26 - 1BR 6 - 2BR	30% AGI 30% AGI	\$480 \$584	NA NA	NA NA	HUD. Consists of 4 buildings with 8 units each. Features off-street parking and wall A/C.
				0.0%							
Harvey Manor 100 North St. West	Harvey	Wells	NA	28	0	16 - 2BR 12 - 3BR	\$405 \$451	\$361 \$404	NA NA	NA NA	HUD. 30% AGI. Consists of 5, 1.5 story buildings. Features outside storage lockers, off-street parking and wall A/C.
				0.0%							
Wells County Sub-Total/Average				84	3						
					3.6%						
NA: Not Assessed.											
Sources: Apartment listing sites & property management companies; local news sources; windshield survey; & Maxfield Research & Consulting, LLC.											

Rental Housing Supply (2022)



Region VI Rental Examples



Country Village Apartments (Jamestown)



UJ Place (Jamestown)



Valley West II Apartments (Valley City)



Granger Heights Apartments (Valley City)



Ellendale Apartments (Ellendale)



Fir Avenue Apartments (Ellendale)

Region VI Rental Examples (Continued)



Parkside Apartments (Oakes)



Oakes Apartments (Oakes)



Carrington Manor (Carrington)



801 1st St Apartments (Carrington)



North Side Apartments (Cooperstown)



Park45 (Cooperstown)

Region VI Rental Market Analysis Summary

- Median gross rents, according to the American Community Survey's five year estimates, increased between the 2011-2015 ACS and the 2016-2020 ACS, climbing 14.5% in Region VI from \$542 in 2015 to \$621 in 2020, while North Dakota experienced a 16.8% increase in the median gross rent from \$709 in 2015 to \$828 in 2020.
- According to the American Community Survey, units with rents between \$500 and \$749 represented the largest proportion of renter-occupied housing units in Region VI (34.3% of all units) in 2020, followed by units with monthly rents between \$750 and \$999 (19.2%), and units with monthly rents between \$300 and \$499 (16.8%).
- All rental properties in the region comprise over 2,800 units (2,856 units). Of those 2,856 units 80.0% were market rate units (2,285 units), 11.3% were affordable units (322 units), and 8.7% were subsidized units (249 units). Stutsman County contains the most units (1,421 units – 49.8%), followed by Barnes County (563 units – 19.7%), and Dickey County (281 units – 9.8%)
- A total of 973 market rate units were (properties with 12 or more units and with detailed available data) were surveyed in Region VI, resulting in a weighted average monthly rent and unit size of \$868 and 915 square feet, respectively.
- Of surveyed units, efficiency/studio units averaged \$499 per month in rent and 496 square feet in size, one-bedroom units averaged \$710 per month and 650 square feet in size, two-bedroom units averaged \$855 per month and 933 square feet in size and three-bedroom units averaged \$1,210 per month and 1,317 square feet in size.
- There were 549 affordable/subsidized units surveyed in properties with 12 or more units in the Region. Of those 549 units, 13 were vacant for a vacancy rate of 2.4%

Introduction

This section provides an overview of senior housing alternatives and an assessment of the current supply of senior housing options in Region VI. Additionally, any planned or proposed senior housing developments are identified in the Pending Section of this report that may be developed in any of the nine counties in the Region over the next few years.

Older Adult and Senior Household Incomes

Table S-1 provides data on incomes for older adult and senior households in the North Dakota Region VI in 2022. The data does not account for the asset base of senior households or supplemental income that a senior household could gain from the proceeds of the sale of a home or from contributions from family members.

The data in Table S-1 helps determine demand for senior housing based on the size of the market at specific income levels. This data is incorporated into our demand calculations, which are presented in a following section.

The frailer the senior, the greater the proportion of their income they will typically spend on housing and services. Studies have shown that seniors are willing to pay increasing proportions of their incomes on housing with services, beginning with an income allocation of 40% to 50% for market rate adult senior housing with little or no services, increasing to 65% for independent living and up to 80% or more for assisted living and memory care housing. Seniors also often use the proceeds from the sales of their homes, as well as financial assistance from their adult children, as supplemental income to afford senior housing alternatives.

The following are key points from Table S-1:

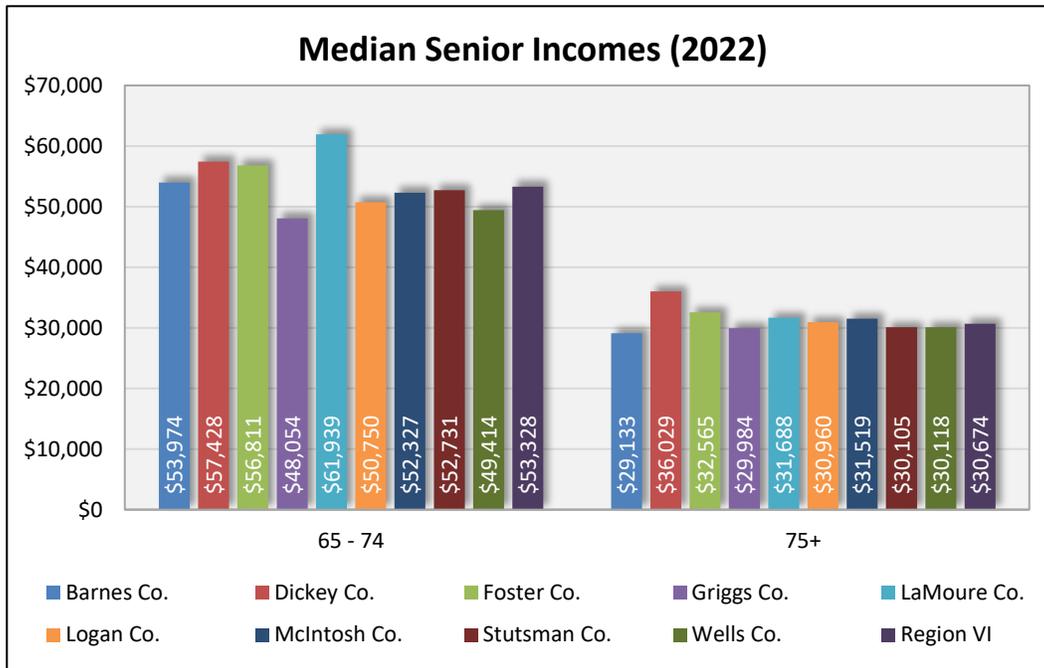
- In 2022, the median income for households ages 65 to 74 in the North Dakota Region VI is \$53,328, while the median age for households age 75+ is \$30,674. The higher median income for younger senior households (age 65 to 74) compared to older seniors (age 75+) is primarily due to the higher proportion of younger seniors who are married and more likely to have two incomes, along with the fact that many younger seniors continue to have income-producing employment. By 2027, senior household incomes are projected to have increased by 6.4% and 5.0% for those ages 65 to 74 and 75+.
- Among the nine counties in the North Dakota Region VI, the highest household income for the 65 to 74 age group is LaMoure County (\$61,939), while Foster County has the highest median incomes for those ages 75+ (\$32,565). The lowest senior median incomes were reported in Griggs County for those ages 65 to 74 (\$48,054) and in Barnes County for those ages 75+ (\$29,133).

SENIOR HOUSING MARKET ANALYSIS

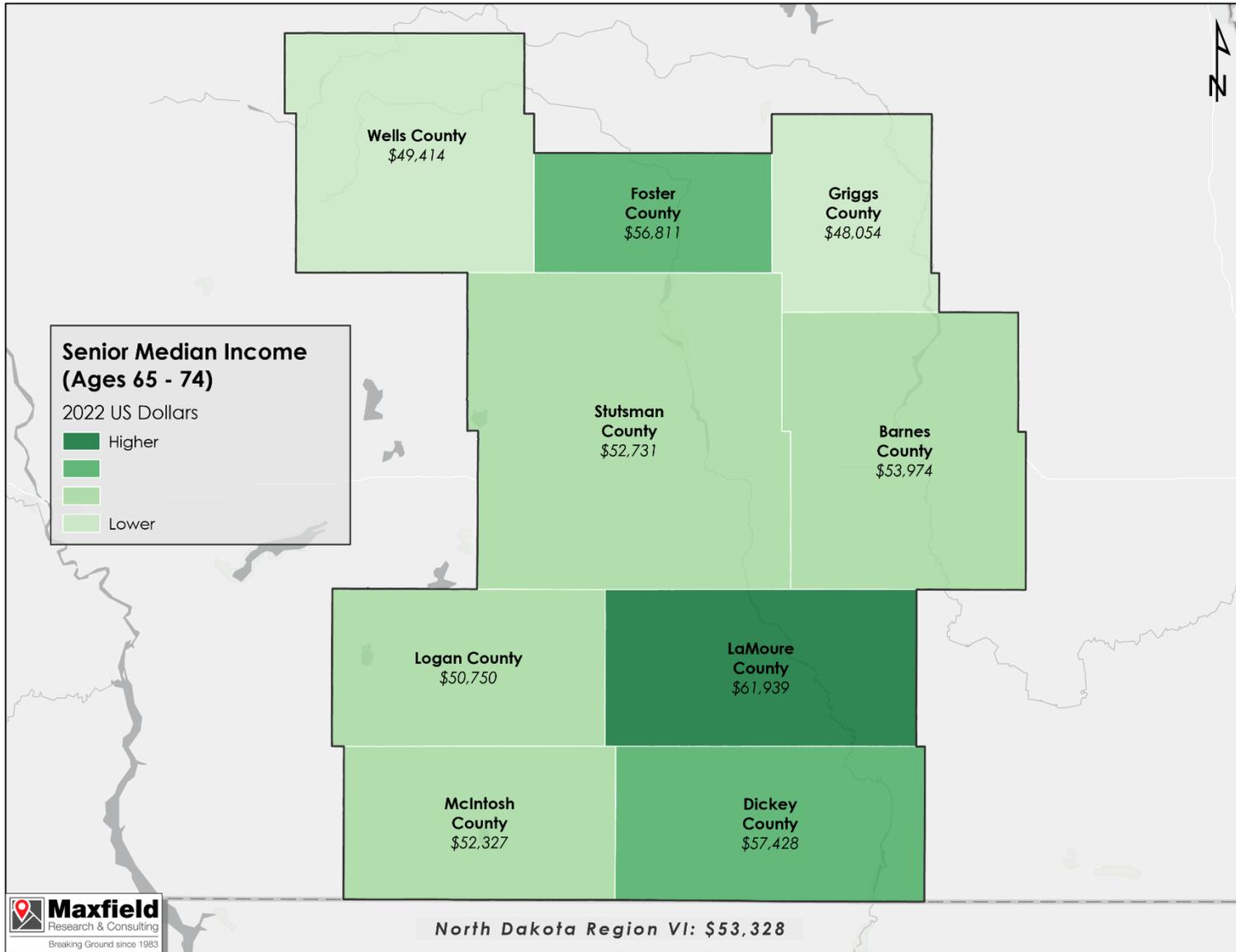
- The greatest percent difference for median household incomes between those ages 65 to 74 and the 75+ age cohort is in LaMoure County, as there is a difference of 64.6% or \$30,251.

Income Distribution	Barnes County				Dickey County				Foster County			
	Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+	
		Pct.										
Less than \$15,000	86	9.9%	120	14.3%	21	6.1%	41	11.1%	11	4.8%	27	10%
\$15,000 to \$24,999	93	10.7%	213	25.4%	44	12.9%	70	19.0%	21	9.1%	58	22%
\$25,000 to \$34,999	119	13.7%	179	21.4%	30	8.8%	71	19.2%	32	13.9%	59	22%
\$35,000 to \$49,999	114	13.1%	119	14.2%	51	14.9%	54	14.7%	31	13.4%	50	19%
\$50,000 to \$74,999	139	16.0%	67	8.0%	73	21.2%	35	9.5%	60	25.9%	25	10%
\$75,000 to \$99,999	101	11.6%	43	5.1%	45	13.2%	36	9.8%	25	10.8%	9	3%
\$100,000 to \$149,999	134	15.4%	39	4.7%	47	13.8%	33	9.0%	27	11.7%	17	7%
\$150,000 to \$199,999	31	3.6%	30	3.6%	11	3.3%	12	3.3%	8	3.5%	8	3%
\$200,000+	52	6.0%	28	3.3%	20	5.8%	16	4.4%	16	6.9%	10	4%
Total	872	100%	838	100%	344	100%	369	100%	232	100%	264	100%
Median Income	\$53,974		\$29,133		\$57,428		\$36,029		\$56,811		\$32,565	
Income Distribution	Griggs County				LaMoure County				Logan County			
	Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+	
		Pct.										
Less than \$15,000	13	5.3%	21	10%	30	9.3%	77	19.9%	10	7.3%	35	21.1%
\$15,000 to \$24,999	17	6.8%	61	29%	12	3.6%	70	18.2%	6	4.4%	31	18.7%
\$25,000 to \$34,999	42	17.3%	45	21%	20	6.3%	67	17.2%	14	10.2%	26	15.7%
\$35,000 to \$49,999	58	23.7%	29	14%	67	20.8%	78	20.1%	38	27.8%	37	22.3%
\$50,000 to \$74,999	48	19.9%	14	6%	58	18.0%	34	8.7%	31	22.6%	19	11.4%
\$75,000 to \$99,999	10	4.1%	16	8%	44	13.8%	12	3.2%	6	4.4%	1	0.6%
\$100,000 to \$149,999	34	13.9%	19	9%	57	17.7%	17	4.5%	25	18.2%	12	7.2%
\$150,000 to \$199,999	5	1.9%	3	1%	13	4.2%	12	3.2%	3	2.2%	3	1.8%
\$200,000+	17	7.1%	6	3%	20	6.3%	19	5.0%	4	2.9%	2	1.2%
Total	244	100%	214	100%	321	100%	387	100%	136	100%	165	100%
Median Income	\$48,054		\$29,984		\$62,339		\$31,688		\$50,750		\$30,960	
Income Distribution	McIntosh County				Stutsman County				Wells County			
	Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+		Ages 65 - 74		Ages 75+	
		Pct.										
Less than \$15,000	20	9.1%	81	21%	203	13.4%	255	17%	30	7.1%	59	15%
\$15,000 to \$24,999	16	7.1%	76	20%	118	7.8%	302	20%	59	14.0%	96	24%
\$25,000 to \$34,999	12	5.5%	50	13%	176	11.6%	343	23%	55	13.0%	76	19%
\$35,000 to \$49,999	54	24.1%	64	17%	209	13.8%	215	14%	72	17.1%	74	19%
\$50,000 to \$74,999	73	32.5%	39	10%	374	24.7%	188	12%	91	21.6%	30	8%
\$75,000 to \$99,999	19	8.3%	28	7%	155	10.2%	42	3%	50	11.8%	31	8%
\$100,000 to \$149,999	16	7.1%	28	8%	156	10.3%	71	5%	43	10.2%	14	4%
\$150,000 to \$199,999	4	1.6%	5	1%	53	3.5%	49	3%	8	1.9%	8	2%
\$200,000+	11	4.7%	8	2%	71	4.7%	52	3%	14	3.3%	8	2%
Total	225	100%	378	100%	1,516	100%	1,516	100%	421	100%	395	100%
Median Income	\$52,327		\$31,519		\$52,731		\$30,105		\$49,414		\$30,118	

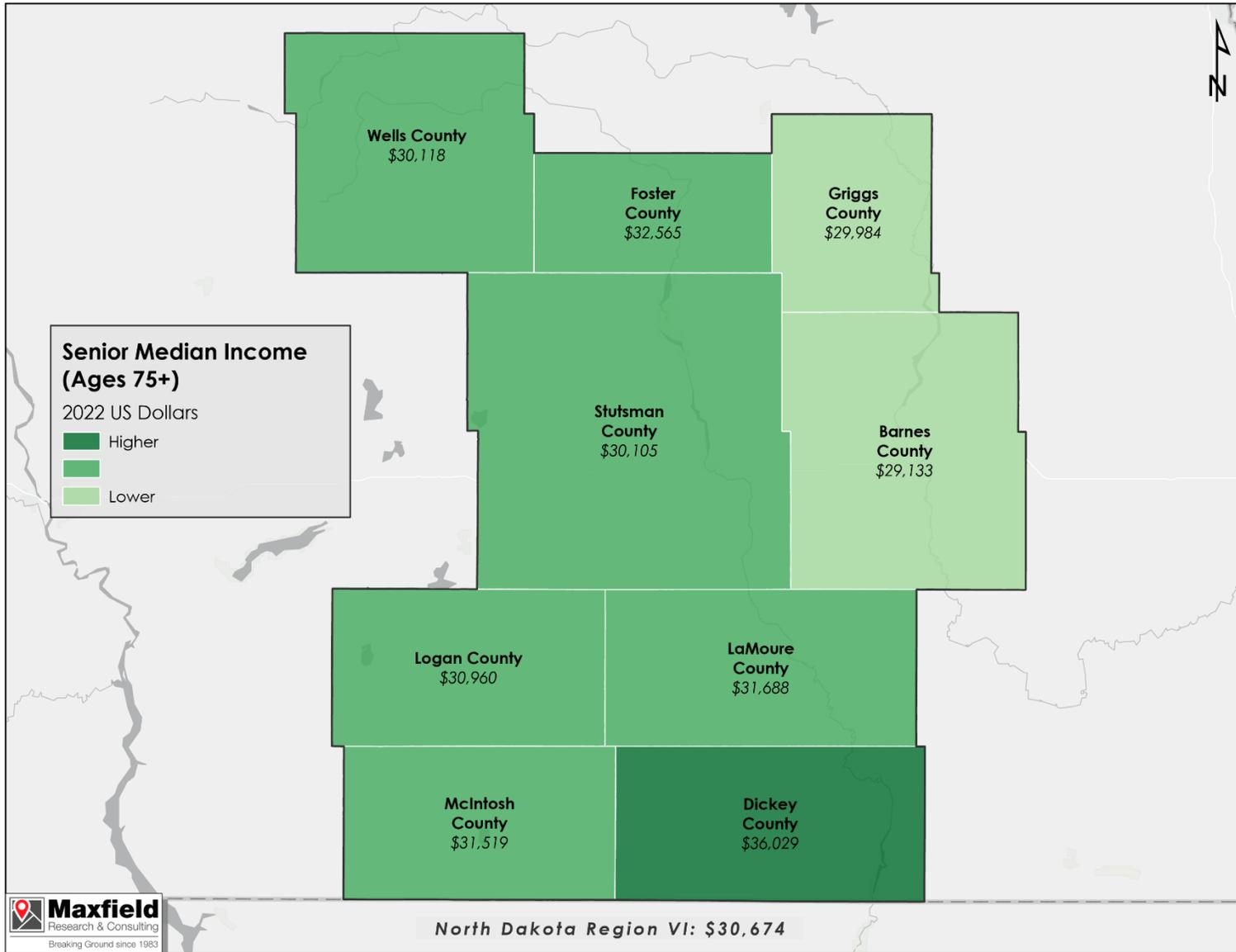
Sources: ESRI; Maxfield Research & Consulting, LLC



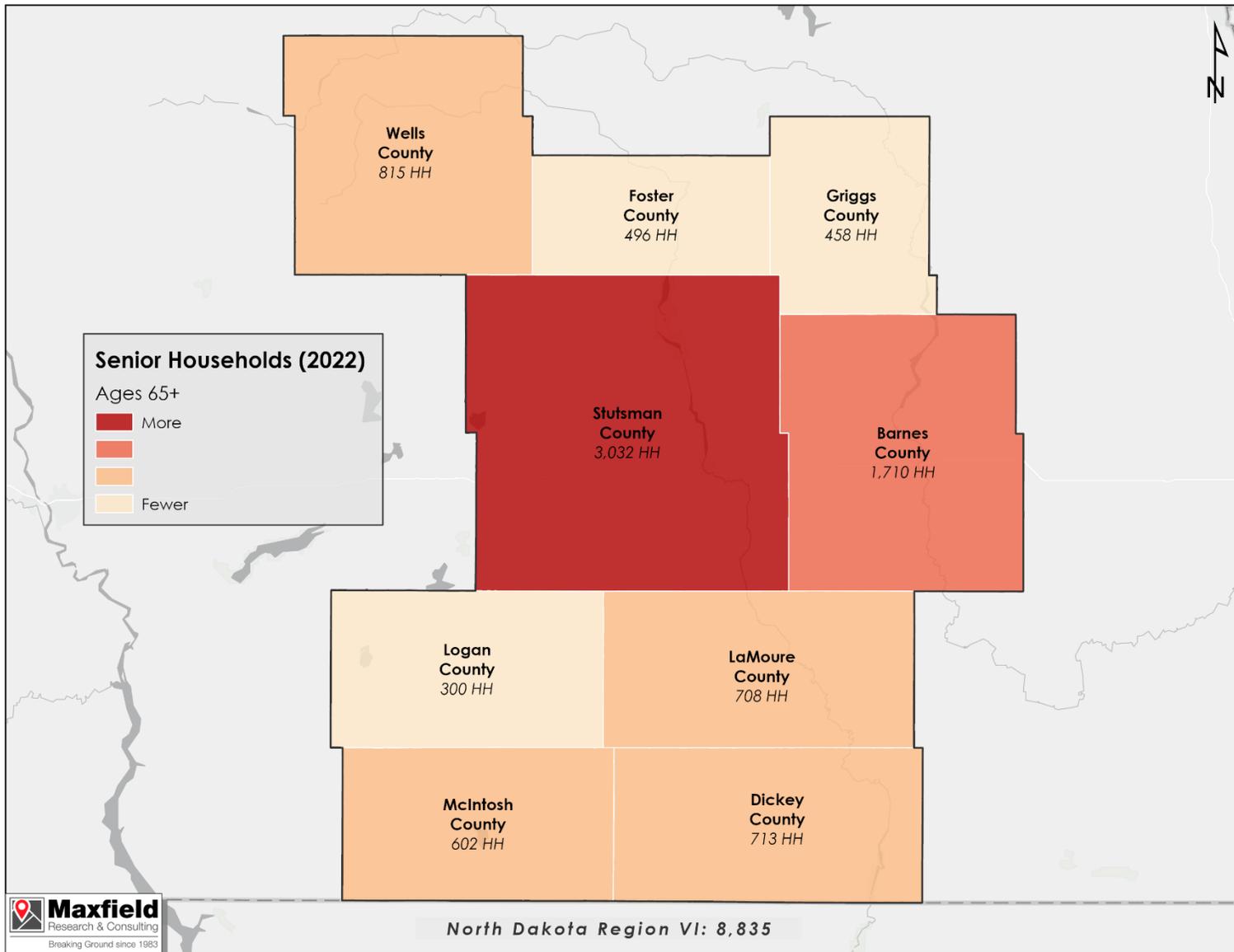
Senior Median Income – Ages 65 to 74 (2022)



Senior Median Income – Ages 75+ (2022)



Senior Households – Ages 65+ (2022)



Senior Homeownership Rates

Table S-2 shows the number of older adult and senior households that owned and rented their housing in North Dakota Region VI in 2022. Data for 2022 is adjusted from calculations made by Maxfield Research from the American Community Survey (5-year estimates, 2016-2020) and ESRI. This information aids in quantifying the number of households that may still have homes to sell and could potentially supplement their incomes from the sales of their homes to cover the costs associated with either purchasing a new residence or using the income derived to support a rental format.

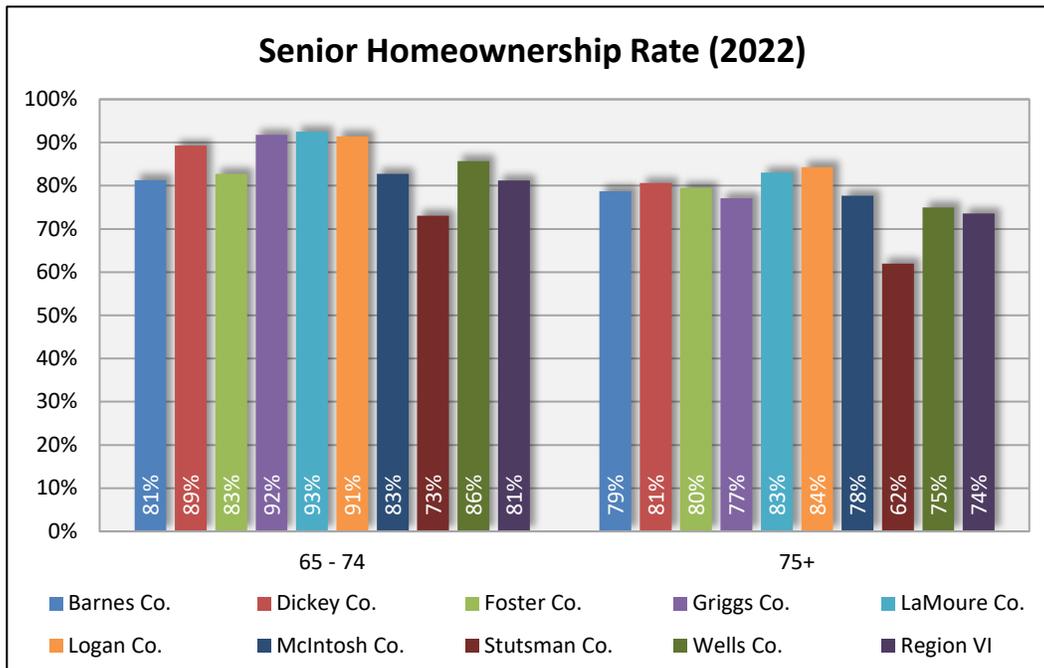
- In 2022, the pattern of homeownership between older adults and seniors declined, as 81% of seniors 65 to 74 are homeowners while only 74% of seniors 75+ are homeowners in North Dakota Region VI. Once households reach their mid-70s, an increasing proportion begin to consider more convenient housing alternatives.
- The highest homeownership rates among Region VI counties occurred in LaMoure and Logan Counties as 88% of households ages 65+ own a home. In contrast, Stutsman (68%) has, by far, the lowest senior homeownership rate. This could be attributed to a wider variety of housing options located in Jamestown.
- Given the high homeownership rates of young seniors, residents could use the proceeds from the resale of a single-family home toward a rental format. Since equity from the sale of a single-family home often funds a portion of senior housing costs, the smaller proportion of seniors able to tap into this resource affects the potential demand for market rate senior housing. The high proportion of homeowners in North Dakota Region VI indicates that a substantial portion of households are likely to be financially prepared to support the costs of senior housing. However, generally high homeownership rates in the area could be linked to the lack of suitably housing options geared towards seniors who are seeking maintenance free housing or need additional services.

SENIOR HOUSING MARKET ANALYSIS

TABLE S-2 OLDER ADULT HOUSEHOLD TENURE NORTH DAKOTA REGION VI 2022								
	Age of Householder							
	55-64		65-74		75+		Total 65+	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Barnes County								
No. of Households	796	119	639	147	510	138	1,149	285
Homeownership Rate	87%		81%		79%		80%	
Dickey County								
No. of Households	301	104	249	30	233	56	482	86
Homeownership Rate	74%		89%		81%		85%	
Foster County								
No. of Households	235	99	197	41	171	44	368	85
Homeownership Rate	70%		83%		80%		81%	
Griggs County								
No. of Households	167	33	257	23	128	38	385	61
Homeownership Rate	84%		92%		77%		86%	
LaMoure County								
No. of Households	309	62	297	24	269	55	566	79
Homeownership Rate	83%		93%		83%		88%	
-- Continued --								

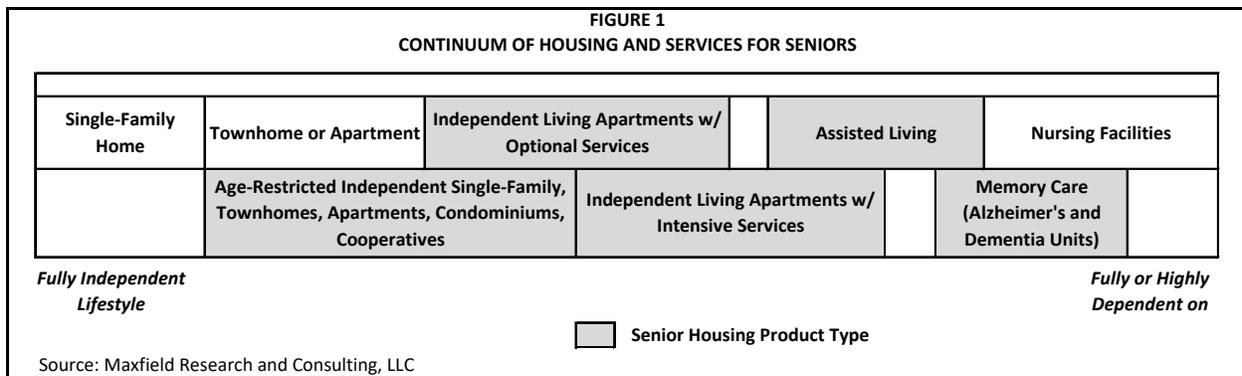
SENIOR HOUSING MARKET ANALYSIS

TABLE S-2 Continued OLDER ADULT HOUSEHOLD TENURE NORTH DAKOTA REGION VI 2022								
	Age of Householder							
	55-64		65-74		75+		Total 65+	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent
Logan County								
No. of Households	174	26	117	11	118	22	235	33
Homeownership Rate	87%		91%		84%		88%	
McIntosh County								
No. of Households	201	42	139	29	205	59	344	88
Homeownership Rate	83%		83%		78%		80%	
Stutsman County								
No. of Households	1,496	431	1,031	381	737	453	1,768	834
Homeownership Rate	78%		73%		62%		68%	
Wells County								
No. of Households	322	45	269	45	293	98	562	143
Homeownership Rate	88%		86%		75%		80%	
North Dakota Region VI								
No. of Households	3,988	987	3,180	735	2,591	930	5,771	1,665
Homeownership Rate	80%		81%		74%		78%	
Sources: U.S. Census Bureau, Maxfield Research & Consulting, LLC								



Senior Housing Defined

Senior housing is a concept that generally refers to the integrated delivery of housing and services to seniors. However, as Figure 1 illustrates, senior housing embodies a wide variety of product types across the service-delivery spectrum. Products range from independent apartments and/or townhomes with virtually no services on one end, to highly specialized, service-intensive assisted living units or housing geared for people with dementia-related illnesses (termed "memory care") on the other end of the spectrum. In general, independent senior housing attracts people 65 and over while assisted living typically attracts people 80 and older who need assistance with activities of daily living (ADLs). For analytical purposes, Maxfield Research and Consulting, LLC classifies market rate senior housing into five categories based on the level and type of services offered:



- **Active Adult** properties (or independent living without services available) are similar to a general-occupancy building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Organized activities and occasionally a transportation program is usually all that are available at these properties. Because of the lack of services, active adult properties typically do not command the rent premiums of more service-enriched senior housing. Active adult properties can have a rental or owner-occupied (condominium or cooperative) format.
- **Independent Living** properties (or senior living with services available) offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties typically dedicate a larger share of the overall building area to communal spaces, in part, because the units are smaller than in adult housing and in part to encourage socialization among residents. Independent living properties attract a slightly older target market than adult housing, typically seniors 75 or older. Rents are also above those of the active adult buildings, even excluding the services. Sponsorship by a nursing home, hospital or other health care organization is common.
- **Assisted Living** properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their particular health situation), who need extensive support services and

personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have either staff on duty 24 hours per day or at least 24-hour emergency response.

- **Memory Care** properties, designed specifically for persons suffering from Alzheimer’s disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which deals almost exclusively with widows or widowers, a higher proportion of persons afflicted with Alzheimer’s disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver’s concern of incurring the costs of health care at a special facility while continuing to maintain their home.
- **Skilled Nursing Care**, or long-term care facilities, provides a living arrangement that integrates shelter and food with medical, nursing, psychosocial and rehabilitation services for persons who require 24-hour nursing supervision. Residents in skilled nursing homes can be funded under Medicare, Medicaid, Veterans, HMOs, insurance as well as use of private funds.

Supply of Senior Housing in Region VI

Maxfield Research & Consulting, LLC inventoried 35 senior properties in North Dakota Region VI. These developments contain a combined 1,116 units. Information regarding location, year built, total number of units, and number of units by service level are included in Table S-3 and are sorted by county.

Assisted living is defined by the North Dakota Department of Health as a building or structure containing at least five living units and providing services to five or more individuals who are not related by blood, marriage, or guardianship and is kept, used, maintained, advertised, or held out to the public as a place providing individualized support services to accommodate an individual’s needs and abilities to maintain as much of an independent lifestyle as possible. Assisted living facilities in the State of North Dakota do not include any facilities designated as congregate housing or licensed as basic care facilities. All basic care facilities provide room and board with some services.

Basic care facilities are considered a type of assisted living but can only satisfy a portion of demand for assisted living as market overlap may occur. Instead of individual units with either full kitchens or kitchenettes and private bathrooms, basic care provides residents with a bedroom (about 180 square feet or less) and residents share a communal living area that includes a community room and dining room. In comparison, the larger assisted living facilities surveyed includes areas such as a craft/hobby room, library, storage lockers, and barber/beauty shop.

The following discussion summarizes findings from the survey of existing active adult, independent living, assisted living, and memory care senior housing developments in Barnes, Dickey, Foster, Griggs, LaMoure, Logan, McIntosh, Stutsman, and Wells Counties in Planning Region VI of North Dakota.

Subsidized/Affordable Active Adult Senior Housing

There are eight subsidized active adult properties and three affordable active adult properties in Region VI with a total of 340 units. The majority of the facilities were constructed and/or renovated in the 1970s and 1980s, with the newest property (*Jamestown Court Rowhomes*) being built in 2016. Of the eleven facilities, seven are located in Stutsman County, two are located in Barnes County and one in McIntosh. These types of facilities typically do not provide meals or care services to their residents; however, residents can partner with third-party providers to receive meals/services.

Market Rate Active Adult Senior Housing

There are six market rate active adult facilities in Region VI with a total of 94 units. The majority of the facilities were constructed and/or renovated in the 2000s, with the newest property being *Landmark II Apartments* in Valley City (Barnes County). Of the six facilities, five are located in Barnes County, while one was located in Wells County.

Independent Living Senior Housing

There are nine independent living facilities in Region VI with a total of 261 units. The facilities were constructed between 1987 and 2016. Five facilities are located in Stutsman County with one each in Dickey, Logan, McIntosh, and Wells Counties.

SENIOR HOUSING MARKET ANALYSIS

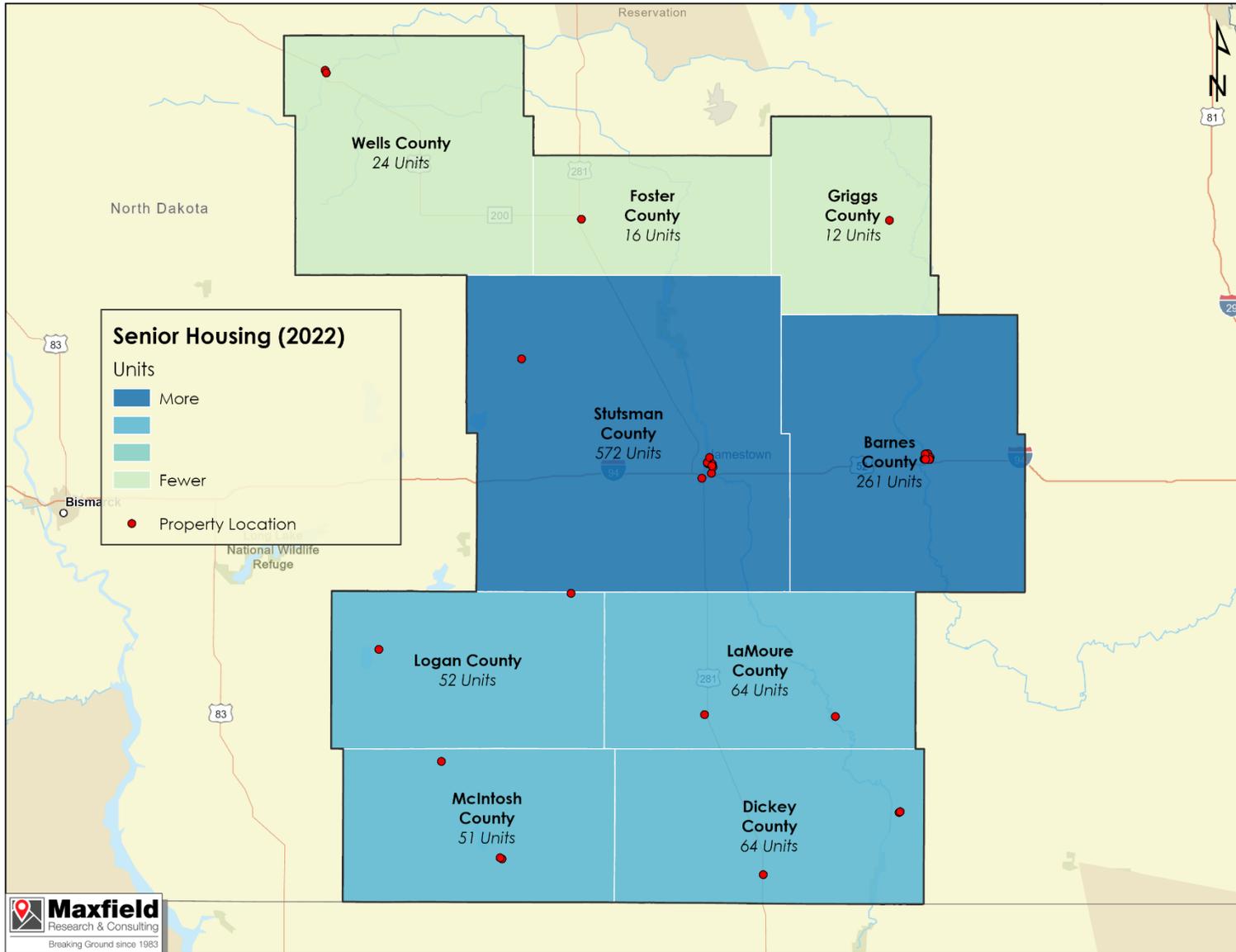
**TABLE S-3
SENIOR HOUSING DEVELOPMENTS
NORTH DAKOTA REGION VI
MAY 2022**

Project	Address	City	Year Built	Subs.	Active Adult		MR Rental	Ind. Living	Assisted Living	Memory Care	Total Units
					Aff.	Owner					
Barnes County											
Rudolf Square Apts.	151 S Central Ave	Valley City	1900	47							47
Skyline Villa	120 12th St NW	Valley City	1973	40							40
Elks Apts.	161 Main St W	Valley City	1905/2000				12				12
Landmark I Apts.	167 2nd St NW	Valley City	1925/2005				17				17
Landmark II Apts.	355 2nd St NW	Valley City	2005				28				28
Rainbow Apts.	906 Main St E	Valley City	2000				13				13
Greystone Apts.	1022 Main St E	Valley City	2002				16				16
Bridgeview Estates	1120 5th St NE	Valley City	1997						45		45
The Legacy Place, LLC	570 13th St NE	Valley City	2009						43		43
Subtotal: Barnes County				87	0	0	86	0	88	0	261
Dickey County											
Benedictine Evergreen Place	241 Main Street	Ellendale	1998					20	5	11	36
Good Samaritan Society - Royal Oakes	301 N 12 St	Oakes	1972						14		14
Good Samaritan Society	213 9th St N	Oakes	1996						14		14
Subtotal: Dickey County				0	0	0	0	20	33	11	64
Foster County											
Golden Acre Estates	50 Poplar Ave	Carrington	1965						16		16
Subtotal: Foster County				0	0	0	0	0	16	0	16
Griggs County											
Park Place	1204 Park Ave NE	Cooperstown	1996						12		12
Subtotal: Griggs County				0	0	0	0	0	12	0	12
LaMoure County											
Rosewood Court	315 1st St SE	LaMoure	2002/2005						12	12	24
Manor St Joseph	404 4th Ave W	Edgeley	1940						40		40
Subtotal: LaMoure County				0	0	0	0	0	52	12	64
CONTINUED											

SENIOR HOUSING MARKET ANALYSIS

<p style="text-align: center;">TABLE S-3 SENIOR HOUSING DEVELOPMENTS NORTH DAKOTA REGION VI MAY 2022</p>											
Project	Address	City	Year Built	Subs.	Active Adult		MR Rental	Ind. Living	Assisted Living	Memory Care	Total Units
					Aff.	Owner					
Logan County											
Napolean Care Center	311 4th St E	Napolean	2008					8	10		18
Gackle Care Center	304 1st Ave W	Gackle	1984						34		34
Subtotal: Logan County				0	0	0	0	8	44	0	52
McIntosh County											
Wishek Living Center - Prairie Hills	400 4th St S	Wishek	1964						19		19
Ashley Medical Center	612 Center Ave N	Ashley	1988					8			8
Harmony Home	301 3rd Ave N	Ashley	1974	24							24
Subtotal: McIntosh County				24	0	0	0	8	19	0	51
Stutsman County											
Posthouse Apartments	212 1st Ave. South	Jamestown	1926/1992			106					106
Edgewood Jamestown	1104 25th St SW	Jamestown	2016					61	13		74
Eventide Jamestown	1300 2nd Pl NE	Jamestown	1978/2016						43		43
Heritage Centre	421 18th St NE	Jamestown	1991						58		58
Dewey Apts.	1215 8th St NE	Jamestown	1994	18							18
New Horizons	1515 Gardenette Dr	Jamestown	1981	16							16
Jamestown Court Rowhomes	217 4th Ave. SE	Jamestown	2016	7	17						24
Legacy Living	419 5th St NE	Jamestown	2013	20				31			51
Garden Hills / Dakotah Hills / Prairie Hills	1221 - 1321 5th St NE	Jamestown	2007/2010		37			45	20		102
Rock of Ages	1315 4th St NE	Jamestown	1987					52			52
Roseadele	1505 3rd St SE	Jamestown	2001					20			20
Comfort Corner	302 Main St	Woodworth	1985	8							8
Subtotal: Stutsman County				69	160	0	0	209	134	0	572
Wells County											
St Aloisius	325 E Brewster St	Harvey	1989					16			16
Senior Villa	701 Birch Ave	Harvey	1986				8				8
Subtotal: Wells County				0	0	0	8	16	0	0	24
Total Units - Region VI				180	160	0	94	261	398	23	1,116
Source: Maxfield Research & Consulting, LLC											

Senior Housing Supply (2022)



Assisted Living Senior Housing

There are 16 assisted living facilities in Region VI with a total of approximately 400 units. The facilities were constructed between 1940 and 2016. Of the 16 assisted living facilities in Region VI, four are located in Stutsman County, three in Dickey County, two in Barnes, LaMoure, and Logan Counties, and one each in Foster, Griggs, and McIntosh Counties.

Memory Care Senior Housing

There are two memory care facilities in Region VI with a total of 23 units. The facilities are a part of larger senior housing facilities and are located in Dickey and LaMoure Counties.

Region VI Senior Housing Summary

A summary of senior housing by service type and county location is shown in Table S-4 on the following page. As of May 2022, a total of 986 senior housing units were identified in Region VI. The majority of the senior housing units in Region VI were located in Stutsman County (44.8%), followed by Barnes County (26.5%), LaMoure County (6.5%), Dickey County (6.5%), Logan County (5.3%), McIntosh County (5.2%), Wells County (2.4%), Foster County (1.6%) and Griggs County (1.2%).

The following points summarize findings by County in Region VI:

- **Barnes County** contained 86 market rate active adult rental units, 87 affordable/subsidized active adult units, and 88 assisted living units totaling 261 senior housing units. All units were located in the City of Valley City. Barnes County is home to 91.5% of the market rate adult rental units in Region VI. No active adult for-sale units, independent living units or memory care units were identified in Barnes County.
- **Dickey County** contained 20 independent living units, 33 assisted living units, and 11 memory care units totaling 64 senior housing units. The assisted living units are located in three facilities with 28 units at *Good Samaritan Society* and *Royal Oakes* in Oakes and another five at *Evergreen Place* in Ellendale. The memory care units are also located in *Evergreen Place* in Ellendale. The assisted living units comprise 52% of the total senior housing units in Dickey County. No market rate active adult rental or for-sale units, affordable/subsidized active adult units or were identified.
- **Foster County** contained 16 assisted living units located in the *Golden Acre Estates* in Carrington. No market rate active adult rental or for-sale units, independent living units, affordable/subsidized active adult units or memory care units were identified in Foster County.

SENIOR HOUSING MARKET ANALYSIS

- **Griggs County** contained 12 assisted living units all located in Cooperstown at *Park Place Assisted Living*. No market rate active adult rental or for-sale units, affordable/subsidized active adult units, independent living units, or memory care units were identified in Griggs County.
- **LaMoure County** contained 52 assisted living units and 12 memory care units totaling 64 senior housing units and comprising 6.5% of the total senior housing units in Region VI. The assisted living units are located in Edgeley at *Manor St. Joseph* and in the City of LaMoure at *Rosewood Court*, and the memory care units at located in the City of LaMoure *Rosewood Court*. The assisted living units comprise 81% of the total senior housing units in LaMoure County. No market rate active adult rental or for-sale units, independent living, and no affordable/subsidized active adult units were identified.

County	Subsidized Act. Adult	Affordable Act. Adult	Market Rate Act. Adult	Active Adult Owner	Independent Living	Assisted Living	Memory Care	Total
Barnes	87	0	86	0	0	88	0	261
Dickey	0	0	0	0	20	33	11	64
Foster	0	0	0	0	0	16	0	16
Griggs	0	0	0	0	0	12	0	12
LaMoure	0	0	0	0	0	52	12	64
Logan	0	0	0	0	8	44	0	52
McIntosh	24	0	0	0	8	19	0	51
Stutsman	69	160	0	0	209	134	0	572
Wells	0	0	8	0	16	0	0	24
Total	180	160	94	0	261	398	23	1,116

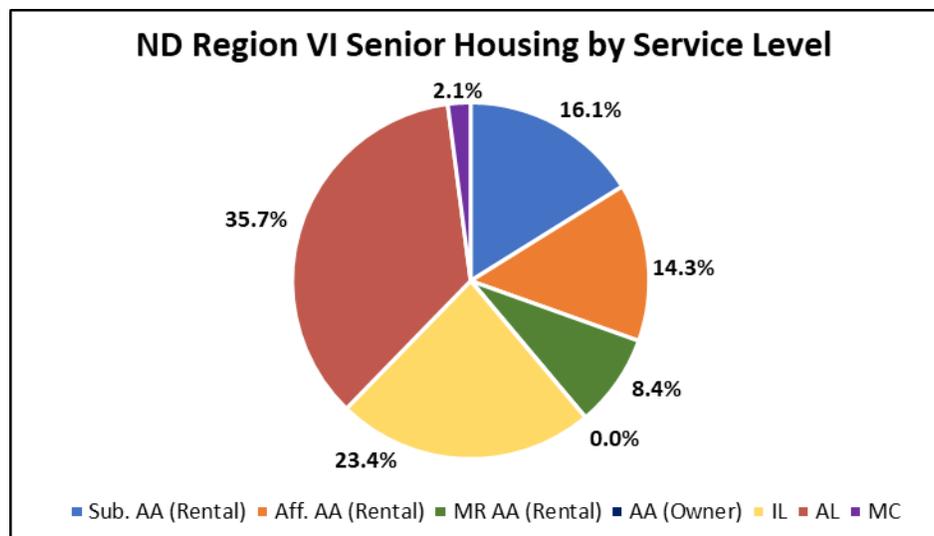
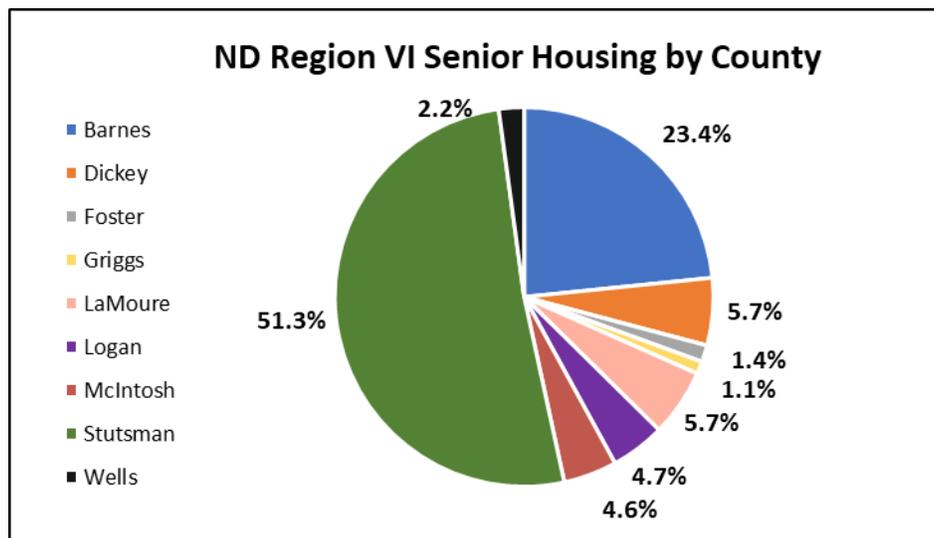
Source: Maxfield Research & Consulting, LLC

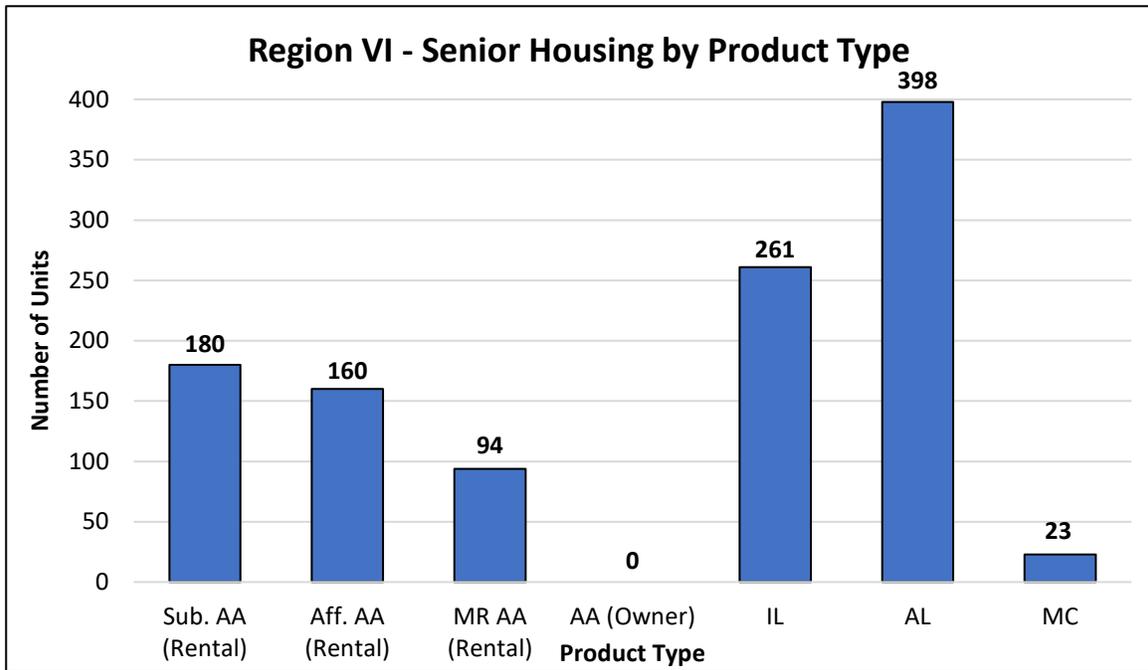
- **Logan County** contained 8 independent living units and 44 assisted living units at two facilities with 10 units at *Napoleon care Center* in Napoleon and 34 units at *Gackle Care Center* in Gackle. The assisted living units in Logan County comprise 11.1% of the total assisted living units in Region VI. No market rate active adult rental or for-sale units, affordable/subsidized active adult units, or memory care units were identified in Logan County.
- **McIntosh County** contained 24 affordable/subsidized active adult units, 8 independent living units, 19 assisted living units totaling 51 units, or 5.2% of the Region VI senior housing total. The affordable/subsidized active adult units are found at *Harmony Homes* while the independent living units are found at *Ashley Medical Center*, both in the City of Ashley. The assisted living units are found at *Prairie Hills* in the City of Wishek. No market rate active adult rental or for-sale units or memory care units were identified in McIntosh County.
- **Stutsman County** contained 229 affordable/subsidized active adult units, 209 independent living units, 134 assisted living units totaling 572 senior housing units, or roughly 47% of the total senior housing units in Region VI. Stutsman County contains 36% of the total afforda-

SENIOR HOUSING MARKET ANALYSIS

able/subsidized rental units in Region VI, followed by 36% of the total independent living units, and 23% of the total assisted living units. Nearly all of the senior housing units in Stutsman County is located in the City of Jamestown with the exception of one property located in Woodworth at *Comfort Corner*. No market rate active adult rental, active adult for-sale units, or memory care units were identified.

- **Wells County** contained eight market rate active adult units and 16 independent units totaling 24 senior housing units. Both facilities (*Senior Villa* and *St. Aloisius Senior Apartments*) are located in the City of Harvey. No market rate active adult for-sale units, affordable/subsidized active adult units, assisted living units or memory care units were identified in Wells County.





Region VI Senior Housing Examples



Legacy Center (Jamestown)



Edgewood Senior Living (Jamestown)



Sheyenne Care Center (Valley City)



Skyline Village (Valley City)



Good Samaritan Society (Oakes)



Good Samaritan Society – Royal Oakes (Oakes)

Region VI Senior Housing Examples (Continued)



Golden Acres Manor (Carrington)



Gackle County Care Center (Cooperstown)



Manor St Joseph (Edgeley)



Benedictine Evergreen Place (Edgeley)



St Aloisius (Harvey)



Dakota Manor (Harvey)

Introduction

Affordable housing is a term that has various definitions according to different people, but it is fundamentally the ability to buy, or rent based on local housing costs. According to the U.S. Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). Households who pay more than 30% of their income for housing (either rent or mortgage) are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Generally, housing that is income-restricted to households earning at or below 80% of Area Median Income (AMI) is considered affordable. However, many individual properties have income restrictions set anywhere from 30% to 80% of AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. Moderate-income housing, often referred to as “workforce housing,” refers to both rental and ownership housing. Therefore, the definition is broadly defined as housing that is income-restricted to households earning between 50% and 120% AMI. Figure 1 below summarizes income ranges by definition.

FIGURE 1	
AREA MEDIAN INCOME (AMI) DEFINITIONS	
Definition	AMI Range
Extremely Low Income	0% - 30%
Very Low Income	31% - 50%
Low Income	51% - 80%
Moderate Income Workforce Housing	80% - 120%
Note: 4-person 2022 AMIs for PMA Counties are as follows: Barnes County = \$95,600; Dickey County = \$91,200; Foster County = \$102,000; Griggs County = \$85,500; LaMoure County = \$86,900; Logan County = \$77,400; McIntosh County; \$72,200; Stutsman County = \$84,700; and Wells County = \$85,900.	
Sources: HUD & Maxfield Research & Consulting, LLC.	

Naturally-Occurring Affordable Housing (i.e. Unsubsidized Affordable)

Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) but are more affordable than other units in a community are considered “naturally-occurring” or “unsubsidized affordable” units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock,

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location, condition, size, functionally obsolete, school district, current market conditions, etc. Because of these factors, housing costs tend to be lower.

According to the *Joint Center for Housing Studies of Harvard University*, the privately unsubsidized housing stock supplies **three times** as many low-cost affordable units than assisted projects nationwide. Unlike assisted rental developments, most unsubsidized affordable units are scattered across small properties (one-to-four-unit structures) or in older multifamily structures. Many of these older developments may be vulnerable to redevelopment due to their age, modest rents, and deferred maintenance.

Because many of these housing units have affordable rents, project-based and private housing markets cannot be easily separated. As a result, a portion of households (typically those with household incomes of 50% to 60% AMI) income-qualify for both market rate and project-based affordable housing.

Based on the review of the region's housing stock and the inventory of rental properties; we find a substantial portion of the housing stock would classify as naturally-occurring affordable housing.

Rent and Income Limits

Tables HA-1, HA-3, HA-5, HA-7, HA-9, HA-11, HA-13, HA-15, and HA-17 show the maximum allowable incomes by household size to qualify for affordable housing and maximum gross rents that can be charged by bedroom size in the counties comprising Region VI. These incomes are published and revised annually by HUD and based on the date the project was placed into service. Fair market rent is the amount needed to pay gross monthly rent at modest rental housing in a given area. Fair market rents are used as the standard by which local housing authorities consider the availability of private market units to be considered for potential availability through the Housing Choice Voucher Program. This table is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families at financially assisted housing.

Tables HA-2, HA-4, HA-6, HA-8, HA-10, HA-12, HA-14, HA-16, and HA-18 show the maximum rents by household size and AMI based on income limits illustrated in Tables HA-1, HA-3, HA-5, HA-7, HA-9, HA-11, HA-13, HA-15, and HA-17. The rents in HA-2, HA-4, HA-6, HA-8, HA-10, HA-12, HA-14, HA-16, and HA-18 are based on HUD's allocation that monthly rents should not exceed 30% of income. In addition, the table reflects maximum household size based on HUD guidelines of number of persons per unit. For each additional bedroom, the maximum household size increases by two people.

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TABLE HA-1 HUD INCOME AND RENT LIMITS BARNES COUNTY - 2022 (Effective 04/18/22)								
Income Limits by Household Size								
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph
30% of median	\$20,100	\$22,950	\$25,830	\$28,680	\$30,990	\$33,270	\$35,580	\$37,860
50% of median	\$33,500	\$38,250	\$43,050	\$47,800	\$51,650	\$55,450	\$59,300	\$63,100
60% of median	\$40,200	\$45,900	\$51,660	\$57,360	\$61,980	\$66,540	\$71,160	\$75,720
80% of median	\$53,600	\$61,200	\$68,880	\$76,480	\$82,640	\$88,720	\$94,880	\$100,960
100% of median	\$67,000	\$76,500	\$86,100	\$95,600	\$103,300	\$110,900	\$118,600	\$126,200
120% of median	\$80,400	\$91,800	\$103,320	\$114,720	\$123,960	\$133,080	\$142,320	\$151,440
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$502	\$573	\$645	\$717	\$774			
50% of median	\$837	\$956	\$1,076	\$1,195	\$1,291			
60% of median	\$1,005	\$1,147	\$1,291	\$1,434	\$1,549			
80% of median	\$1,340	\$1,530	\$1,722	\$1,912	\$2,066			
100% of median	\$1,675	\$1,912	\$2,152	\$2,390	\$2,582			
120% of median	\$2,010	\$2,295	\$2,583	\$2,868	\$3,099			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$574	\$578	\$760	\$945	\$1,120			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-2 MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME BARNES COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$503 - \$503		\$838 - \$838		\$1,005 - \$1,005	
1BR	1	2	\$503 - \$574		\$838 - \$956		\$1,005 - \$1,148	
2BR	2	4	\$574 - \$717		\$956 - \$1,195		\$1,148 - \$1,434	
3BR	3	6	\$646 - \$832		\$1,076 - \$1,386		\$1,292 - \$1,664	
4BR	4	8	\$717 - \$738		\$1,195 - \$1,230		\$1,434 - \$1,476	
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,340 - \$1,340		\$1,675 - \$1,675		\$2,010 - \$2,010	
1BR	1	2	\$1,340 - \$1,530		\$1,675 - \$1,913		\$2,010 - \$2,295	
2BR	2	4	\$1,530 - \$1,912		\$1,913 - \$2,390		\$2,295 - \$2,868	
3BR	3	6	\$1,722 - \$2,218		\$2,153 - \$2,773		\$2,583 - \$3,327	
4BR	4	8	\$1,912 - \$1,968		\$2,390 - \$2,460		\$2,868 - \$2,952	

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Barnes County 4-person AMI = \$95,600 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-3
HUD INCOME AND RENT LIMITS
DICKEY COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 phh	3 phh	4 phh	5 phh	6 phh	7 phh	8 phh
30% of median	\$0	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650
50% of median	\$0	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750
60% of median	\$0	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300
80% of median	\$0	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400
100% of median	\$0	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500
120% of median	\$0	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$489	\$558	\$628	\$698	\$754			
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257			
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509			
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012			
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515			
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$572	\$575	\$757	\$936	\$1,286			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-4								
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME								
DICKEY COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Dickey County 4-person AMI = \$91,200 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-5
HUD INCOME AND RENT LIMITS
FOSTER COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph
30% of median	\$20,160	\$23,040	\$25,920	\$28,800	\$31,110	\$33,420	\$35,730	\$38,040
50% of median	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,550	\$63,400
60% of median	\$40,320	\$46,080	\$51,840	\$57,600	\$62,220	\$66,840	\$71,460	\$76,080
80% of median	\$53,760	\$61,440	\$69,120	\$76,800	\$82,960	\$89,120	\$95,280	\$101,440
100% of median	\$67,200	\$76,800	\$86,400	\$96,000	\$103,700	\$111,400	\$119,100	\$126,800
120% of median	\$80,640	\$92,160	\$103,680	\$115,200	\$124,440	\$133,680	\$142,920	\$152,160

Maximum Gross Rent					
	EFF	1BR	2BR	3BR	4BR
30% of median	\$504	\$576	\$648	\$720	\$777
50% of median	\$840	\$960	\$1,080	\$1,200	\$1,296
60% of median	\$1,008	\$1,152	\$1,296	\$1,440	\$1,555
80% of median	\$1,344	\$1,536	\$1,728	\$1,920	\$2,074
100% of median	\$1,680	\$1,920	\$2,160	\$2,400	\$2,592
120% of median	\$2,016	\$2,304	\$2,592	\$2,880	\$3,111

Fair Market Rent					
	EFF	1BR	2BR	3BR	4BR
Fair Market Rent	\$653	\$664	\$757	\$1,073	\$1,194

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

TABLE HA-6 MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME FOSTER COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$504 - \$504		\$840 - \$840		\$1,008 - \$1,008	
1BR	1	2	\$504 - \$576		\$840 - \$960		\$1,008 - \$1,152	
2BR	2	4	\$576 - \$720		\$960 - \$1,200		\$1,152 - \$1,440	
3BR	3	6	\$648 - \$836		\$1,080 - \$1,393		\$1,296 - \$1,671	
4BR	4	8	\$720 - \$738		\$1,200 - \$1,230		\$1,440 - \$1,476	
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,344 - \$1,344		\$1,680 - \$1,680		\$2,016 - \$2,016	
1BR	1	2	\$1,344 - \$1,536		\$1,680 - \$1,920		\$2,016 - \$2,304	
2BR	2	4	\$1,536 - \$1,920		\$1,920 - \$2,400		\$2,304 - \$2,880	
3BR	3	6	\$1,728 - \$2,228		\$2,160 - \$2,785		\$2,592 - \$3,342	
4BR	4	8	\$1,920 - \$1,968		\$2,400 - \$2,460		\$2,880 - \$2,952	

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Foster County 4-person AMI = \$102,000 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-7
HUD INCOME AND RENT LIMITS
GRIGGS COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 phh	3 phh	4 phh	5 phh	6 phh	7 phh	8 phh
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$489	\$558	\$628	\$698	\$754			
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257			
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509			
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012			
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515			
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$572	\$575	\$757	\$1,075	\$1,194			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-8								
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME								
GRIGGS COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Griggs County 4-person AMI = \$85,500 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-9
HUD INCOME AND RENT LIMITS
LAMOURE COUNTY - 2022 (Effective 04/18/22)**

	Income Limits by Household Size								
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph	
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870	
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450	
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740	
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320	
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900	
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480	
	Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR				
30% of median	\$489	\$558	\$628	\$698	\$754				
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257				
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509				
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012				
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515				
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018				
	Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR				
Fair Market Rent	\$572	\$575	\$757	\$1,075	\$1,296				

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-10 MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME LaMOURE COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: LaMoure County 4-person AMI = \$86,900 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-11
HUD INCOME AND RENT LIMITS
LOGAN COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$489	\$558	\$628	\$698	\$754			
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257			
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509			
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012			
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515			
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$572	\$575	\$757	\$993	\$1,194			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-12								
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME								
LOGAN COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Logan County 4-person AMI = \$77,400 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-13
HUD INCOME AND RENT LIMITS
MCINTOSH COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 phh	3 phh	4 phh	5 phh	6 phh	7 phh	8 phh
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$489	\$558	\$628	\$698	\$754			
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257			
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509			
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012			
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515			
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$653	\$664	\$757	\$1,056	\$1,060			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

HOUSING AFFORDABILITY

TABLE HA-14								
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME								
McINTOSH COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: McIntosh County 4-person AMI = \$72,200 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-15
HUD INCOME AND RENT LIMITS
STUTSMAN COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 pph	3 pph	4 pph	5 pph	6 pph	7 pph	8 pph
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480
Maximum Gross Rent								
	EFF	1BR	2BR	3BR	4BR			
30% of median	\$489	\$558	\$628	\$698	\$754			
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257			
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509			
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012			
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515			
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018			
Fair Market Rent								
	EFF	1BR	2BR	3BR	4BR			
Fair Market Rent	\$572	\$575	\$757	\$1,075	\$1,194			

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-16 MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME STUTSMAN COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Stutsman County 4-person AMI = \$84,700 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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**TABLE HA-17
HUD INCOME AND RENT LIMITS
WELLS COUNTY - 2022 (Effective 04/18/22)**

Income Limits by Household Size								
	1 pph	2 phh	3 phh	4 phh	5 phh	6 phh	7 phh	8 phh
30% of median	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
50% of median	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450
60% of median	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740
80% of median	\$52,160	\$59,600	\$67,040	\$74,480	\$80,480	\$86,400	\$92,400	\$98,320
100% of median	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900
120% of median	\$78,240	\$89,400	\$100,560	\$111,720	\$120,720	\$129,600	\$138,600	\$147,480

Maximum Gross Rent					
	EFF	1BR	2BR	3BR	4BR
30% of median	\$489	\$558	\$628	\$698	\$754
50% of median	\$815	\$931	\$1,047	\$1,163	\$1,257
60% of median	\$978	\$1,117	\$1,257	\$1,396	\$1,509
80% of median	\$1,304	\$1,490	\$1,676	\$1,862	\$2,012
100% of median	\$1,630	\$1,862	\$2,095	\$2,327	\$2,515
120% of median	\$1,956	\$2,235	\$2,514	\$2,793	\$3,018

Fair Market Rent					
	EFF	1BR	2BR	3BR	4BR
Fair Market Rent	\$653	\$659	\$757	\$1,075	\$1,200

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

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TABLE HA-18								
MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME								
WELLS COUNTY - 2022 (Effective 04/18/22)								
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	30%		50%		60%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$489	\$489	\$815	\$815	\$978	\$978
1BR	1	2	\$489	\$559	\$815	\$931	\$978	\$1,118
2BR	2	4	\$559	\$698	\$931	\$1,164	\$1,118	\$1,397
3BR	3	6	\$629	\$810	\$1,048	\$1,350	\$1,257	\$1,620
4BR	4	8	\$698	\$738	\$1,164	\$1,230	\$1,397	\$1,476
Unit Type ¹	HHD Size		Maximum Rent Based on Household Size (@30% of Income)					
	Min	Max	80%		100%		120%	
			Min.	Max.	Min.	Max.	Min.	Max.
Studio	1	1	\$1,304	\$1,304	\$1,630	\$1,630	\$1,956	\$1,956
1BR	1	2	\$1,304	\$1,490	\$1,630	\$1,863	\$1,956	\$2,235
2BR	2	4	\$1,490	\$1,862	\$1,863	\$2,328	\$2,235	\$2,793
3BR	3	6	\$1,676	\$2,160	\$2,095	\$2,700	\$2,514	\$3,240
4BR	4	8	\$1,862	\$1,968	\$2,328	\$2,460	\$2,793	\$2,952

¹ One-bedroom plus den and two-bedroom plus den units are classified as 1BR and 2BR units, respectively. To be classified as a bedroom, a den must have a window and closet.

Note: Wells County 4-person AMI = \$85,900 (2022)

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

Housing Cost Burden

Table HA-19 shows the number and percent of owner and renter households in Region VI that pay 30% or more of their gross income for housing. This information was compiled from the American Community Survey 2019 estimates. The Federal standard for affordability is 30% of income for housing costs. Without a separate break out for households that pay 35% or more, there are likely several households that elect to pay slightly more than 30% of their gross income to select the housing that they choose. Moderately cost-burdened is defined as households paying between 30% and 49% of their income to housing; while severely cost-burdened is defined as households paying 50% or more of their income for housing.

Higher-income households that are cost-burdened may have the option of moving to lower priced housing, but lower-income households often do not. The figures focus on owner households with incomes below \$50,000 and renter households with incomes below \$35,000.

Key findings from Table HA-19 follow.

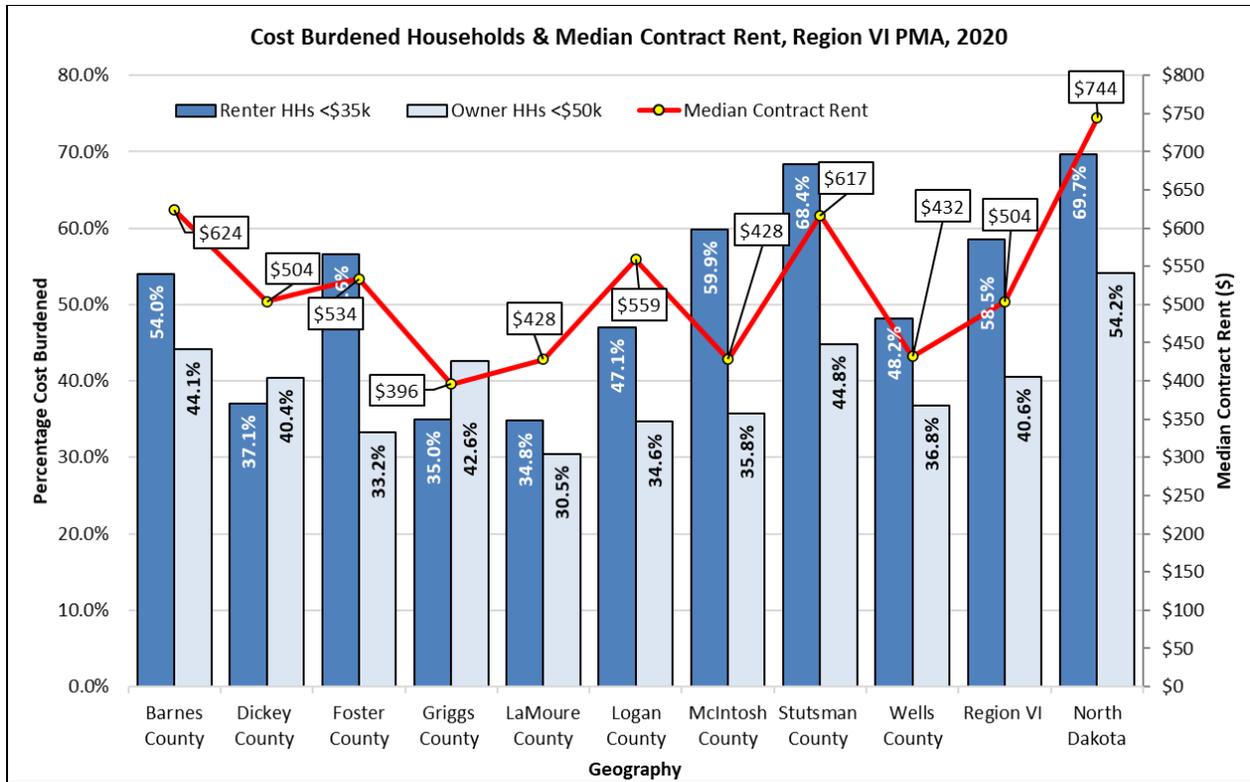
- In the PMA, 10.9% of owner households are considered cost-burdened. In comparison, 10.9% of all owner households are cost-burdened in North Dakota. A greater percentage of owner households 18.4% are cost burdened in the US compared to Region VI and North Dakota.
- Among owner households earning less than \$50,000, 40.6% were cost-burdened in the PMA, compared to 54.2% in North Dakota, and 75.3% in the US.
- Renter households are more likely to be cost-burdened in the PMA, North Dakota, and the US compared to owner households. In the PMA, 29.8% of renter households were cost-burdened, compared to 33.0% of North Dakota renter households, and 74.9% of US renter households.
- Renter households with incomes less than \$35,000 per year are more likely to be cost-burdened, with 58.5 of PMA renters with incomes below \$35,000 per year considered cost-burdened, 60.7% of North Dakota renters, and 74.9% of US renters.

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**TABLE HA-19
HOUSING COST BURDEN
REGION VI MARKET AREA
2020**

	Barnes County		Dickey County		Foster County		Griggs County	
Geography	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households								
All Owner Households	3,556		1,602		1,077		824	
Cost Burden 30% or greater	421	11.8%	173	10.8%	87	8.1%	104	12.6%
Owner Households w/ incomes <\$50,000	1,133		502		322		312	
Cost Burden 30% or greater	500	44.1%	203	40.4%	107	33.2%	133	42.6%
Renter Households								
All Renter Households	1,483		525		406		207	
Cost Burden 30% or greater	357	24.1%	83	15.8%	135	33.3%	30	14.5%
Renter Households w/ incomes <\$35,000	731		205		226		60	
Cost Burden 30% or greater	395	54.0%	76	37.1%	128	56.6%	21	35.0%
Median Contract Rent ¹	\$624		\$504		\$534		\$396	
	LaMoure County		Logan County		McIntosh County		Stutsman County	
Geography	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households								
All Owner Households	1,499		684		922		5,607	
Cost Burden 30% or greater	87	5.8%	59	8.6%	97	10.5%	729	13.0%
Owner Households w/ incomes <\$50,000	492		280		380		1,880	
Cost Burden 30% or greater	150	30.5%	97	34.6%	136	35.8%	843	44.8%
Renter Households								
All Renter Households	370		128		370		3,370	
Cost Burden 30% or greater	63	17.0%	26	20.3%	104	28.1%	1,241	36.8%
Renter Households w/ incomes <\$35,000	181		51		167		1,744	
Cost Burden 30% or greater	63	34.8%	24	47.1%	100	59.9%	1,193	68.4%
Median Contract Rent ¹	\$428		\$559		\$428		\$617	
	Wells County		Region VI		North Dakota		United States	
Geography	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households								
All Owner Households	1,455		17,226		200,671		78,801,376	
Cost Burden 30% or greater	127	8.7%	1,884	10.9%	21,871	10.9%	14,424,754	18.3%
Owner Households w/ incomes <\$50,000	508		5,809		50,528		22,896,736	
Cost Burden 30% or greater	187	36.8%	2,356	40.6%	27,381	54.2%	17,242,696	75.3%
Renter Households								
All Renter Households	486		7,345		120,202		43,552,843	
Cost Burden 30% or greater	153	31.5%	2,192	29.8%	39,648	33.0%	17,308,398	39.7%
Renter Households w/ incomes <\$35,000	307		3,672		52,211		18,477,721	
Cost Burden 30% or greater	148	48.2%	2,148	58.5%	36,394	69.7%	13,839,113	74.9%
Median Contract Rent ¹	\$432		\$504		\$744		\$929	

¹ Median Contract Rent 2019
Note: Calculations exclude households not computed.
Sources: American Community Survey 2020 estimates; Maxfield Research and Consulting LLC.



Housing Choice Vouchers

In addition to subsidized apartments, “tenant-based” subsidies like *Housing Choice Vouchers*, can help lower income households afford market-rate rental housing. The tenant-based subsidy is funded by the Department of Housing and Urban Development (HUD) and is managed by the various Housing Authority agencies across Region VI. Under the Housing Choice Voucher program (also referred to as Section 8) qualified households are issued a voucher that the household can take to an apartment that has rent levels with Payment Standards. The household then pays 30% of their adjusted gross income for rent and utilities, and the Federal government pays the remainder of the rent to the landlord.

Region VI is represented by a number of housing authorities. The two housing authorities with the highest number of utilized vouchers, as of November 2021 (according to HUD), are the Great Plains Housing Authority (492 vouchers) and the Barnes County Housing Authority (216 vouchers). There are a total of 116 vouchers currently available in Region VI (according to HUD). Of those 116 vouchers, 80 are available via the Great Plains Housing Authority (GPHA), seven are available via the McIntosh Housing Authority, two are available via the McIntosh Housing Authority, and 27 units are available via the GPHA. In addition, since 2011, 377 units have been lost in Region VI. According to the Great Plains Housing Authority, subsidized units lost by Region VI community are as follows: Jamestown, 120 units; Ellendale, 64 units; Carrington, 52

units; Harvey, 24 units; Oakes, 16 units; McVilleville, 12 units; Cogswell, 11 units; and Woodworth, 8 units.

Housing Costs as Percentage of Household Income

Housing costs are generally considered affordable at 30% of a household's adjusted gross income. Table HA-20 illustrates key housing metrics based on housing costs and household incomes in the Primary Market Area. The table estimates the percentage of PMA householders that can afford rental and for-sale housing based on a 30% allocation of income to housing. Housing costs are based on the PMA average.

The housing affordability calculations assume the following:

For-Sale Housing

- 10% down payment with good credit score
- Closing costs rolled into mortgage
- 30-year mortgage at 6.0% interest rate
- Private mortgage insurance (equity of less than 20%)
- Homeowners insurance for single-family homes and association dues for townhomes
- Owner household income per 2020 ACS adjusted to 2022 by Maxfield Research

Rental Housing

- Background check on tenant to ensure credit history
- 30% allocation of income
- Renter household income per 2020 ACS adjusted to 2022 by Maxfield Research

Because of the down payment requirement and strict underwriting criteria for a mortgage, not all households will meet the income qualifications as outlined above.

- The median income of all PMA households in 2022 was estimated at \$56,700, down from the most recent American Community Survey's 2020 Five-Year Estimate of \$60,472. The median income, however, varies by tenure. According to the 2020 American Community Survey, the median income of a homeowner was \$68,404 compared to \$35,820 for renters.
- In Table HA-20, according to our understanding of the local market, entry level homes average approximately \$100,000, move-up homes average \$225,000 and executive homes average \$400,000. Multifamily ownership units (excluding fractional ownership vacation homes) are not as prevalent in the PMA but are generally slightly less expensive than single-family homes.
- An estimated 74.1% of all households and 80.8% of owner households could afford to purchase an entry-level home in Region VI (\$100,000). When adjusting for move-up buyers (\$225,000), 41% of all households and 55% of owner households would income qualify. As

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data indicates, a high percentage of households can afford entry-level homes. However, the lack of available housing makes it difficult to find homes for both entry-level and move up buyers.

- An estimated 65% of existing renter households can afford to rent a one-bedroom unit in the PMA (\$575/month). The percentage of renter income-qualified households decreases to 52.4% that can afford an existing three-bedroom unit (\$825/month). After adjusting for new construction rental housing, the percentage of renters that are income-qualified decreases. An estimated 37.8% of renters can afford a new market rate one-bedroom unit while 30.0% can afford a new two-bedroom unit. New rental housing is drastically needed in the region, however newer construction is challenging given the high rental costs needed to off-set high development costs. As a result, one-bedroom units will need to start at approximately \$1,100/month.

For-Sale (Assumes 10% down payment and good credit)						
	Single-Family			Townhome/Twinhome		
	Entry-Level	Move-Up	Executive	Entry-Level	Move-Up	Executive
Price of House	\$100,000	\$225,000	\$400,000	\$85,000	\$175,000	\$400,000
Pct. Down Payment	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Total Down Payment Amt.	\$10,000	\$22,500	\$40,000	\$8,500	\$17,500	\$40,000
Estimated Closing Costs (rolled into mortgage)	\$3,000	\$6,750	\$12,000	\$2,550	\$5,250	\$12,000
Cost of Loan	\$93,000	\$209,250	\$372,000	\$79,050	\$162,750	\$372,000
Interest Rate	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
Number of Pmts.	360	360	360	360	360	360
Monthly Payment (P & I)	-\$558	-\$1,255	-\$2,230	-\$474	-\$976	-\$2,230
(plus) Prop. Tax	-\$145	-\$326	-\$580	-\$123	-\$254	-\$580
(plus) HO Insurance/Assoc. Fee for TH	-\$33	-\$75	-\$133	-\$100	-\$100	-\$100
(plus) PMI/MIP (less than 20%)	-\$40	-\$91	-\$161	-\$34	-\$71	-\$161
Subtotal monthly costs	-\$776	-\$1,746	-\$3,105	-\$731	-\$1,400	-\$3,072
Housing Costs as % of Income	30%	30%	30%	30%	30%	30%
Minimum Income Required	\$31,049	\$69,859	\$124,194	\$29,258	\$56,002	\$122,861
Pct. of ALL PMA HHDS who can afford¹	74.1%	41.0%	16.8%	75.8%	52.0%	17.2%
No. of PMA HHDS who can afford¹	17,655	9,769	4,002	18,065	12,379	4,110
Pct. of PMA owner HHDS who can afford²	80.8%	54.7%	20.5%	82.3%	61.5%	21.1%
No. of PMA owner HHDS who can afford²	13,497	9,133	3,432	13,746	10,270	3,516
No. of PMA owner HHDS who cannot afford²	3,207	7,571	13,272	2,958	6,434	13,188
Rental (Market Rate)						
	Existing Rental			New Construction Rental		
	1BR	2BR	3BR	1BR	2BR	3BR
Monthly Rent	\$575	\$725	\$825	\$1,100	\$1,325	\$1,550
Annual Rent	\$6,900	\$8,700	\$9,900	\$13,200	\$15,900	\$18,600
Housing Costs as % of Income	30%	30%	30%	30%	30%	30%
Minimum Income Required	\$23,000	\$29,000	\$33,000	\$44,000	\$53,000	\$62,000
Pct. of ALL PMA HHDS who can afford¹	82.1%	76.1%	72.1%	61.1%	54.3%	47.3%
No. of PMA HHDS who can afford¹	19,572	18,137	17,172	14,551	12,939	11,261
Pct. of PMA renter HHDS who can afford²	65.3%	57.1%	52.4%	37.8%	29.9%	24.4%
No. of PMA renter HHDS who can afford²	4,654	4,067	3,730	2,690	2,130	1,738
No. of PMA renter HHDS who cannot afford²	2,469	3,056	3,393	4,433	4,993	5,385

¹ Based on 2022 household income for ALL households.
² Based on 2020 ACS household income by tenure adjusted to 2022 by Maxfield Research & Consulting, LLC.
Source: Maxfield Research & Consulting, LLC.

Introduction

Previous sections of this study analyzed the existing housing supply and the growth and demographic characteristics of the population and household base in North Dakota Region VI. This section of the report presents our estimates of housing demand in Region VI from 2022 through 2030.

Demographic Profile and Housing Demand

The demographic profile of a community affects housing demand and the types of housing that are needed. The housing life-cycle stages are:

1. *Entry-level householders*
 - Often prefer to rent basic, inexpensive apartments
 - Usually singles or couples in their early 20's without children
 - Will often "double-up" with roommates in apartment setting
2. *First-time homebuyers and move-up renters*
 - Often prefer to purchase modestly priced single-family homes or rent more upscale apartments
 - Usually married or cohabiting couples, in their mid-20's or 30's, some with children, but most are without children
3. *Move-up homebuyers*
 - Typically prefer to purchase newer, larger, and therefore more expensive single-family homes
 - Typically, families with children where householders are in their late 30's to 40's
4. *Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)*
 - Prefer owning but will consider renting their housing
 - Some will move to alternative lower-maintenance housing products
 - Generally, couples in their 50's or 60's
5. *Younger independent seniors*
 - Prefer owning but will consider renting their housing
 - Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce their responsibilities for upkeep and maintenance
 - Generally, in their late 60's or 70's

6. *Older seniors*

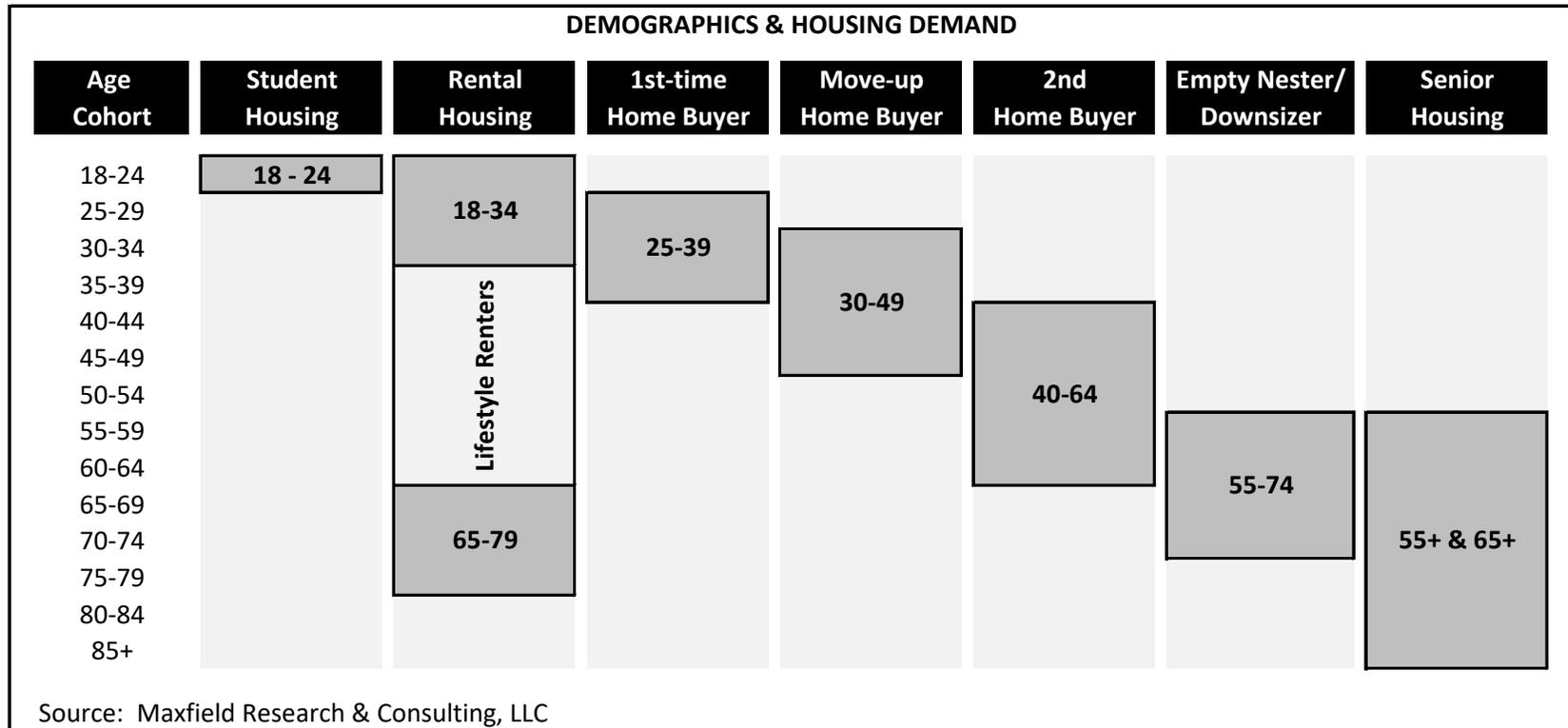
- May need to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
- Generally single females (widows) in their mid-70's or older

Demand for housing can come from a variety of sources including household growth, changes in housing preferences, and replacement need. Household growth necessitates building new housing unless there is enough desirable vacant housing available to absorb the increase in households. Demand is also affected by shifting demographic factors such as the aging of the population, which dictates the type of housing preferred. New housing to meet replacement need is required. This is true even in the absence of household growth when existing units no longer meet the needs of the population and when renovation is not feasible because the structure is physically or functionally obsolete.

Because of the relatively older age of the region's housing stock and the fact that population and household growth has been minimal over the past decade, housing demand across Region VI will be fueled more by replacement need than household growth. Additional housing need will be driven by the lack of supply that will drive new housing construction. The region is projected to experience household growth (330 new households) between 2022 and 2030, however this household growth will occur in households ages 65 and older as the population ages. Since each household equates to an occupied housing unit, the region will need to build an equal number of housing units to support this growth.

The following graphic provides greater detail of various housing types supported within each housing life cycle. Information on square footage, average bedrooms/bathrooms, and lot size is provided on the subsequent graphic.

HOUSING DEMAND ANALYSIS



HOUSING DEMAND ANALYSIS

TYPICAL HOUSING TYPE CHARACTERISTICS				
	Housing Types	Target Market/ Demographic	Unit/Home Characteristics	Lot Sizes/ Units Per Acre ¹
For-Sale Housing	Entry-level single-family	First-time buyers: Families, couples w/no children, some singles	1,200 to 2,200 sq. ft. 2-4 BR 2 BA	80'+ wide lot 2.5-3.0 DU/Acre
	Move-up single-family	Step-up buyers: Families, couples w/no children	2,000 sq. ft.+ 3-4 BR 2-3 BA	80'+ wide lot 2.5-3.0 DU/Acre
	Executive single-family	Step-up buyers: Families, couples w/no children	2,500 sq. ft.+ 3-4 BR 2-3 BA	100'+ wide lot 1.5-2.0 DU/Acre
	Small-lot single-family	First-time & move-down buyers: Families, couples w/no children, empty nesters, retirees	1,700 to 2,500 sq. ft. 3-4 BR 2-3 BA	40' to 60' wide lot 5.0-8.0 DU/Acre
	Entry-level townhomes	First-time buyers: Singles, couples w/no children	1,200 to 1,600 sq. ft. 2-3 BR 1.5BA+	6.0-12.0 DU/Acre
	Move-up townhomes	First-time & step-up buyers: Singles, couples, some families, empty-nesters	1,400 to 2,000 sq. ft. 2-3 BR 2BA+	6.0-8.0 DU/Acre
	Executive townhomes/twinhomes	Step-up buyers: Empty-nesters, retirees	2,000+ sq. ft. 3 BR+ 2BA+	4.0-6.0 DU/Acre
	Detached Townhome	Step-up buyers: Empty-nesters, retirees, some families	2,000+ sq. ft. 3 BR+ 2BA+	4.0-6.0 DU/Acre
	Condominiums	First-time & step-up buyers: Singles, couples, empty-nesters, retirees	800 to 1,700 sq. ft. 1-2 BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 75.0+ DU/Acre
Rental Housing	Apartment-style rental housing	Singles, couples, single-parents, some families, seniors	675 to 1,250 sq. ft. 1-3 BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 75.0+ DU/Acre
	Townhome-style rental housing	Single-parents, families w/children, empty nesters	900 to 1,700 sq. ft. 2-4 BR 2BA	8.0-12.0 DU/Acre
	Student rental housing	College students, mostly undergraduates	550 to 1,400 sq. ft. 1-4BR 1-2 BA	Low-rise: 18.0-24.0 DU/Acre Mid-rise: 25.0+ DU/Acre Hi-rise: 50.0+ DU/Acre
Both	Senior housing	Retirees, Seniors	550 to 1,500 sq. ft. Suites - 2BR 1-2 BA	Varies considerably based on senior product type

¹ Dwelling units(DU) per acre expressed in net acreage (minus right-of-way)

Source: Maxfield Research & Consulting, LLC

Housing Demand Overview

The previous sections of this assessment focused on demographic and economic factors driving demand for housing in Region VI. In this section, we utilize findings from the economic and demographic analysis to calculate demand for new general occupancy housing units in Region VI. In addition, we present housing demand for each county in Region VI.

Housing markets are driven by a range of supply and demand factors that vary by location and county. The following bullet points outline several of the key variables driving housing demand.

Demographics

Demographics are major influences that drive housing demand. Household growth and formations are critical (natural growth, immigration, etc.), as well as household types, size, age of householders, incomes, etc.

Economy & Job Growth

The economy and housing market are intertwined; the health of the housing market affects the broader economy and vice versa. Housing market growth depends on job growth (or the prospect of); jobs generate income growth which results in the formation of more households. Historically low unemployment rates have driven both existing home purchases and new-home purchases. Lack of job growth leads to slow or diminishing household growth, which in-turn relates to reduced housing demand. Additionally, low-income growth results in fewer move-up buyers which results in diminished housing turnover across all income brackets.

Consumer Choice/Preferences

A variety of factors contribute to consumer choice and preferences. Many times, a change in family status is the primary factor for a change in housing type (i.e. growing families, empty-nest families, etc.). However, housing demand is also generated from the turnover of existing households who decide to move for a range of reasons. Some households may want to move-up, downsize, change their tenure status (i.e. owner to renter or vice versa), or simply move to a new location.

Supply (Existing Housing Stock)

The stock of existing housing plays a crucial component in the demand for new housing. There are a variety of unique household types and styles, not all of which are desirable to today's consumers. The age of the housing stock is a key component for housing demand, as communities with aging housing stocks have higher demand for remodeling services, replacement new construction, or new home construction as the current inventory does not provide the supply that consumers seek.

Pent-up demand may also exist if supply is unavailable as householders postpone a move until new housing product becomes available.

Housing Finance

Household income is the fundamental measure that dictates what a householder can afford to pay for housing costs. According to the U.S. Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). Families who pay more than 30% of their income for

housing (either rent or mortgage) are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Mobility

It is important to note that demand is somewhat fluid between submarkets and will be impacted by development activity in nearby areas, including other communities outside the region. Demand given for each county/submarket may be lower or higher if proposed and/or planned developments move forward. For example, if a senior housing project moves ahead in Jamestown, Jamestown may also capture a portion of the other submarkets' potential demand. Consequently, if a project moves forward in Valley City, other regional submarkets could capture lower demand.

Across the country mobility rates have increased since the COVID-19 pandemic. Many households have moved to more affordable housing markets and the work from home movement has allowed more flexibility for workers. As such, historic mobility trends are no longer the norm as mobility has been at all-time highs since 2020.

For-Sale Housing Market Demand Analysis

Table HD-1 presents our demand calculations for general occupancy for-sale housing in Region VI between 2022 and 2030. This analysis identifies potential demand for general occupancy for-sale housing that is generated from both new households and turnover households. The following points summarize our findings.

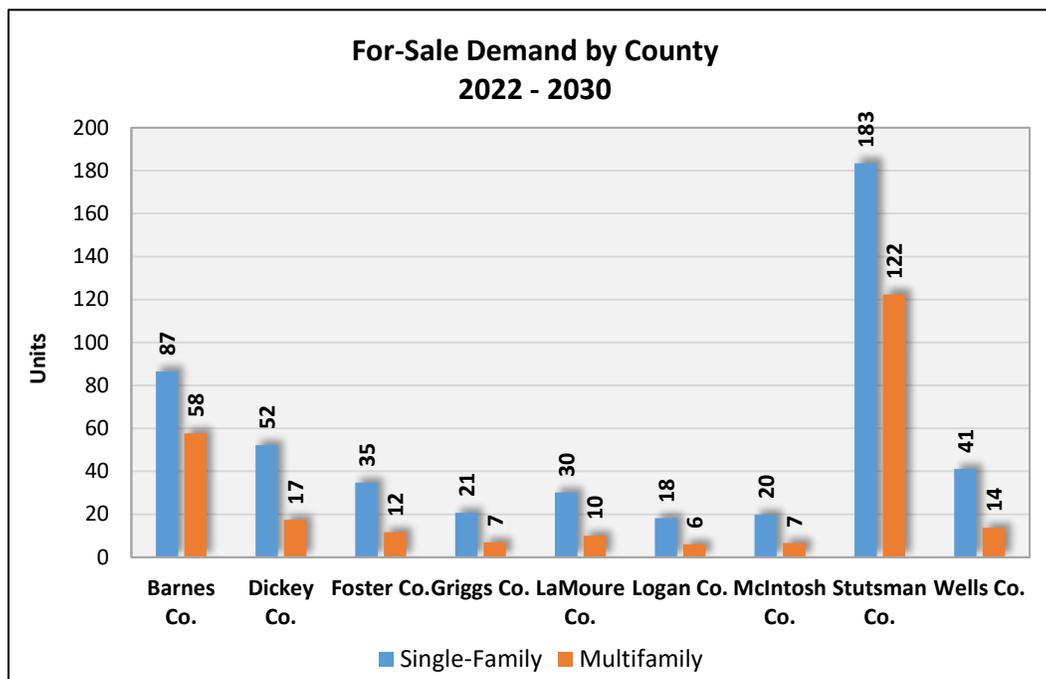
- Because the 65 and older cohort is typically not a target market for new general occupancy for-sale housing, we limit demand from household growth to only those households under the age of 65. According to our projections, Region VI is not expected to increase in households for those under age 65 between 2022 and 2030. All projected household growth figures are located in the older demographic cohorts across the region.
- As of 2022, there are approximately 11,106 owner households under the age of 65 in Region VI. Based on household turnover data from the 2019 American Community Survey, we estimate that between 30% and 39% of these under-65 owner households will experience turnover between 2022 and 2030 (turnover rate varies by submarket).
- Considering the age of Region VI's housing stock, we estimate that 15% of the households turning over will desire new housing. This estimate results in demand from existing households for 606 new residential units in Region VI between 2022 and 2030.

HOUSING DEMAND ANALYSIS

TABLE HD-1 DEMAND FOR ADDITIONAL FOR-SALE HOUSING NORTH DAKOTA REGION VI 2022 to 2030																					
	Barnes County		Dickey County		Foster County		Griggs County		LaMoure County		Logan County		McIntosh County		Stutsman County		Wells County		Region VI		
DEMAND FROM NEW HOUSEHOLD GROWTH																					
Household growth under age 65, 2022 to 2030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
(times) % propensity to own ¹	64%	70%	73%	70%	72%	83%	69%	63%	76%	--											
(Equals) Demand from new household growth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DEMAND FROM EXISTING HOUSEHOLDS																					
Total owner households under age 65, 2022	2,172	979	729	435	802	419	513	4,160	898	11,106											
(times) % of owner turnover 2022-2030 ²	35%	38%	34%	38%	30%	35%	31%	39%	35%	--											
(times) % desiring new owner housing	15%	15%	15%	15%	15%	15%	15%	15%	15%	--											
(Equals) Demand from existing households	115	56	37	25	36	22	24	245	47	606											
TOTAL MARKET DEMAND																					
Total demand from new HH growth and turnover	115	56	37	25	36	22	24	245	47	606											
(Plus) Demand from outside Submarket	20%	20%	20%	10%	10%	10%	10%	20%	15%	--											
(Equals) Total demand potential for ownership housing	144	70	46	28	40	24	26	306	55	739											
Proportion Single-family vs. Multifamily ³	60%	40%	75%	25%	75%	25%	75%	25%	75%	25%	75%	25%	60%	40%	75%	25%	--	--			
No. of Single-family vs. Multifamily ³ Units	87	58	52	17	35	12	21	7	30	10	18	6	20	7	183	122	41	14	487	252	
¹ Based on percent owner households from US Census Bureau & ACS data.																					
² Based on household turnover and mobility data (2019 American Community Survey, Five Year Estimates)																					
³ Includes twinhomes, townhomes, detached townhomes, condos, etc.																					
Note: Demand given for each County may be lower or higher in any proposed/planned developments move forward.																					
Source: Maxfield Research & Consulting LLC																					

HOUSING DEMAND ANALYSIS

- Total demand from household growth and existing household turnover between 2022 and 2030 equates to 606 new for-sale housing units.
- Next, we estimate that a portion of the total demand for new for-sale units in Region VI will come from people currently living outside of the nine-county region. Adding demand from outside of Region VI to the existing demand potential, results in a total estimated demand for about 740 for-sale housing units by 2030.
- Based on land available, building trends, the existing housing stock, and demographic shifts (increasing older adult population), we project between 60% to 75% of the for-sale owners in Region VI will prefer traditional single-family product types while the remaining portion will prefer a maintenance-free multi-family product (i.e. twin homes, townhomes, detached townhomes, or condominiums). This results in demand for about 490 single-family units and 250 multifamily units in Region VI through 2030.



Rental Housing Demand Analysis

Table HD-2 presents our calculation of market rate, affordable, and subsidized general-occupancy rental housing demand for Region VI. This analysis identifies potential demand for rental housing that is generated from both new households and turnover households.

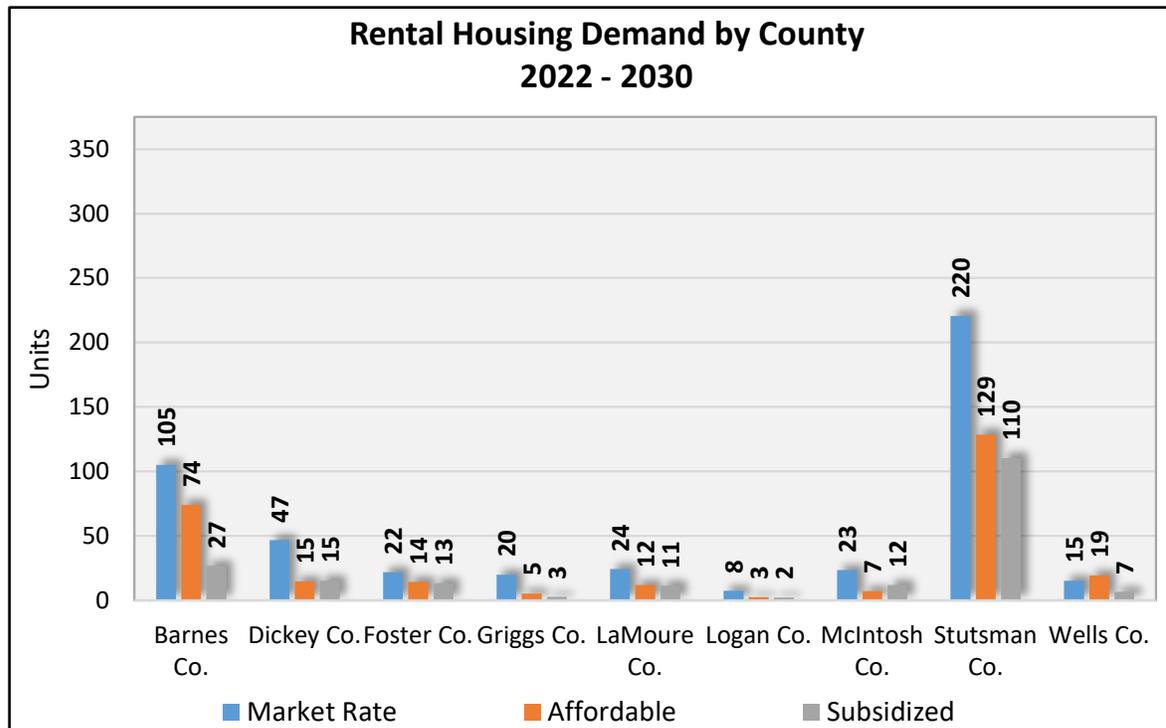
- According to our projections, Region VI is not expected to increase its non-senior households but is expected to increase by 1,816 senior households between 2022 and 2030. Because the 65 and older cohort is typically not a target market for new general-occupancy market rate rental housing, we limit demand from senior household growth to only 20% of those households over the age of 65.
- We identify the percentage of households that are likely to rent their housing based on 2010 tenure data and estimates from 2020. The propensity to rent ranges from 17% to 37% for non-senior and 14% to 27% for seniors based on the county. After the adjustment for household growth by renters, there is growth of 79 renters through 2030 for renter households in Region VI. Again, all this growth is generated from the 65+ population.
- Secondly, we calculate demand from existing households in Region VI that could be expected to turnover between 2022 and 2030. As of 2022, there are 5,458 non-senior renter households and 1,490 senior renter households in Region VI. Based on household turnover data from the 2019 American Community Survey, we estimate that between 63% and 89% of non-senior households and between 31% and 57% of senior households will experience turnover between 2022 and 2030 (turnover rate varies by county).
- We then estimate the percent of existing renter households turning over that would prefer to rent in a new rental development. Considering the age of Region VI's housing stock, we estimate that 17% of the households turning over in Region VI will desire new rental housing. This estimate results in demand from existing households for 740 new residential rental units between 2022 and 2030.
- Combining demand from household growth plus turnover results in total demand in Region VI for 819 rental units between 2022 and 2030.

HOUSING DEMAND ANALYSIS

TABLE HD-2 DEMAND FOR ADDITIONAL RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
DEMAND FROM NEW HOUSEHOLD GROWTH										
Household growth under age 65, 2022 to 2030	0	0	0	0	0	0	0	0	0	0
(times) % propensity to rent ¹	36%	30%	27%	30%	28%	17%	31%	37%	24%	--
Household growth over age 65, 2022 to 2030 ²	300	95	130	101	133	55	58	806	138	1,816
(times) % propensity to rent ¹	19%	15%	22%	14%	14%	14%	18%	27%	17%	--
(Equals) Demand from new household growth	11	3	6	3	4	2	2	44	5	79
DEMAND FROM EXISTING HOUSEHOLDS										
Total renter households under age 65, 2022	1,203	424	276	189	315	89	232	2,451	279	5,458
(times) % of renter turnover 2022-2030 ³	76%	87%	76%	68%	72%	63%	89%	78%	63%	--
Total renter households over age 65, 2020	269	83	102	56	83	38	77	670	114	1,490
(times) % of renter turnover 2022-2030 ³	57%	50%	54%	56%	40%	31%	57%	55%	41%	--
(times) % desiring new rental housing	17%	17%	17%	17%	17%	17%	17%	17%	17%	--
(Equals) Demand from existing households	160	64	37	23	40	10	37	339	31	740
TOTAL MARKET DEMAND										
Total demand from new HH growth and turnover	171	67	43	26	43	11	39	383	36	819
(Plus) Demand from outside Market Area	20%	15%	15%	10%	10%	10%	10%	20%	15%	--
(Equals) Total demand potential for rental housing	206	77	49	28	48	13	43	459	41	963
Percent Market Rate ⁴	51%	61%	44%	71%	51%	60%	55%	48%	37%	--
Number	105	47	22	20	24	8	23	220	15	484
Percent Affordable ⁴	36%	19%	29%	19%	25%	21%	17%	28%	47%	--
Number	74	15	14	5	12	3	7	129	19	278
Percent Subsidized ⁴	13%	20%	27%	10%	24%	19%	28%	24%	16%	--
Number	27	15	13	3	11	2	12	110	7	201
¹ Based on percent renter households from US Census Bureau & ACS data. ² Based on 20% of senior households. ³ Based on household turnover and mobility data (2019 American Community Survey, Five Year Estimates) ⁴ Based on the pricing of current rental product and household incomes of area renters (i.e. excludes owner incomes)										
Source: Maxfield Research & Consulting, LLC										

HOUSING DEMAND ANALYSIS

- Like for-sale housing, we estimate that 10% to 20% of the total demand for new rental housing units in Region VI will come from people currently living outside of one of the nine counties.
- Based on a review of renter household incomes and sizes and monthly rents at existing properties, we estimate that 37% to 71% of the total demand will be for market rate housing. Through 2030, demand exists for 484 market rate rental units in Region VI.
- We estimate that 17% to 47% of the total demand in Region VI will be for affordable housing and 10% to 28% will be for subsidized housing. The percentage breakdown varies by county based on household incomes and the cost of housing in the local geography. Through 2030, demand exists for 278 affordable rental units and 201 subsidized rental units in Region VI.



Senior Housing Demand Analysis

Tables HD-3 through HD-7 shows demand calculations for senior housing in Region VI by county from 2022 to 2030. Demand methodology employed by Maxfield Research utilizes capture and penetration rates that blend national senior housing trends with local market characteristics, preferences, and patterns. Our demand calculations consider the following target market segments for each product types:

Affordable/Subsidized Active Adult Housing: Target market based includes age 55+ older adult and senior households with incomes of \$34,999 or less.

Market Rate Active Adult Rental and Ownership Housing: Target market based includes age 55+ older adult and senior households with incomes of \$35,000 or more and senior homeowners with incomes between \$25,000 and \$34,999.

Independent Living Housing: Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with independent living housing. Income-ranges considered capable of paying for independent living housing are senior households with incomes of \$35,000 or more and senior homeowners with incomes between \$30,000 and \$34,999.

Assisted Living Housing: Target market base includes older seniors (age 75+) who would be financially able to pay for private pay assisted living housing (incomes of \$40,000 or more and a portion of homeowners with incomes below \$40,000).

Memory Care Housing: Target market base includes age 65+ seniors who would be financially able to pay for housing and service costs associated with memory care housing. Income ranges considered capable of paying for memory care housing (\$60,000 or more) are higher than other service levels due to the increased cost of care.

Existing senior housing units are subtracted from overall demand for each product type.

HOUSING DEMAND ANALYSIS

TABLE HD-3 DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2022										
Households age 55-64	948	384	318	208	377	189	187	1,875	393	4,879
(times) % income qualified ¹	24.5%	17.0%	18.9%	24.2%	19.2%	16.8%	22.9%	26.3%	20.8%	--
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	--
Households age 65-74	872	344	232	243	321	136	225	1,516	421	4,310
(times) % income qualified ¹	34.4%	27.8%	27.7%	29.3%	19.2%	21.9%	21.7%	32.8%	34.1%	--
(times) potential capture rate	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	--
Households age 75+	838	369	264	214	387	165	378	1,516	395	4,526
(times) % income qualified ¹	61.1%	49.4%	54.8%	59.4%	55.2%	55.4%	54.6%	59.3%	58.3%	--
(times) potential capture rate	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	--
(Equals) Demand potential from Market Area Residents	154	53	41	38	56	24	52	267	70	754
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	192	66	51	47	70	30	65	334	87	943
Percent Subsidized ²	30%	25%	20%	20%	40%	40%	40%	35%	25%	--
Number	58	17	10	9	28	12	26	117	22	299
(minus) Existing and Pending Units ³	83	0	0	0	0	0	23	66	0	171
(equals) Total Subsidized Demand	0	17	10	9	28	12	3	51	22	153
Percent Affordable ²	70%	75%	80%	80%	60%	60%	60%	65%	75%	--
Number	134	50	41	38	42	18	39	217	65	644
(minus) Existing and Pending Units ³	19	101	19	0	38	38	38	152	38	443
(equals) Total Affordable Demand	115	0	22	38	4	0	1	65	27	272

CONTINUED

HOUSING DEMAND ANALYSIS

TABLE HD-3 CONT. DEMAND FOR SUBSIDIZED/AFFORDABLE SENIOR HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2030										
Households age 55-64	768	325	234	143	301	136	129	1,482	299	3,817
(times) % income qualified ¹	22.7%	16.7%	19.1%	22.1%	19.3%	19.0%	20.8%	26.3%	19.7%	--
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	--
Households age 65-74	990	394	324	276	390	175	218	1,866	492	5,125
(times) % income qualified ¹	32.6%	26.2%	25.9%	32.4%	22.3%	25.7%	25.3%	31.8%	32.3%	--
(times) potential capture rate	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	12.5%	--
Households age 75+	1,020	414	303	283	451	180	442	1,972	461	5,526
(times) % income qualified ¹	60.4%	48.6%	56.1%	57.2%	56.4%	61.1%	53.2%	60.6%	59.0%	--
(times) potential capture rate	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	--
(Equals) Demand potential from Market Area Residents	178	58	49	47	68	30	59	343	81	913
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	223	72	61	59	85	38	74	429	101	1,141
Percent Subsidized ²	30%	25%	20%	20%	40%	40%	40%	35%	25%	--
Number	67	18	12	12	34	15	30	150	25	363
(minus) Existing and Pending Units ³	83	0	0	0	0	0	23	66	0	171
(equals) Total Subsidized Demand	0	18	12	12	34	15	7	84	25	207
Percent Affordable ²	70%	75%	80%	80%	60%	60%	60%	65%	75%	--
Number	156	54	49	47	51	23	44	279	76	778
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	152	0	152
(equals) Total Affordable Demand	156	0	49	47	51	23	44	127	76	572
¹ Based on households earning \$34,999 and under in 2022. Households earning \$39,999 and under in 2030. ² Based on the pricing of current product and household incomes of area renters (i.e. excludes owner incomes) ³ Existing and pending units are deducted at market equilibrium (95% occupancy).										
Source: Maxfield Research & Consulting, LLC										

HOUSING DEMAND ANALYSIS

TABLE HD-4 DEMAND FOR MARKET RATE ACTIVE ADULT HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2022										
Households age 55-64	948	384	318	208	377	189	187	1,875	393	4,879
(times) % income qualified ¹	75.5%	83.0%	81.1%	75.8%	80.8%	83.2%	77.1%	73.7%	79.2%	--
(times) HO factor \$25k-\$35k	5.4%	2.9%	4.9%	7.6%	2.8%	2.9%	3.7%	6.7%	5.2%	--
(plus) Homeowners w/incomes \$25k-35k ²	51	11	16	16	11	5	7	125	20	262
(times) potential capture rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	--
(equals) demand potential	4	2	1	1	2	1	1	8	2	20
Households age 65-74	872	344	232	243	321	136	225	1,516	421	4,310
(times) % income qualified ¹	65.6%	72.2%	72.3%	70.7%	80.8%	78.1%	78.3%	67.2%	65.9%	--
(times) HO factor \$25k-\$35k	11.5%	7.8%	11.7%	15.6%	5.6%	9.5%	4.6%	9.2%	11.6%	--
(plus) Homeowners w/incomes \$25k-35k ²	100	27	27	38	18	13	10	139	49	421
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	--
(equals) demand potential	54	22	16	17	22	10	15	93	26	274
Households age 75+	838	369	264	214	387	165	378	1,516	395	4,526
(times) % income qualified ¹	38.9%	50.6%	45.2%	40.6%	44.8%	44.6%	45.4%	40.7%	41.7%	--
(times) HO factor \$25k-\$35k	16.5%	15.7%	16.0%	16.9%	14.1%	12.8%	10.3%	14.9%	15.0%	--
(plus) Homeowners w/incomes \$25k-35k ²	139	58	42	36	55	21	39	225	59	674
(times) potential capture rate	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	--
(equals) demand potential	74	39	26	20	36	15	34	135	36	415
(Equals) Demand potential from Market Area	132	63	43	37	60	25	49	235	64	709
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	165	79	54	47	75	32	62	294	80	886
Percent Owner-Occupied	30%	30%	30%	30%	30%	30%	30%	30%	30%	--
Number	49	24	16	14	23	10	19	88	24	266
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	0
(equals) Total Owner-Occupied Demand	49	24	16	0	23	10	19	88	24	252
Percent Renter-Occupied	70%	70%	70%	70%	70%	70%	70%	70%	70%	--
Number	115	55	37	33	53	22	43	206	56	620
(minus) Existing and Pending Units ³	82	0	0	0	0	0	0	0	8	89
(equals) Total Renter-Occupied Demand	34	55	37	33	53	22	43	206	48	531

CONTINUED

HOUSING DEMAND ANALYSIS

TABLE HD-4 CONT. DEMAND FOR MARKET RATE ACTIVE ADULT HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2030										
Households age 55-64	768	325	234	143	301	136	129	1,482	299	3,817
(times) % income qualified ¹	77.3%	83.3%	80.9%	77.9%	80.7%	80.9%	79.2%	73.7%	80.3%	--
(times) HO factor \$30k-\$40k	5.3%	3.2%	5.1%	6.1%	4.1%	6.7%	4.8%	5.8%	5.3%	--
(plus) Homeowners w/incomes \$30k-40k ²	40	10	12	9	12	9	6	85	16	200
(times) potential capture rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	--
(equals) demand potential	3	1	1	1	1	1	1	6	1	16
Households age 65-74	990	394	324	276	390	175	218	1,866	492	5,125
(times) % income qualified ¹	67.4%	73.8%	74.1%	67.6%	77.6%	74.2%	74.7%	68.2%	67.7%	--
(times) HO factor \$30k-\$40k	8.0%	6.8%	7.6%	13.1%	8.6%	12.1%	8.0%	7.3%	9.4%	--
(plus) Homeowners w/incomes \$30k-40k ²	79	27	25	36	33	21	17	136	46	420
(times) potential capture rate	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	--
(equals) demand potential	60	25	21	18	27	12	14	113	30	320
Households age 75+	1,020	414	303	283	451	180	442	1,972	461	5,526
(times) % income qualified ¹	39.5%	51.3%	43.9%	42.8%	43.5%	38.9%	46.7%	39.4%	41.0%	--
(times) HO factor \$30k-\$40k	10.9%	10.3%	11.8%	11.1%	11.9%	12.6%	8.3%	10.3%	11.4%	--
(plus) Homeowners w/incomes \$30k-40k ²	111	12	36	12	54	23	12	202	52	516
(times) potential capture rate	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	--
(equals) demand potential	82	36	27	21	40	15	35	157	39	452
(Equals) Demand potential from Market Area	145	63	49	40	68	28	50	275	70	788
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	181	78	61	50	85	34	62	344	88	985
Percent Owner-Occupied	30%	30%	30%	30%	30%	30%	30%	30%	30%	--
Number	54	24	18	15	26	10	19	103	26	296
(minus) Existing and Pending Units ³	0	0	0	0	0	0	0	0	0	0
(equals) Total Owner-Occupied Demand	54	24	18	0	26	10	19	103	26	281
Percent Renter-Occupied	70%	70%	70%	70%	70%	70%	70%	70%	70%	--
Number	127	55	43	35	60	24	44	241	61	690
(minus) Existing and Pending Units ³	82	0	0	0	0	0	0	0	8	89
(equals) Total Renter-Occupied Demand	45	55	43	35	60	24	44	241	54	600
¹ Based on households earning \$35,000+ in 2022. 2030 calculations are based on households earning \$40,000+ due to inflation. ² Estimated homeowners with incomes between \$25,000 and \$34,999 in 2022. Incomes between \$30,000 and \$39,999 in 2030. ³ Existing and pending units are deducted at market equilibrium (95% occupancy).										
Source: Maxfield Research & Consulting, LLC										

HOUSING DEMAND ANALYSIS

TABLE HD-5 DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2022										
Households age 65-74	872	344	232	243	321	136	225	1,516	421	4,310
(times) % income qualified ¹	65.6%	72.2%	72.3%	70.7%	80.8%	78.1%	78.3%	67.2%	65.9%	--
(times) HO factor \$30k-\$35k	5.7%	3.9%	5.8%	7.8%	2.8%	4.7%	2.3%	4.6%	5.8%	--
(plus) Homeowners w/incomes \$30k-35k ²	50	13	14	19	9	6	5	69	24	211
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	--
(equals) demand potential	9	4	3	3	4	2	3	16	5	48
Households age 75+	838	369	264	214	387	165	378	1,516	395	2,615
(times) % income qualified ¹	38.9%	50.6%	45.2%	40.6%	44.8%	44.6%	45.4%	40.7%	41.7%	--
(times) HO factor \$30k-\$35k	8.3%	7.9%	8.0%	8.5%	7.1%	6.4%	5.1%	7.4%	7.5%	--
(plus) Homeowners w/incomes \$30k-35k ²	69	29	21	18	27	11	19	113	30	337
(times) potential capture rate	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	--
(equals) demand potential	59	32	21	16	30	13	29	109	29	338
(Equals) Demand potential	69	36	24	19	34	14	31	126	34	387
(plus) Demand from Outside Market Area)	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	86	45	30	23	43	18	39	157	42	483
(minus) Existing and Pending Units ³	0	0	0	0	0	0	8	72	15	95
(Equals) Total Independent Living Demand	86	45	30	23	43	18	32	85	27	388
CONTINUED										

HOUSING DEMAND ANALYSIS

TABLE HD-5 CONT. DEMAND FOR INDEPENDENT LIVING RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2030										
Households age 65-74	990	394	324	276	390	175	218	1,866	492	5,125
(times) % income qualified ¹	67.4%	73.8%	74.1%	67.6%	77.6%	74.2%	74.7%	68.2%	67.7%	--
(times) HO factor \$35k-\$40k	4.0%	3.4%	3.8%	6.6%	4.3%	6.0%	4.0%	3.6%	4.7%	--
(plus) Homeowners w/incomes \$35k-40k ²	40	13	12	18	17	11	9	68	23	210
(times) potential capture rate	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	--
(equals) demand potential	11	5	4	3	5	2	3	20	5	57
Households age 75+	1,020	414	303	283	451	180	442	1,972	461	5,526
(times) % income qualified ¹	39.5%	51.3%	43.9%	42.8%	43.5%	38.9%	46.7%	39.4%	41.0%	--
(times) HO factor \$35k-\$40k	5.5%	5.1%	5.9%	5.5%	6.0%	6.3%	4.1%	5.1%	5.7%	--
(plus) Homeowners w/incomes \$35k-40k ²	56	21	18	16	27	11	18	101	26	294
(times) potential capture rate	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	--
(equals) demand potential	69	35	23	21	33	12	34	132	32	390
(Equals) Demand potential	79	40	26	24	38	14	36	152	38	447
(plus) Demand from Outside Market Area)	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	99	50	33	29	48	18	45	190	47	559
(minus) Existing and Pending Units ³	0	0	0	0	0	0	8	72	15	95
(Equals) Total Independent Living Demand	99	50	33	29	48	18	38	118	32	464
¹ Based on households earning \$35,000+ in 2022. 2030 calculations are based on households earning \$40,000+ due to inflation.										
² Estimated homeowners with incomes between \$30,000 and \$34,999 in 2022. Incomes between \$35,000 and \$39,999 in 2030.										
³ Existing and pending units are deducted at market equilibrium (95% occupancy).										
Source: Maxfield Research & Consulting, LLC										

HOUSING DEMAND ANALYSIS

TABLE HD-6 DEMAND FOR ASSISTED LIVING RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2022										
People age 75-79	451	246	119	119	245	97	219	823	222	2,541
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	--
People age 80-84	330	166	113	87	146	79	156	663	154	1,894
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	--
People age 85+	431	217	163	129	199	89	217	771	233	2,449
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	--
(Equals) Number needing assistance	448	230	152	126	214	97	220	830	229	2,548
(times) Percent Income-Qualified ²	54.8%	63.2%	58.5%	55.8%	58.6%	58.3%	58.5%	51.8%	54.8%	--
(times) Percent Living Alone	56.6%	55.1%	55.9%	58.3%	54.7%	54.1%	54.1%	60.0%	48.7%	--
(plus) Proportion of demand from couples (12%) ³	19	11	7	6	9	4	10	35	8	109
(equals) Total Age-Income Qualified market needing assistance	158	91	57	47	78	35	79	293	69	907
(times) Potential penetration rate ⁴	40%	40%	40%	40%	40%	40%	40%	40%	40%	--
(Equals) Demand potential from Market Area Residents	63	36	23	19	31	14	32	117	28	363
(plus) Demand from Outside Market Area)	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	79	46	28	23	39	17	40	147	35	454
(minus) Existing and Pending Units ⁵	82	31	15	11	48	41	18	190	0	435
(Equals) Total Assisted Living Demand	0	15	13	12	0	0	22	0	35	97

CONTINUED

HOUSING DEMAND ANALYSIS

TABLE HD-6 CONT. DEMAND FOR ASSISTED LIVING RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoire County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2030										
People age 75-79	621	277	200	194	269	104	252	1,247	302	3,466
(times) % needing assistance ¹	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	25.5%	--
People age 80-84	389	206	88	109	218	87	186	843	167	2,293
(times) % needing assistance ¹	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	33.6%	--
People age 85+	476	217	158	122	202	97	242	820	223	2,557
(times) % needing assistance ¹	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	51.6%	--
(Equals) Number needing assistance	535	252	162	149	246	106	252	1,024	248	2,974
(times) Percent Income-Qualified ²	55.2%	64.1%	57.3%	57.3%	57.8%	54.5%	59.9%	50.7%	54.6%	--
(times) Percent Living Alone	56.6%	55.1%	55.9%	58.3%	54.7%	54.1%	54.1%	60.0%	48.7%	--
(plus) Proportion of demand from couples (12%) ³	23	12	7	7	11	4	11	42	9	126
(equals) Total Age-Income Qualified market needing assistance	190	101	59	57	88	35	93	354	75	1,052
(times) Potential penetration rate ⁴	40%	40%	40%	40%	40%	40%	40%	40%	40%	--
(Equals) Demand potential from Market Area Residents	76	40	24	23	35	14	37	142	30	421
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	95	51	30	28	44	18	46	177	37	526
(minus) Existing and Pending Units ⁵	82	31	15	11	48	41	18	190	0	435
(Equals) Total Assisted Living Demand	13	20	15	17	0	0	29	0	37	131
¹ The percentage of seniors unable to perform or having difficulty with ADLs, based on the publication Health, United States, 2018 Seniors Health and Well Being, conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics. ² Includes households with incomes of \$40,000 or more plus 40% of the estimated owner households with incomes below \$40,000 (who will spend down assets, including home-equity, in order to live in assisted living housing). ³ The 2009 Overview of Assisted Living (a collaborative project of AAHSA, ASHA, ALFA, NCAL & NIC) found that 12% of assisted living residents are couples. ⁴ We estimate that 60% of the qualified market needing assistance with ADLs could either remain in their homes or reside at less advanced senior housing with the assistance of a family member or home health care, or would need greater care provided in a skilled care facility. ⁵ Existing and pending units at 93% occupancy.										
Source: Maxfield Research & Consulting, LLC										

HOUSING DEMAND ANALYSIS

TABLE HD-7 DEMAND FOR MEMORY CARE RENTAL HOUSING NORTH DAKOTA REGION VI 2022 to 2030										
	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2022										
People age 65-74	1,407	617	421	388	583	254	411	2,537	671	7,289
(times) Dementia incident rate ¹	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	--
People age 75-84	781	412	232	206	391	176	375	1,486	376	4,435
(times) Dementia incident rate ¹	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	--
People age 85+	431	217	163	129	199	89	217	771	233	2,449
(times) Dementia incident rate ¹	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	--
(Equals) Total senior population with dementia	316	157	106	89	146	65	142	577	160	1,759
(times) Percent Income-Qualified ²	47.2%	52.9%	48.0%	32.9%	49.6%	44.1%	44.4%	44.0%	44.3%	--
(times) % Needing Specialized Memory Care Assistance	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	--
(Equals) Demand potential from Market Area	37	21	13	7	18	7	16	64	18	200
(plus) Demand from Outside Market Area)	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	47	26	16	9	23	9	20	79	22	250
(minus) Existing and Pending Units ³	0	10	0	0	11	0	0	58	0	79
(Equals) Total Memory Care Demand	47	16	16	9	12	9	20	22	22	171

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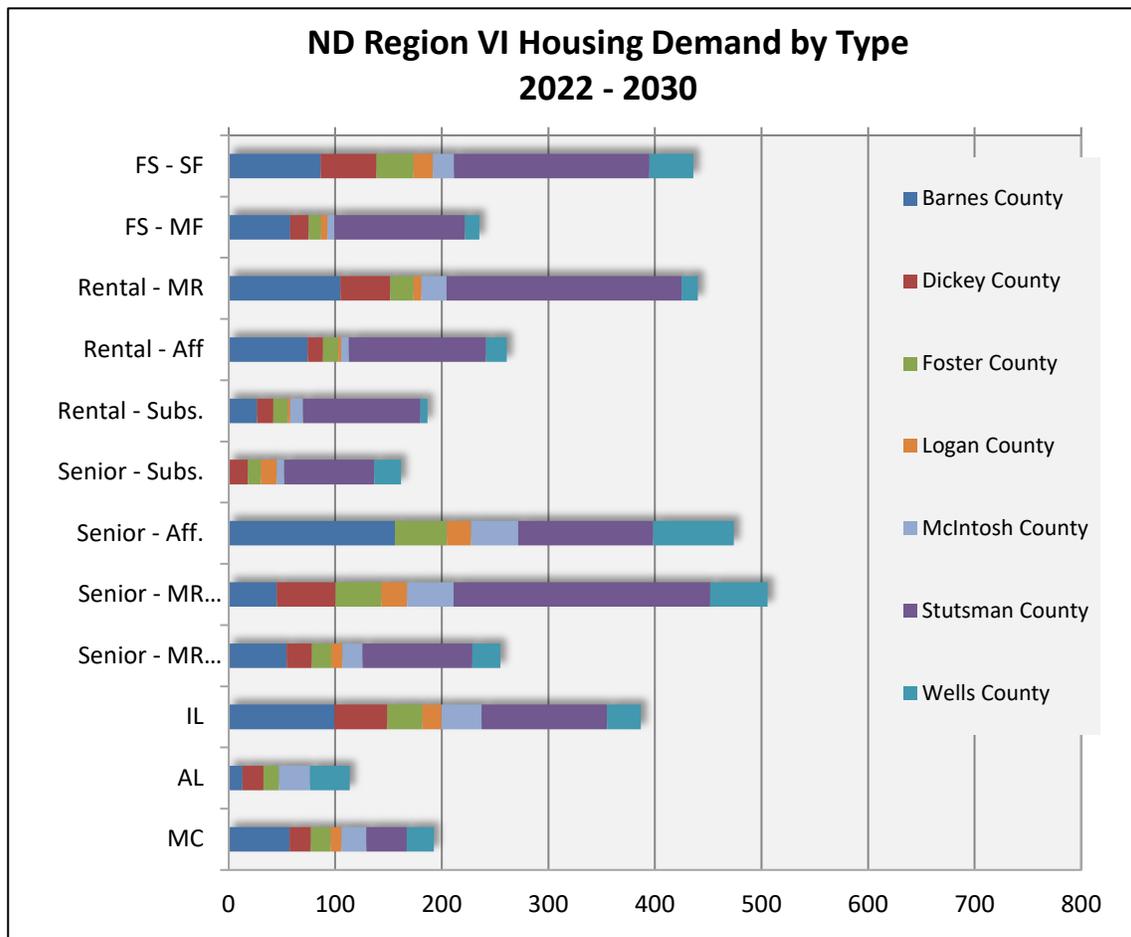
HOUSING DEMAND ANALYSIS

TABLE HD-7 CONT.
 DEMAND FOR MEMORY CARE RENTAL HOUSING
 NORTH DAKOTA REGION VI
 2022 to 2030

	Barnes County	Dickey County	Foster County	Griggs County	LaMoure County	Logan County	McIntosh County	Stutsman County	Wells County	Region VI
2030										
People age 65-74	1,629	696	581	431	713	325	398	3,128	773	8,674
(times) Dementia incident rate ¹	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	--
People age 75-84	1,010	483	288	303	487	191	438	2,090	469	5,759
(times) Dementia incident rate ¹	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	13.1%	--
People age 85+	476	217	158	122	202	97	242	820	223	2,557
(times) Dementia incident rate ¹	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	33.2%	--
(Equals) Total senior population with dementia	372	170	119	102	167	73	158	702	174	2,037
(times) Percent Income-Qualified ²	49.3%	56.4%	50.1%	36.2%	51.5%	44.4%	47.4%	43.5%	46.8%	--
(times) % Needing Specialized Memory Care Assistance	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	--
(Equals) Demand potential from Market Area	46	24	15	9	21	8	19	76	20	239
(plus) Demand from Outside Market Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	--
(Equals) total Demand Potential	57	30	19	12	27	10	23	96	25	299
(minus) Existing and Pending Units ³	0	10	0	0	11	0	0	58	0	21
(Equals) Total Memory Care Demand	57	20	19	12	16	10	23	38	25	220
¹ Alzheimer's Association: Alzheimer's Disease Facts & Figures (2022) ² Includes seniors with income at \$60,000 or above plus 40% of homeowners with incomes below this threshold (who will spend down assets, including home-equity, in order to live in memory care housing. Households with incomes at \$65,000+ for 2030 calculations due to inflation. ³ Existing and pending units at 93% occupancy. Source: Maxfield Research & Consulting LLC										

Region VI Demand Summary

The housing demand calculations in Tables HD-1 through HD-7 indicate that between 2022 and 2030, 739 for-sale housing units, 963 general occupancy rental units, and 2,598 total senior units will be needed in Region VI to satisfy the housing demand for current and future residents. Summary demand tables for general occupancy and senior housing are broken down by county in Tables HD-8 and HD-9.



There are few newer apartment products in the region and the existing rental stock is older and lacks features and amenities today’s renters seek. With a strong rental market, we find that new rental units should be added in the short-term to satisfy potential household growth and accommodate employees working at local businesses. We found demand for 963 general-occupancy rental units in the region through 2030, 67% are market rate units.

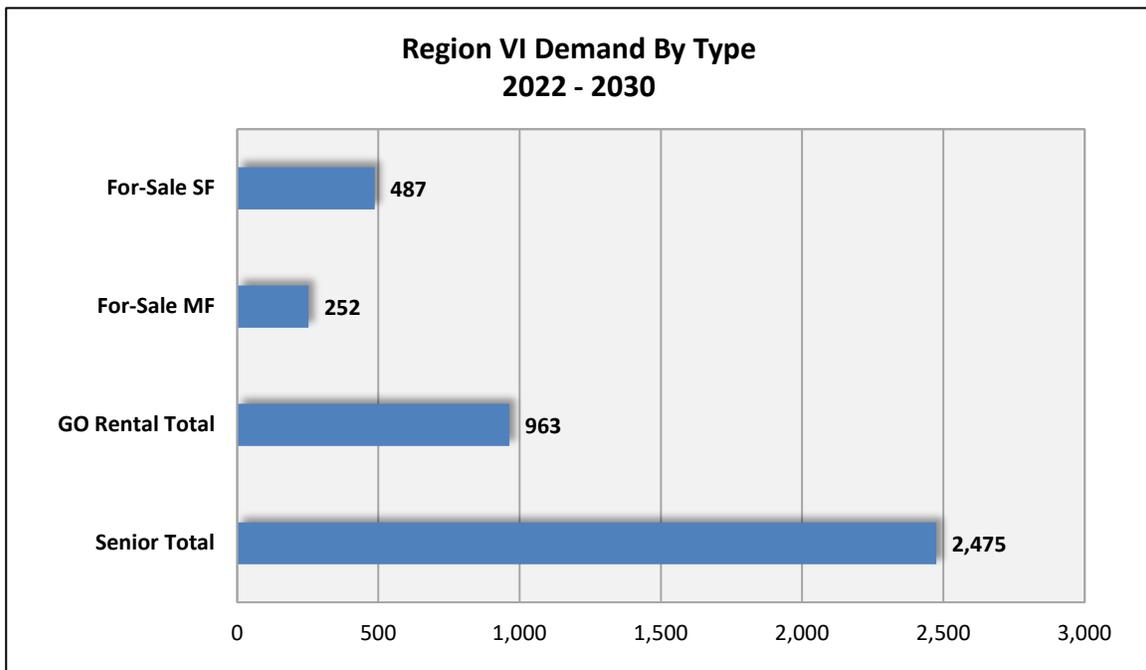
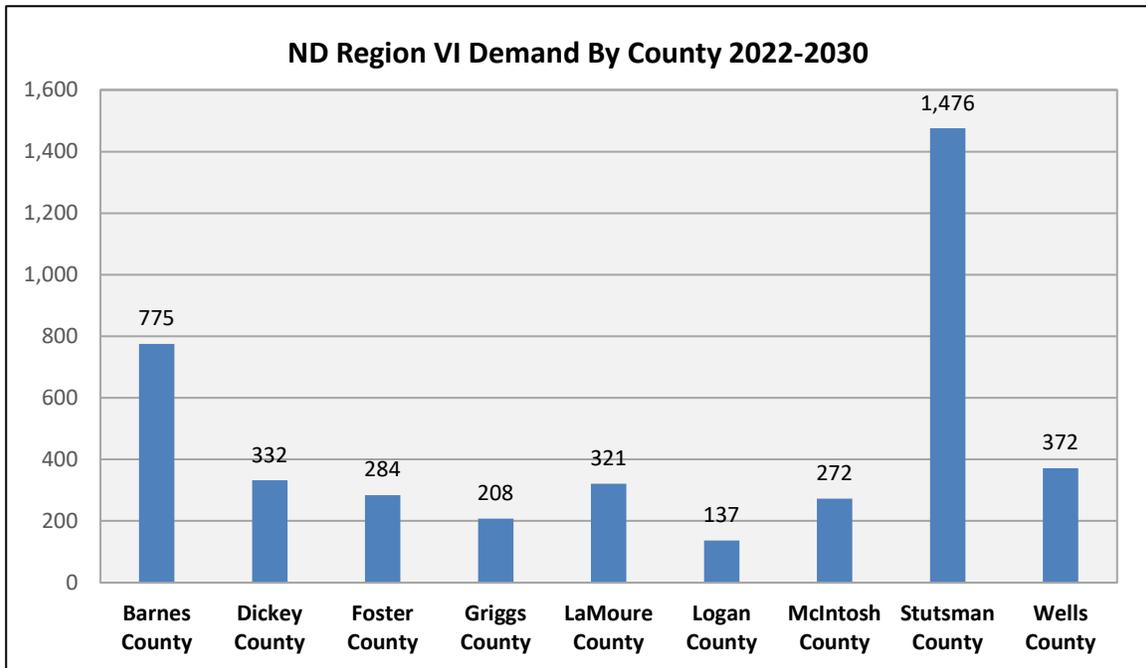


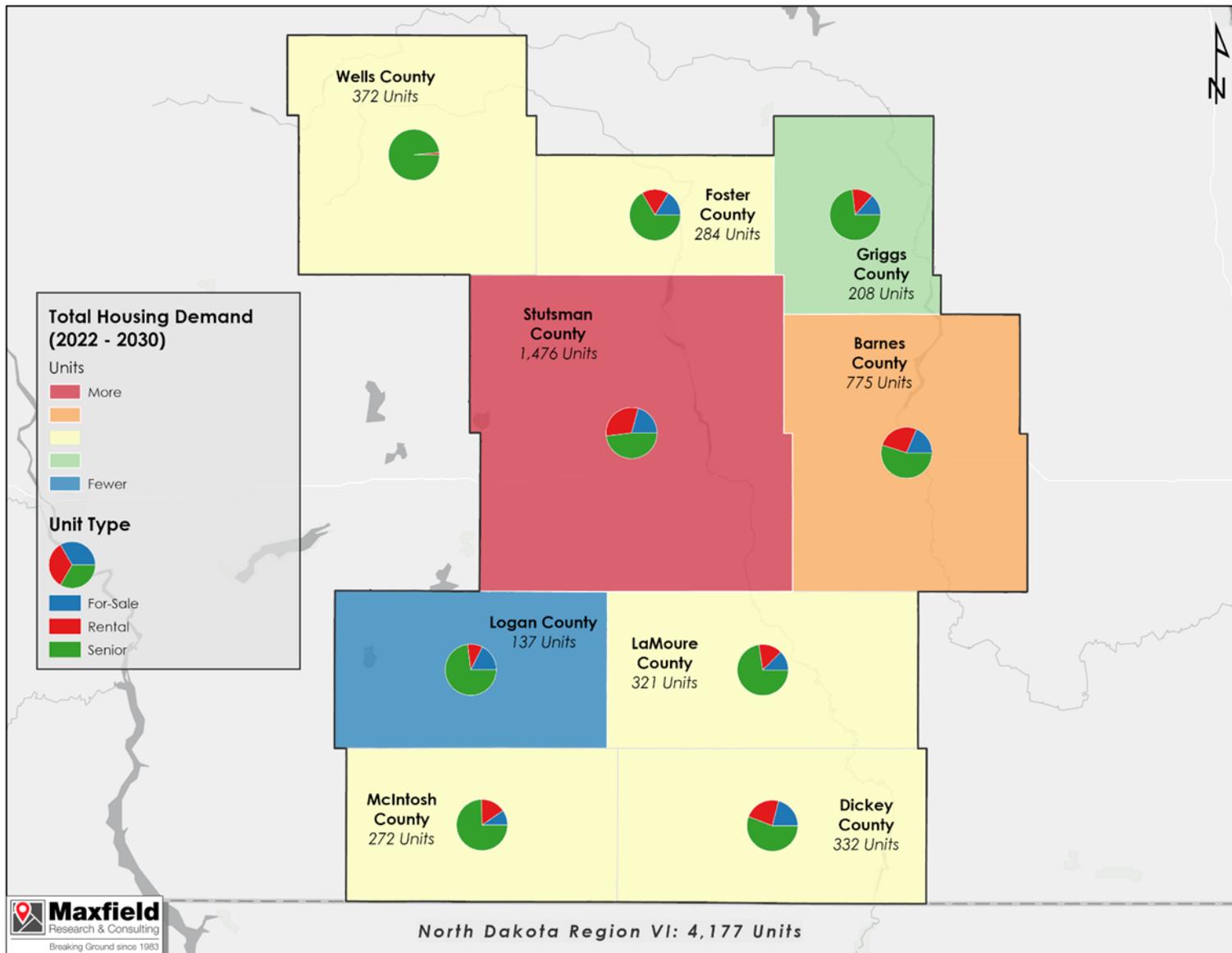
TABLE HD-8 GENERAL OCCUPANCY EXCESS DEMAND SUMMARY NORTH DAKOTA REGION VI 2022 to 2030							
2022 to 2030							
Counties	FOR-SALE			RENTAL			
	Single-family	Multifamily	Total	Market Rate	Affordable	Subsidized	Total
Barnes County	87	58	144	105	74	27	206
Dickey County	52	17	70	47	15	15	77
Foster County	35	12	46	22	14	13	49
Griggs County	21	7	28	20	5	3	28
LaMoure County	30	10	40	24	12	11	48
Logan County	18	6	24	8	3	2	13
McIntosh County	20	7	26	23	7	12	43
Stutsman County	183	122	306	220	129	110	459
Wells County	41	14	55	15	19	7	41
Region VI	487	252	739	484	278	201	963

Sources: Maxfield Research & Consulting, LLC

HOUSING DEMAND ANALYSIS

TABLE HD-9 SENIOR HOUSING EXCESS DEMAND SUMMARY NORTH DAKOTA REGION VI 2022 to 2030									
2022									
Counties	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Independent Living	Assisted Living	Memory Care	Total
Barnes County	0	115	49	34	199	86	0	47	132
Dickey County	17	0	24	55	95	45	15	16	76
Foster County	10	22	16	37	85	30	13	16	59
Griggs County	9	38	0	33	80	23	12	9	45
LaMoure County	28	4	23	53	107	43	0	12	54
Logan County	12	0	10	22	44	18	0	9	27
McIntosh County	3	1	19	43	66	32	22	20	73
Stutsman County	51	65	88	206	410	85	0	22	107
Wells County	22	27	24	48	121	27	35	22	84
Region VI	153	272	252	531	1,208	388	97	171	657
2030									
Counties	ACTIVE ADULT					SERVICE-ENHANCED**			
	Subsidized Rental	Affordable Rental	MR Owner	MR Rental	Total	Independent Living	Assisted Living	Memory Care	Total
Barnes County	0	156	54	45	256	99	13	57	170
Dickey County	18	0	24	55	97	50	20	20	89
Foster County	12	49	18	43	122	33	15	19	66
Griggs County	12	47	0	35	94	29	17	12	58
LaMoure County	34	51	26	60	170	48	0	16	63
Logan County	15	23	10	24	72	18	0	10	28
McIntosh County	7	44	19	44	113	38	29	23	90
Stutsman County	84	127	103	241	555	118	0	38	155
Wells County	25	76	26	54	181	32	37	25	95
Region VI	207	572	281	600	1,660	464	131	220	815
** Service-enhanced demand is calculated for private pay seniors only; additional demand could be captured if Elderly Waiver and other sources of non-private payment sources are permitted.									
Sources: Maxfield Research & Consulting, LLC									

North Dakota Region VI – Demand by Type, 2022 - 2030



Introduction

Based on the finding of our analysis and demand calculations, Tables HD-8 and HD-9 provided a summary of housing demand county through 2030. Demand exists in Region VI for a variety of product types. The following section summarizes housing concepts and housing types that will be demanded from various target markets. It is important to note that not all housing types will be supportable in all communities and that the demand illustrated in Tables HD-8 and HD-9 may not directly coincide with housing development due to a variety of factors (i.e. economies of scale, infrastructure capacity, land availability, etc.).

Because of the robust growth in the population over age 65, there will be significant demand for low-maintenance and association-maintained housing products; both for-sale and rental. The other age cohort projected to grow in the Region is those persons between ages 35 and 44; indicating a need for entry-level and move-up homes and move-up rental housing. Table CR-1 on the following page provides summarizes housing product types and preferences that may be incorporated in the following recommendations.

Recommended Housing Product Types

Single-Family Housing

According to our research on lot supply and availability, there have been few newly platted subdivisions since the previous housing study in 2012. The lot supply benchmark for growing communities is a three- to five-year lot supply, which ensures adequate consumer choice without excessively prolonging developer-carrying costs. In many communities, the existing lot supply is adequate given the few new homes that have been constructed annually. Although there are a number of scattered, infill lots in many Region VI communities, many of these lots are undesirable to today's buyers as they are unable to accommodate specific product types.

As illustrated in Table HD-8, there is demand for nearly 490 single-family homes through 2030 in the Region. Stutsman County (183 units) accounts for nearly 40% of the demand in the Region and Barnes County (87 units) accounts for about 18% of the demand. The remaining single-family demand (45%) will be accommodated in the more rural Region VI counties.

Nearly all of the new single-family construction in the Region has targeted move-up and executive buyers; in part because of the high infrastructure costs in developing new subdivisions. However, through our research and interviews we find demand for all price points of new single-family homes.

RECOMMENDATIONS

**TABLE R-1
HOUSING RECOMMENDATIONS BY SUBMARKET
2022 to 2030**

Housing Type/Program	Purchase Price/ Monthly Rent Range ¹	Barnes County		Dickey County		Foster County		Griggs County		LaMoure County	
		'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30
For-Sale Housing (New Construction)											
Single-family - (New lots needed)		x	x	x	x	x	x	x	x	x	x
Single-family by Price											
Entry-Level	>\$250,000	x	x	x	x	x	x	x	x	x	x
Move-up	\$250k-\$350k	x	x								
Executive	\$350k+	x	x								
Twinhomes/Townhomes/Villas											
Entry-level	>\$225,000	x	x								
Move-up	\$225,000+	x	x								
General Occupancy Rental Housing											
Market Rate Moderate-Income ²	\$900/1BR - \$1,300/3BR	x	x	x		x		x		x	
Market Rate Move-Up	\$1,050/Eff-\$1,700/3BR	x	x								
Market Rate Townhomes ²	\$1,300/2BR - \$1,600/3BR	x	x	x	x						
Market Rate Built for Rent (SF) ²	\$2,000/3BR-\$2,600/4BR										
Affordable/Subsidized	Per Income Guidelines	x	x	x	x	x	x			x	x
Senior Housing											
Market Rate											
Active Adult - For-Sale Coop	\$125,000+ (plus monthly fee)	x	x								
Active Adult - Rental	\$1,100 - \$1,800		x	x	x	x	x	x	x	x	x
Congregate/Independent	\$1,400 - \$2,700 (based on svcs.)	x	x	x	x	x	x		x	x	x
Assisted Living	\$3,300/EFF - \$4,500/2BR				x		x		x		
Memory Care	\$3,800 - \$5,000	x	x		x		x				x
<u>Alternative Concept:</u>											
Catered Living	\$1,600+	x	x	x	x	x	x				
Affordable Senior Housing											
Active Adult	Per Income Guidelines	x	x					x		x	

CONTINUED

RECOMMENDATIONS

TABLE R-1 (CONTINUED)
HOUSING RECOMMENDATIONS BY SUBMARKET
2022 to 2030

Housing Type/Program	Purchase Price/ Monthly Rent Range ¹	Logan County		McIntosh County		Stutsman County		Wells County	
		'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30	'22-'25	'26-'30
For-Sale Housing (New Construction)									
Single-family - (New lots needed)			x		x	x	x	x	x
Single-family by Price									
Entry-Level	>\$250,000		x		x	x	x	x	x
Move-up	\$250k-\$350k					x	x	x	x
Executive	\$350k+					x	x		
Twinhomes/Townhomes/Villas									
Entry-level	>\$225,000					x	x		
Move-up	\$225,000+					x	x		
General Occupancy Rental Housing									
Market Rate Moderate-Income ²	\$900/1BR - \$1,300/3BR					x	x		
Market Rate Luxury ²	\$1,050/Eff-\$1,700/3BR					x	x		
Market Rate Townhomes ²	\$1,300/2BR - \$1,600/3BR	x	x	x	x	x	x	x	x
Market Rate Built for Rent (SF) ²	\$2,000/3BR-\$2,600/4BR					x	x		
Affordable/Subsidized	Per Income Guidelines					x	x	x	x
Senior Housing									
Market Rate									
Active Adult - For-Sale Coop	\$125,000+ (plus monthly fee)					x	x		
Active Adult - Rental	\$1,100 - \$1,800		x		x	x	x	x	x
Congregate/Independent	\$1,400 - \$2,700 (based on svcs.)			x	x	x	x		x
Assisted Living	\$3,300/EFF - \$4,500/2BR			x	x				x
Memory Care	\$3,800 - \$5,000			x	x	x	x	x	x
<u>Alternative Concept:</u>									
Catered Living	\$1,600+	x	x	x	x	x	x	x	x
Affordable Senior Housing									
Active Adult	Per Income Guidelines	x	x	x	x	x	x	x	x

Note: Although many of the smaller communities show housing demand for a variety of housing types; it will not be feasible due to the economies of scale needed. Therefore, recommendations are based on the need and density needed to be feasible.

¹ Blended average across Region VI. Pricing will vary from submarket to submarket across the county.

² Market rate multifamily housing could be developed in either apartment-style or townhome style design

Source: Maxfield Research & Consulting, LLC.

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Entry-level homes, which we generally classify as homes priced under \$100,000 will be mainly satisfied by existing single-family homes as residents of existing homes move into newer housing products built in Region VI communities, such as move-up single-family homes, townhomes, rental housing, and senior housing. Although there would be substantial demand for a new single-family housing product under \$100,000, financially it will be virtually impossible to develop even with public assistance, free land, etc.

The majority of single-family demand will be from move-up buyers, or those seeking homes generally priced from \$150,000 to \$250,000. A move-up buyer is typically one who is selling one house and purchasing another one, usually a larger and more expensive home. Usually, the move is desired because of a lifestyle change, such as a new job or a growing family. According to our interviews, this demographic is underserved throughout Region VI as homes priced in this range have little supply. Based on land and building costs, it may be difficult to build new single-family homes for less than \$250,000. Therefore, a public-private partnership or other incentives may have to be offered to entice developers to pursue this product type.

Executive-level homes are loosely defined as those homes priced above \$400,000. Currently, many of these homes are located outside of municipalities on township lots or lake lots. Similar to move-up buyers, executive buyers may have outgrown their current home and are moving for a lifestyle reason. Many of these buyers have significant equity in their current home and seek a new home they can customize.

In order to accommodate a variety of single-family types and price points, we recommend a balance of standard and premium lots in new subdivisions. Lots that have the necessary slope for a garden level or walkout basement will be lots with premiums. Premiums may also result from other lot types, such as: sites backing up to open space, look-out views, cul-de-sac lots, and oversized lots. We recommend walk-out basements in units wherever topography allows. Typically, a walkout requires a six- to eight-foot drop from the front of the home to its rear.

Many times, developers or builders sell off the premium lots first and then are left with standard lots and less desirable lots for the remainder of the phase or community build out. The balance of standard vs. premium lots should be constantly monitored and the lot premiums adjusted to assure there will be premium lots available throughout the development's life. Lot premiums should not be discounted to spur sales as the premiums will not be available for discounting the inferior lots.

For-Sale Multifamily Housing

A growing number of households desire alternative housing types such as townhouses, twin homes, detached villas, and condominiums. In Region VI, the target market is empty-nesters and retirees seeking to downsize from their single-family homes. Many professionals moving to the Region, particularly singles and couples without children, also will seek townhomes if they prefer not to have the maintenance responsibilities of a single-family home. In some housing

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markets, younger households also find purchasing multifamily units to be generally more affordable than purchasing new single-family homes.

Based on the demographics of the resident base and future trends, we find demand for about 250 new multifamily for-sale housing units. These attached units could be developed as town-homes/row homes, twin homes, detached villas, or any combination. Condominiums are another option that could be considered; however, condominiums are difficult to finance and require a substantial pre-sale prior to construction. Therefore, we do not believe condominiums will be feasible in the foreseeable future.

- *Twin homes*– By definition, a twin home is basically two units with a shared wall with each owner owning half of the lot the home is on. Some one-level living units are designed in three-, four-, or even six-unit buildings in a variety of configurations. The swell of support for twin home and one-level living units is generated by the aging baby boomer generation, which is increasing the numbers of older adults and seniors who desire low-maintenance housing alternatives to their single-family homes but are not ready to move to service-enhanced rental housing (i.e. downsizing, or right sizing).

Traditionally most twin home developments have been designed with the garage being the prominent feature of the home; however, today's newer twin homes have much more architectural detail. Many higher-end twin home developments feature designs where one garage faces the street and the other to the side yard. This design helps reduce the prominence of the garage domination with two separate entrances. Housing products designed to meet the needs of these aging Region's residents, many of whom desire to stay in their current community if housing is available to meet their needs, will be needed into the near future.

Twin homes are preferred by builders as the density decreases risk while buyers are attracted to the one-level living and association maintenance aspect. Most new twin homes cater to move-up or executive buyers (often 55+) with price points over \$300,000. We recommend a broader range of twin homes with a higher percentage of units priced around \$250,000 to \$275,000. Many older adults and seniors will move to this housing product with substantial equity in their existing single-family home and will be willing to purchase a nicer, more efficient home that is similar to or slightly above the price point of their existing single-family home. The twin homes should be association-maintained with 40'- to 50'-wide lots on average.

- *Detached Townhomes/Villas* – An alternative to the twin home is the one-level villa product and/or rambler. This product also appeals mainly to baby boomers and empty nesters seeking a product similar to a single-family living on a smaller scale while receiving the benefits of maintenance-free living. Many of these units are designed with a walk-out or lookout lower level if the topography warrants. We recommend lot widths ranging from 45 to 55 feet with main level living areas between 1,500 and 1,700 square feet. The main level living area usually features a master bedroom, great room, dining room, kitchen, and

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laundry room while offering a “flex room” that could be another bedroom, office, media room, or exercise room. However, owners should also be able to purchase the home with the option to finish the lower level (i.e. additional bedrooms, game room, storage, den/study, etc.) and some owners may want a slab-on-grade product for affordability reasons. Finally, builders could also provide the option to build a two-story detached product that could be mixed with the villa product.

Pricing for a detached townhome/villa will vary based on a slab-on-grade home versus a home with a basement. Base pricing should start at \$275,000 and will fluctuate based on custom finishes, upgrades, etc.

- *Side-by-Side and Back-to-Back Townhomes* – This housing product is designed with four or more separate living units in one building and can be built in a variety of configurations. With the relative affordability of these units and multi-level living, side-by-side and back-to-back townhomes have the greatest appeal among entry-level households without children, young families, and singles and/or roommates across the age span. However, two-story townhomes would also be attractive to middle-market, move-up, and empty-nester buyers. Many of these buyers want to downsize from a single-family home into maintenance-free housing, many of which will have equity from the sale of their single-family home.

We recommend side-by-side units, which tend to appeal to a slightly broader market, including older adults and retirees as well as younger families with children. Side-by-side units (or rowhomes) have increased density and could provide higher returns on investment to builders/developers that would spread out the costs of infrastructure. Association-maintained townhomes and/or rowhomes can have lot widths ranging from 22’ to 35’.

Side-by-side townhomes should be priced from \$175,000 to \$225,000 and would be attractive to a variety of buyers. Because of the growth in the older population, two-story units should be designed with the option of a master suite on the main level.

General Occupancy Rental Housing

Our competitive inventory identified that very few general occupancy rental developments have been developed in the region since the last housing study in 2012. Due to the age and positioning of the existing rental supply, a sizable portion of units are priced at or below guidelines for affordable housing, which indirectly satisfies demand from households that income-qualify for financially assisted housing.

Maxfield Research & Consulting calculated demand for about 960 rental housing units (484 market rate and 479 subsidized/affordable units) in Region VI through 2030. Stutsman and Barnes County’s account for 70% of the demand for rental housing in the Region. Because of the economies of scale when constructing multifamily rental housing, new construction requires density that will be difficult to achieve in the more rural Region VI counties. New rental housing can be developed immediately and will continue to be in demand through this decade

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especially if new job growth is attracted to the Region. The following rental product types are recommended over this decade:

- Market Rate General Occupancy Rental – The existing market rate rental supply in Region VI is older and has a significant mix of ages and household types represented. New rental project will attract a diverse resident profile, including young to mid-age professionals as well as singles and couples across the age span would be captured at the development. To appeal to a wide target market, we suggest market rate apartment projects with a unit mix consisting of one-bedroom units, one-bedroom plus den units, two-bedroom units, and two-bedroom plus den or three-bedroom units. Larger three-bedroom units would be attractive to households with children.

Monthly rents (in 2022 dollars) will command a premium compared to the existing older stock should range from \$900 for a one-bedroom unit to \$1,300 for a three-bedroom unit. Average rents in Region VI are approximately \$0.95 per square foot, however these are among the newest rental properties, and we estimate the average rent per square foot is in the \$0.80 to 0.85 PSF range when including older, smaller properties. However, monthly rents should range from about \$1.20 to \$1.30 per square foot to be financially feasible. Monthly rents can be trended up by 2.5% annually prior to occupancy to account for inflation depending on overall market conditions. Because of construction and development costs, it will be difficult for a market rate apartment to be financially feasible with rents lower than the suggested per square foot price. Thus, for this type of project to become a reality, there may need to be a public – private partnership to reduce development costs and bring down the rents or the developer will need to provide smaller unit sizes.

New market rate rental units should be designed with contemporary amenities that include open floor plans, higher ceilings, in-unit washer and dryer, full appliance package, central air-conditioning, and garage parking. We believe the addition of additional rental buildings will facilitate greater housing choice in the Region and will better serve the needs of households that live and/or currently work in Region VI.

- Market Rate General Occupancy Rental Townhomes– In addition to the traditional multi-family structures, we find that demand exists for some larger townhome units for families – including those who are new to the community and want to rent until they find a home for purchase. A portion of the overall market rate demand could be a townhome style development versus traditional multifamily design. Townhomes are popular in all submarkets but can be easier to develop in rural communities as projects can be phased in slowly as demand warrants. We recommend a project with rents of approximately \$1,300 for two-bedroom units to \$1,600 for three-bedroom units. Units should feature contemporary amenities (i.e. in-unit washer/dryer, high ceilings, etc.) and an attached two car garage.
- Affordable General Occupancy Rental Townhomes– Rental townhomes affordable to moderate-income households would also be in demand throughout the Region. These projects would have income-restrictions established by HUD and the North Dakota Housing Fi-

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nance Agency. We recommend a project with two- and three-bedroom units. Units should feature central air conditioning, full appliance package, in-unit washer/dryer, an attached one/two car garage. Such development could assist in drawing more families to the Region VI communities that cannot find affordable housing options through ownership or market rate rental in the surrounding area. Affordable units are needed across the region; however, demand is highest in the more populated counties across Region VI.

Senior Housing

As illustrated in Table HD-9, demand exists for all senior housing product types to some degree across Region VI. Due to the aging of the Region's population, senior housing product types show the highest demand among all product types in the short-term. In fact, senior housing accounts for about 2,600 units and makes up 60% of the total demand for housing in the Region. Compared to the general-occupancy products, senior housing is spread-out more evenly across multiple counties. All nine counties show demand for over 100 units through this decade.

Development of additional senior housing is recommended in order to provide housing opportunity to these aging residents in their stages of later life. The development of additional senior housing serves a two-fold purpose in meeting the housing needs in the Region: older adult and senior residents are able to relocate to new age-restricted housing in Region VI, and existing homes and rental units that were occupied by seniors become available to other new households. Hence, development of additional senior housing does not mean the housing needs of younger households are neglected; it simply means that a greater percentage of housing need is satisfied by housing unit turnover. The types of housing products needed to accommodate the aging population base are discussed individually in the following section.

- Active Adult Rental – We have projected demand for 600 market rate active adult rental units in Region VI by 2030. Many of the seniors who would consider an active adult product are presently residing in their existing single-family home or general-occupancy rental housing. Development of this product could be in separate stand-alone facilities or in a mixed-income project. A mixed-income building could include a portion of units that would be affordable to seniors with incomes established the North Dakota Housing Finance Agency.

Because active adult senior housing is not need-driven, the demand for this product type may experience delays in realizing demand if seniors decide to choose not to sell their homes. However, since most Region VI housing markets have experienced strong appreciation over the course of the last few years seniors should have no trouble selling their homes and should have significant equity into the home. Therefore, an active adult rental project could be developed anytime in the short-term. Should other general-occupancy rental housing develop simultaneously, the demand for an age-restricted building could decrease if a number of seniors opted to reside in alternative rental housing products.

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Active adult housing has been one of the most favorable products in the senior housing industry coming out of the pandemic. In part due to strong demographics and a business model that does not require services that have experienced much higher vacancy rates over the past two years.

- *Affordable and Subsidized Rental* – Region VI demand for affordable/subsidized senior housing is extremely high at about 900 units through 2030. About 75% of the demand for income-based senior housing is affordable senior housing; or those seniors with more moderate incomes versus deeply subsidized housing. Affordable senior housing products can also be incorporated into a mixed-income building which may increase the projects financial feasibility. Affordable senior housing will likely be a low-income tax credit project through the North Dakota Housing Finance Agency. Financing subsidized senior housing is difficult as federal funds have been shrinking. Therefore, a new subsidized development would likely rely on a number of funding sources; from low-income tax credits (LIHTC), tax-exempt bonds, Section 202 program, USDA 515 program, among others.
- *Congregate /Independent Living*– As illustrated in Table HD-5, demand was calculated at over 460 independent living units through 2030. Independent living demand was strong across most counties in the region, in-part due to the lack of supply and growing demographic cohorts. Demand was strongest in Stutsman (118 units) and Barnes Counties (99 units). We recommend new congregate projects have a mix of one-bedroom, one-bedroom plus den, and two-bedroom units. Base monthly rents should range from \$1,400 for one-bedroom units to \$2,700 for larger units. The monthly fees should include all utilities (except telephone and basic cable/satellite television) and the following services:
 - I’m OK program;
 - Daily noon meal;
 - Regularly scheduled van transportation;
 - Social, health, wellness, and educational programs;
 - 24-hour emergency call system; and
 - Complimentary use of laundry facilities.

In addition, meals and other support and personal care services will be available to congregate residents on a fee-for-service basis, such as laundry, housekeeping, etc. When their care needs increase, residents also have the option of receiving assisted living packages in their existing units.

- *Assisted Living and Memory Care Senior Housing* – Based on our analysis, we project demand to support an additional 131 assisted living units and 220 memory care units in Region VI through 2030. Several of the counties have no demand or little demand due to existing supply in the marketplace meeting the current need. Due to economies of scale and senior needs being met by the existing facilities in the Region, new assisted living development is supportable and highest in Wells, McIntosh, and Dickey Counties. Other

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counties could support assisted living additions or wings, but a stand-alone facility would be difficult to construct based on demand. We recommend assisted living units include a mix of studio, and one-bedroom, and a few two-bedroom units with base monthly rents ranging from \$3,300 to \$4,500. Memory care unit mix should be studios and one-bedroom units with base monthly rents ranging from \$3,800 to \$5,000. Memory care units should be located in a secured, self-contained wing located on the first floor of a building and should feature its own dining and communal amenities including a secured outdoor patio and wandering area.

The base monthly fees should include all utilities (except telephone and basic cable/satellite television) and the following services:

- Three meals per day;
- Weekly housekeeping and linen service;
- Two loads of laundry per week;
- Weekly health and wellness clinics;
- Meal assistance;
- Regularly scheduled transportation;
- Professional activity programs and scheduled outings;
- Nursing care management;
- I'm OK program;
- 24-hour on site staffing;
- Personal alert pendant with emergency response; and
- Nurses visit every other month.

Additional personal care packages should also be available for an extra monthly charge above the required base care package. A care needs assessment is recommended to be conducted to determine the appropriate level of services for prospective residents.

Given the service-intensive nature of memory care housing and staffing ratios, typically most memory care facilities are attached to either an assisted living development or are a component of a skilled nursing facility. As a result, it will be difficult to build a stand-alone memory care facility that can be financially feasible on its own. Therefore, new memory care units would be best suited if they were attached to an assisted living complex. Alternatively, memory care could also be associated with a skilled nursing facility; however, we stress the residential approach to memory care versus the institutional feel from a nursing home.

- Service-Enhanced Senior Housing or "Catered Living" – As Table HD-9 highlights, demand exists for most senior products in each county across the region. Due to economies of scale, it will be difficult to develop stand-alone facilities in many of the counties for each of these service levels that are financially feasible. Therefore, we recommend senior facilities that allow seniors to "age in place" and remain in the same facility in the stages of later life.

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Catered living is a “hybrid” senior housing concept where demand will come from independent seniors interested in congregate housing as well as seniors in need of a higher level of care (assisted living). In essence, catered living provides a permeable boundary between congregate and assisted living care. The units and spatial allocations are undistinguishable between the two senior housing products, but residents will be able to select an appropriate service level upon entry to the facility and subsequently increase service levels over time. Additionally, catered living not only appeals to single seniors but also to couples; each resident is able to select a service level appropriate for his or her level of need, while still continuing to reside together. In addition, memory care can be incorporated into the facility in a separate secured wing.

The catered living concept is a newer concept but also tends to be developed in more rural communities that cannot support stand-alone facilities for each product type. Monthly rents should include a base rent and service package with additional services provided either a la carte or within care packages. Monthly rents should start at about \$1,600 for congregate care and \$3,000 for assisted living care.

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Barnes County – Summary of Demographic and Housing Condition Findings

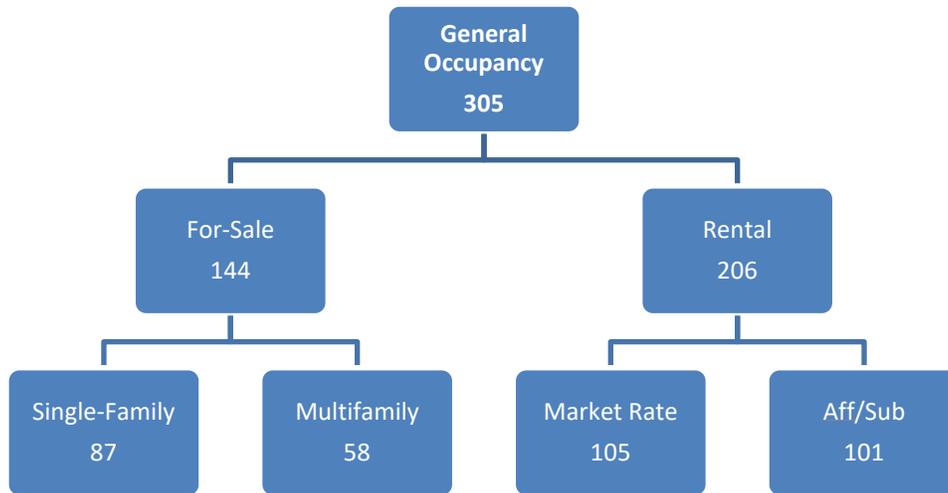
Key demographic and housing market findings for Barnes County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	Barnes County	Region VI
Demographics		
Population (2022 & 2030)	10,850 10,650	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	21.4% 21.6%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	53.8% 50.9%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	24.8% 27.6%	25.8% 29.0%
Households (2022 & 2030)	4,787 4,815	23,827 24,157
Household Growth (2022 to 2030)	28	330
Avg. HH Size (2022 & 2030)	2.27 2.21	2.31 2.30
Median Household Income (2022)	\$57,960	\$56,060
Homeownership Rate (2022)	70.6%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	5,039 84.2%	25,188 82.4%
Vacant Housing Units (2020)	943 15.8%	5,382 17.6%
Median age of housing stock (2020)	1967	1969
Owner	1963	1967
Renter	1974	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$138,300	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$289,900	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	462 31.6%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	999 68.4%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$624	\$504
Distribution of G.O. housing by type		
Affordable	8 1%	249 9%
Subsidized	8 1%	322 11%
Market Rate	547 97%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	87 33.3%	340 30.5%
Market Rate Active Adult (Rental)	86 33.0%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	0 0.0%	261 23.4%
Assisted Living	88 33.7%	398 35.7%
Memory Care	0 0.0%	23 2.1%

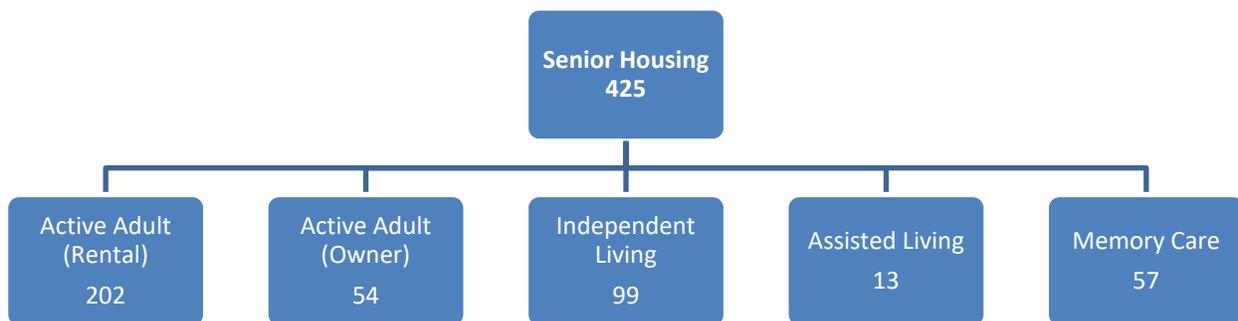
Barnes County Recommendations

There is demand for 775 housing units in Barnes County. The majority of the demand would be located in or near Valley City. Senior housing accounts for about 55% of the total demand through this decade. About 60% of general-occupancy demand is for rental housing.

Barnes County Projected General Occupancy Demand, 2022 – 2030



Barnes County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

Dickey County – Summary of Demographic and Housing Condition Findings

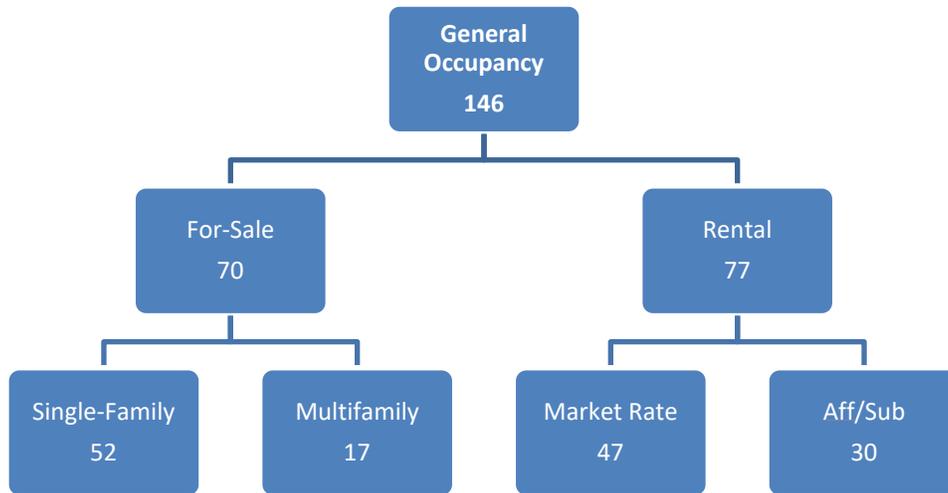
Key demographic and housing market findings for Dickey County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	Dickey County	Region VI
Demographics		
Population (2022 & 2030)	4,950 4,770	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	23.8% 23.7%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	51.1% 48.5%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	25.2% 27.7%	25.8% 29.0%
Households (2022 & 2030)	1,970 1,938	23,827 24,157
Household Growth (2022 to 2030)	-32	330
Avg. HH Size (2022 & 2030)	2.51 2.46	2.31 2.30
Median Household Income (2022)	\$65,464	\$56,060
Homeownership Rate (2022)	75.3%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	2,127 80.5%	25,188 82.4%
Vacant Housing Units (2020)	514 19.5%	5,382 17.6%
Median age of housing stock (2020)	1967	1969
Owner	1966	1967
Renter	1970	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$129,600	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$219,900	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	285 58.0%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	206 42.0%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$504	\$504
Distribution of G.O. housing by type		
Affordable	32 11%	249 9%
Subsidized	86 31%	322 11%
Market Rate	163 58%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	0 0.0%	340 30.5%
Market Rate Active Adult (Rental)	0 0.0%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	20 31.3%	261 23.4%
Assisted Living	33 51.6%	398 35.7%
Memory Care	11 17.2%	23 2.1%

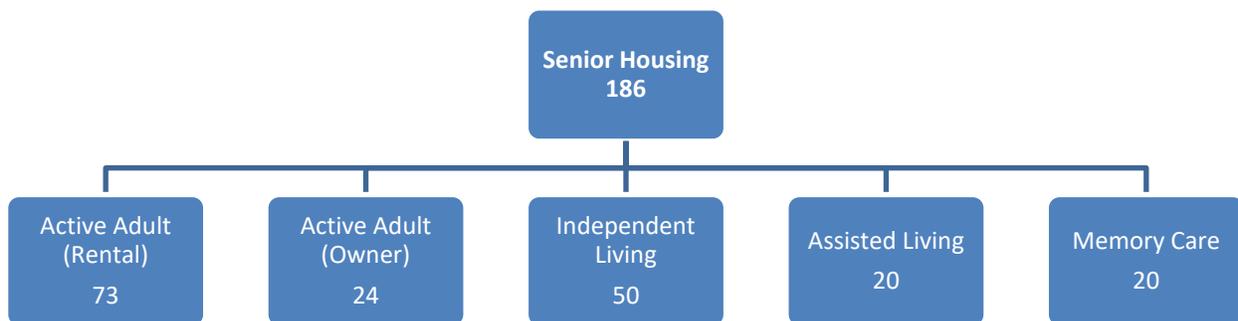
Dickey County Recommendations

There is demand for 332 housing units in Dickey County. Just over half of the demand will be for senior housing products. Generally, multifamily demand will be captured by Ellendale and Oakes that account for about 60% of the population base in 2020.

Dickey County Projected General Occupancy Demand, 2022 – 2030



Dickey County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

Foster County – Summary of Demographic and Housing Condition Findings

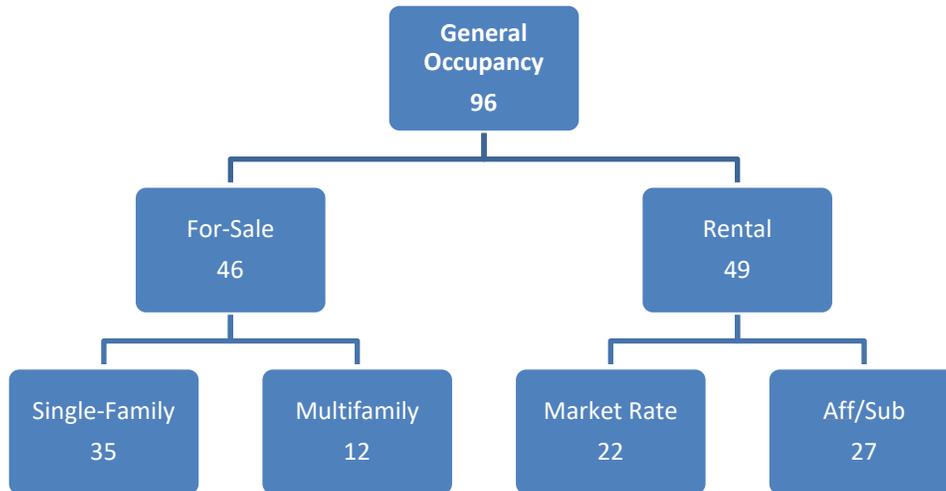
Key demographic and housing market findings for Foster County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	Foster County	Region VI
Demographics		
Population (2022 & 2030)	3,398 3,360	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	20.6% 21.2%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	55.4% 50.7%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	24.0% 28.1%	25.8% 29.0%
Households (2022 & 2030)	1,464 1,483	23,827 24,157
Household Growth (2022 to 2030)	19	330
Avg. HH Size (2022 & 2030)	2.32 2.27	2.31 2.30
Median Household Income (2022)	\$61,542	\$56,060
Homeownership Rate (2022)	72.6%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	1,893 84.9%	25,188 82.4%
Vacant Housing Units (2020)	337 15.1%	5,382 17.6%
Median age of housing stock (2020)	1973	1969
Owner	1973	1967
Renter	1971	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$151,200	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$157,000	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	170 43.6%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	220 56.4%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$534	\$504
Distribution of G.O. housing by type		
Affordable	6 4%	249 9%
Subsidized	72 45%	322 11%
Market Rate	82 51%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	0 0.0%	340 30.5%
Market Rate Active Adult (Rental)	0 0.0%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	0 0.0%	261 23.4%
Assisted Living	16 100.0%	398 35.7%
Memory Care	0 0.0%	23 2.1%

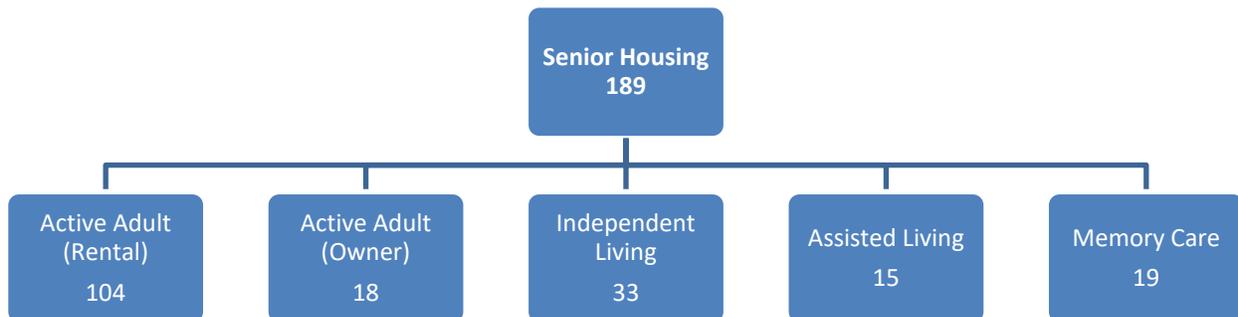
Foster County Recommendations

There is demand for about 285 housing units in Foster County. About two-thirds of all demand is for senior housing. Multifamily demand will be nearly all captured in Carrington.

Foster County Projected General Occupancy Demand, 2022 – 2030



Foster County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

RECOMMENDATIONS

Griggs County – Summary of Demographic and Housing Condition Findings

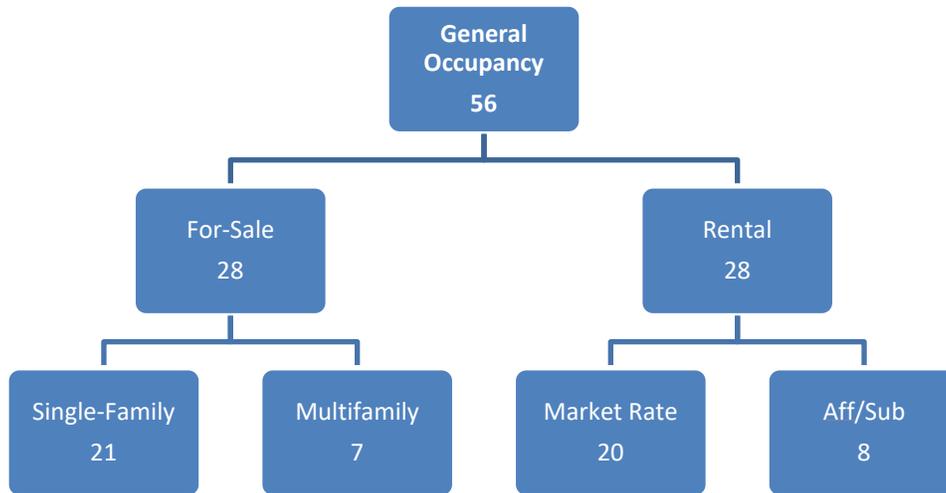
Key demographic and housing market findings for Griggs County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	Griggs County	Region VI
Demographics		
Population (2022 & 2030)	2,300 2,260	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	18.8% 20.1%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	49.7% 44.4%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	31.4% 35.5%	25.8% 29.0%
Households (2022 & 2030)	1,024 1,044	23,827 24,157
Household Growth (2022 to 2030)	20	330
Avg. HH Size (2022 & 2030)	2.25 2.16	2.31 2.30
Median Household Income (2022)	\$55,791	\$56,060
Homeownership Rate (2022)	79.9%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	1,238 73.1%	25,188 82.4%
Vacant Housing Units (2020)	455 26.9%	5,382 17.6%
Median age of housing stock (2020)	1958	1969
Owner	1954	1967
Renter	1966	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$100,900	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$75,000	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	114 55.1%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	93 44.9%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$396	\$504
Distribution of G.O. housing by type		
Affordable	16 12%	249 9%
Subsidized	12 9%	322 11%
Market Rate	103 79%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	0 0.0%	340 30.5%
Market Rate Active Adult (Rental)	0 0.0%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	0 0.0%	261 23.4%
Assisted Living	12 100.0%	398 35.7%
Memory Care	0 0.0%	23 2.1%

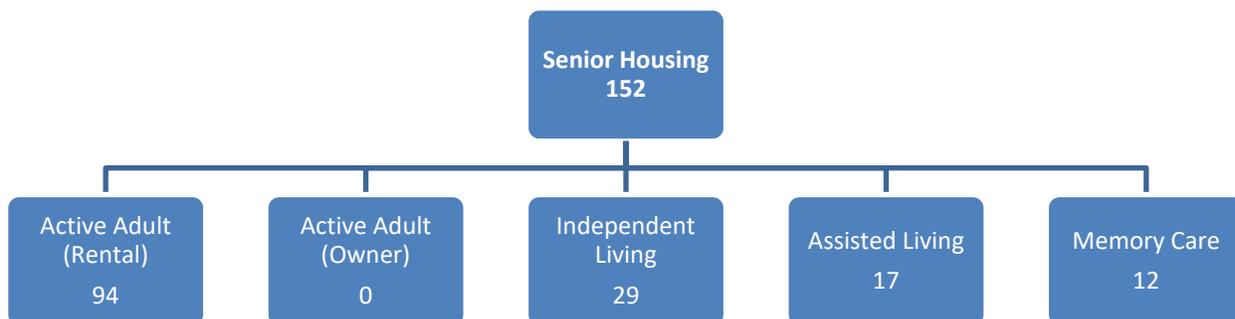
Griggs County Recommendations

There is demand for approximately 210 housing units in Griggs County. Over 70% of the total demand is for senior housing, led by active adult living. Any multifamily housing will be best suited in Cooperstown.

Griggs County Projected General Occupancy Demand, 2022 – 2030



Griggs County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

LaMoure County – Summary of Demographic and Housing Condition Findings

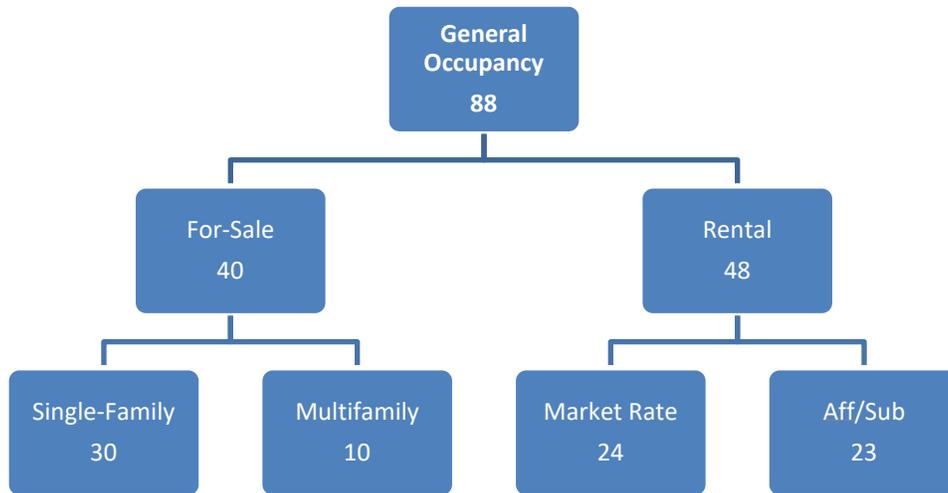
Key demographic and housing market findings for LaMoure County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary				
	LaMoure County		Region VI	
Demographics				
Population (2022 & 2030)	4,080 4,010	55,010 55,498		
Pct. Population Under 20 (2022 & 2027)	19.9% 19.5%	20.7% 20.8%		
Pct. Population Ages 20 - 64 (2022 & 2027)	51.4% 47.8%	53.6% 50.2%		
Pct. Population 65+ (2022 & 2027)	28.8% 32.6%	25.8% 29.0%		
Households (2022 & 2030)	1,724 1,729	23,827 24,157		
Household Growth (2022 to 2030)	5	330		
Avg. HH Size (2022 & 2030)	2.37 2.32	2.31 2.30		
Median Household Income (2022)	\$61,674	\$56,060		
Homeownership Rate (2022)	80.2%	69.7%		
Housing Characteristics				
Occupied Housing Units (2020)	1,869 82.0%	25,188 82.4%		
Vacant Housing Units (2020)	411 18.0%	5,382 17.6%		
Median age of housing stock (2020)	1970	1969		
Owner	1970	1967		
Renter	1968	1971		
For-Sale Housing				
Median Home Value of owner-occupied units (2020)	\$99,900	\$130,272		
Median list price of actively marketing homes (Spring 2022)	\$79,900	\$165,950		
General Occupancy Rental Housing				
Renter-occupied one-unit structures (2020)	160 43.2%	2,505 35.2%		
Renter-occupied 2+ unit structures (2020)	210 56.8%	4,607 64.8%		
Median contract rent for renter-occupied units (2020)	\$428	\$504		
Distribution of G.O. housing by type				
Affordable	48 42%	249 9%		
Subsidized	8 7%	322 11%		
Market Rate	57 50%	2,285 80%		
Senior Housing				
Distribution of senior housing by type				
Affordable/Subsidized Active Adult	0 0.0%	340 30.5%		
Market Rate Active Adult (Rental)	0 0.0%	94 8.4%		
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%		
Independent Living	0 0.0%	261 23.4%		
Assisted Living	52 81.3%	398 35.7%		
Memory Care	12 18.8%	23 2.1%		

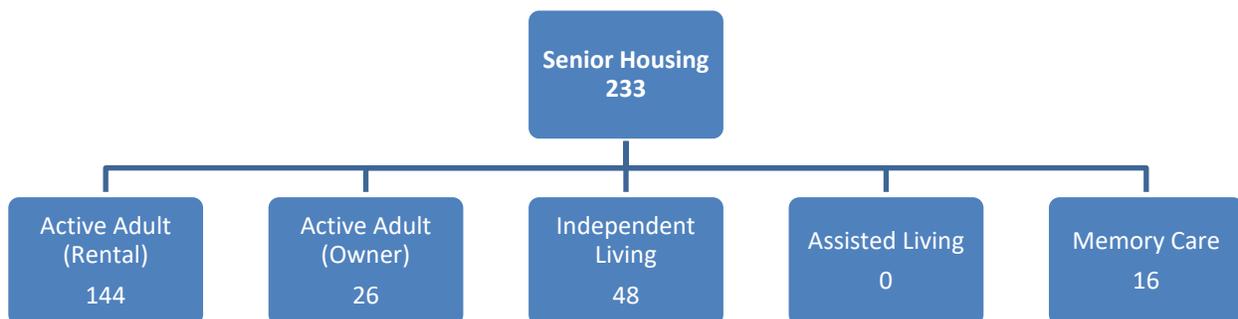
LaMoure County Recommendations

There is demand for about 320 housing units in LaMoure County. Approximately 73% of the demand is for senior housing. General occupancy demand will be driven to Edgeley and LaMoure.

LaMoure County Projected General Occupancy Demand, 2022 – 2030



LaMoure County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

RECOMMENDATIONS

Logan County – Summary of Demographic and Housing Condition Findings

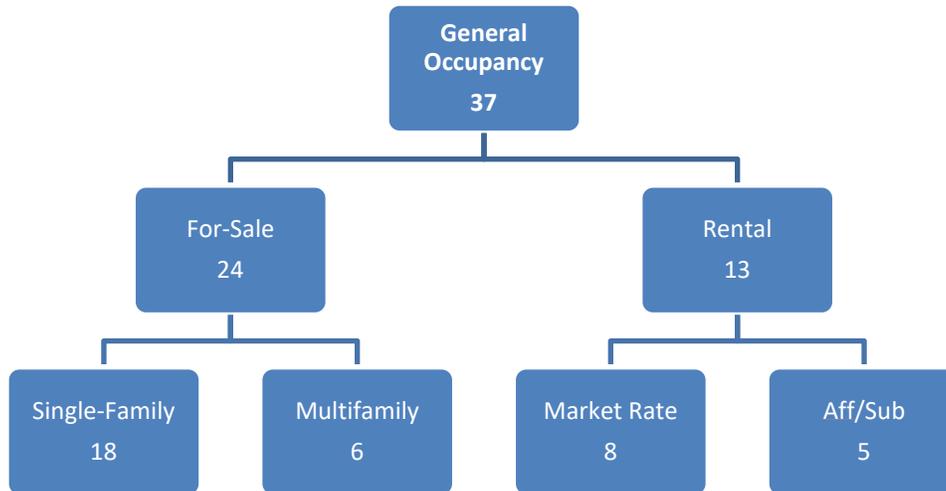
Key demographic and housing market findings for Logan County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary				
	Logan County		Region VI	
Demographics				
Population (2022 & 2030)	1,860	1,800	55,010	55,498
Pct. Population Under 20 (2022 & 2027)	19.6%	19.9%	20.7%	20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	52.4%	48.4%	53.6%	50.2%
Pct. Population 65+ (2022 & 2027)	27.9%	31.7%	25.8%	29.0%
Households (2022 & 2030)	785	777	23,827	24,157
Household Growth (2022 to 2030)	-8		330	
Avg. HH Size (2022 & 2030)	2.37	2.32	2.31	2.30
Median Household Income (2022)	\$56,713		\$56,060	
Homeownership Rate (2022)	84.2%		69.7%	
Housing Characteristics				
Occupied Housing Units (2020)	812	71.2%	25,188	82.4%
Vacant Housing Units (2020)	329	28.8%	5,382	17.6%
Median age of housing stock (2020)	1968		1969	
Owner	1968		1967	
Renter	1970		1971	
For-Sale Housing				
Median Home Value of owner-occupied units (2020)	\$84,500		\$130,272	
Median list price of actively marketing homes (Spring 2022)	\$85,000		\$165,950	
General Occupancy Rental Housing				
Renter-occupied one-unit structures (2020)	84	75.7%	2,505	35.2%
Renter-occupied 2+ unit structures (2020)	27	24.3%	4,607	64.8%
Median contract rent for renter-occupied units (2020)	\$559		\$504	
Distribution of G.O. housing by type				
Affordable	12	57%	249	9%
Subsidized	0	0%	322	11%
Market Rate	9	43%	2,285	80%
Senior Housing				
Distribution of senior housing by type				
Affordable/Subsidized Active Adult	0	0.0%	340	30.5%
Market Rate Active Adult (Rental)	0	0.0%	94	8.4%
Market Rate Active Adult (Owner)	0	0.0%	0	0.0%
Independent Living	8	15.4%	261	23.4%
Assisted Living	44	84.6%	398	35.7%
Memory Care	0	0.0%	23	2.1%

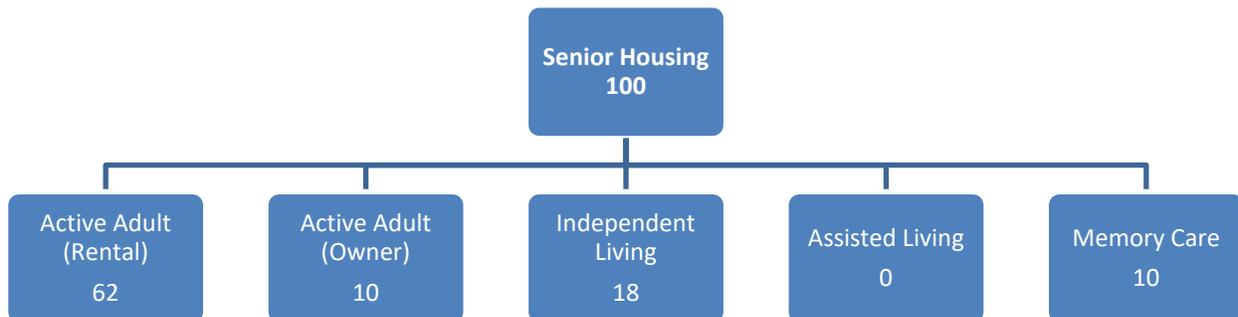
Logan County Recommendations

There is demand for about 140 housing units in Logan County. About 73% of the demand is for senior housing. Multifamily will be best suited in Napoleon.

Logan County Projected General Occupancy Demand, 2022 – 2030



Logan County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

RECOMMENDATIONS

McIntosh County – Summary of Demographic and Housing Condition Findings

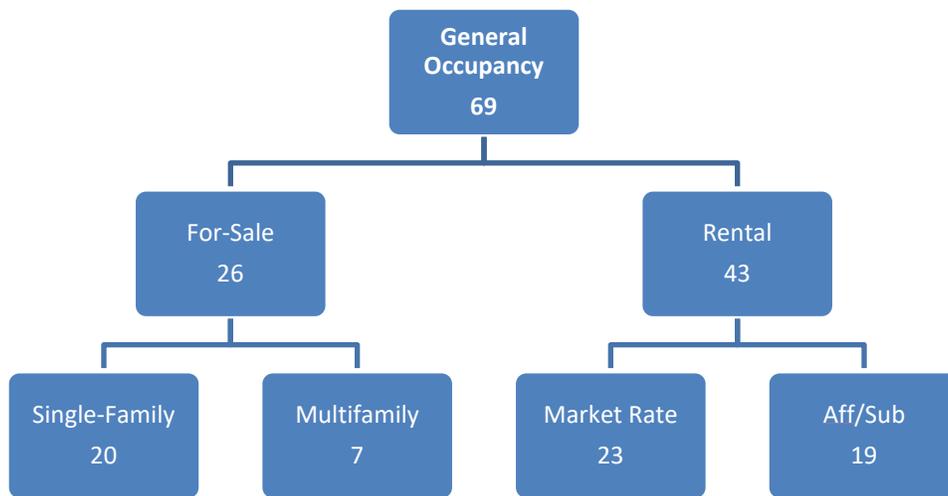
Key demographic and housing market findings for McIntosh County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	McIntosh County	Region VI
Demographics		
Population (2022 & 2030)	2,500 2,330	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	17.0% 16.0%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	42.8% 40.0%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	40.1% 43.9%	25.8% 29.0%
Households (2022 & 2030)	1,162 1,117	23,827 24,157
Household Growth (2022 to 2030)	-45	330
Avg. HH Size (2022 & 2030)	2.15 2.09	2.31 2.30
Median Household Income (2022)	\$52,261	\$56,060
Homeownership Rate (2022)	71.4%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	1,292 70.5%	25,188 82.4%
Vacant Housing Units (2020)	541 29.5%	5,382 17.6%
Median age of housing stock (2020)	1963	1969
Owner	1962	1967
Renter	1967	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$75,700	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$150,000	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	236 64.1%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	132 35.9%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$428	\$504
Distribution of G.O. housing by type		
Affordable	0 0%	249 9%
Subsidized	23 44%	322 11%
Market Rate	29 56%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	24 40.7%	340 30.5%
Market Rate Active Adult (Rental)	8 13.6%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	8 13.6%	261 23.4%
Assisted Living	19 32.2%	398 35.7%
Memory Care	0 0.0%	23 2.1%

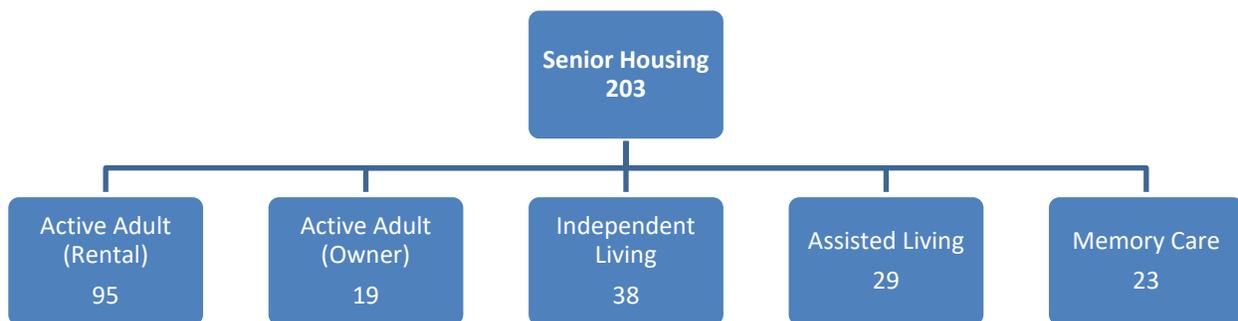
McIntosh County Recommendations

There is demand for nearly 275 housing units in McIntosh County. About three-fourths of all demand is for senior housing. Multifamily general occupancy demand is generally split between Wishek and Ashley.

McIntosh County Projected General Occupancy Demand, 2022 – 2030



McIntosh County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

RECOMMENDATIONS

Stutsman County – Summary of Demographic and Housing Condition Findings

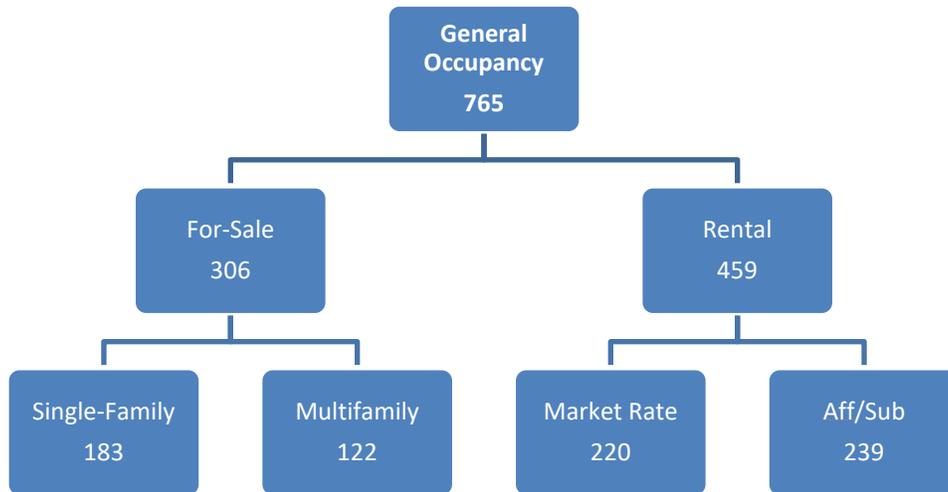
Key demographic and housing market findings for Stutsman County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary				
	Stutsman County		Region VI	
Demographics				
Population (2022 & 2030)	21,600	22,000	55,010	55,498
Pct. Population Under 20 (2022 & 2027)	20.9%	20.9%	20.7%	20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	56.9%	53.6%	53.6%	50.2%
Pct. Population 65+ (2022 & 2027)	22.2%	25.5%	25.8%	29.0%
Households (2022 & 2030)	9,069	9,432	23,827	24,157
Household Growth (2022 to 2030)	363		330	
Avg. HH Size (2022 & 2030)	2.38	2.33	2.31	2.30
Median Household Income (2022)	\$54,328		\$56,060	
Homeownership Rate (2022)	62.5%		69.7%	
Housing Characteristics				
Occupied Housing Units (2020)	8,977	96.3%	25,188	82.4%
Vacant Housing Units (2020)	345	3.7%	5,382	17.6%
Median age of housing stock (2020)	1972		1969	
Owner	1972		1967	
Renter	1972		1971	
For-Sale Housing				
Median Home Value of owner-occupied units (2020)	\$158,900		\$130,272	
Median list price of actively marketing homes (Spring 2022)	\$189,900		\$165,950	
General Occupancy Rental Housing				
Renter-occupied one-unit structures (2020)	750	23.2%	2,505	35.2%
Renter-occupied 2+ unit structures (2020)	2,486	76.8%	4,607	64.8%
Median contract rent for renter-occupied units (2020)	\$617		\$504	
Distribution of G.O. housing by type				
Affordable	177	12%	249	9%
Subsidized	40	3%	322	11%
Market Rate	1,204	85%	2,285	80%
Senior Housing				
Distribution of senior housing by type				
Affordable/Subsidized Active Adult	99	22.4%	340	30.5%
Market Rate Active Adult (Rental)	0	0.0%	94	8.4%
Market Rate Active Adult (Owner)	0	0.0%	0	0.0%
Independent Living	209	47.3%	261	23.4%
Assisted Living	134	30.3%	398	35.7%
Memory Care	0	0.0%	23	2.1%

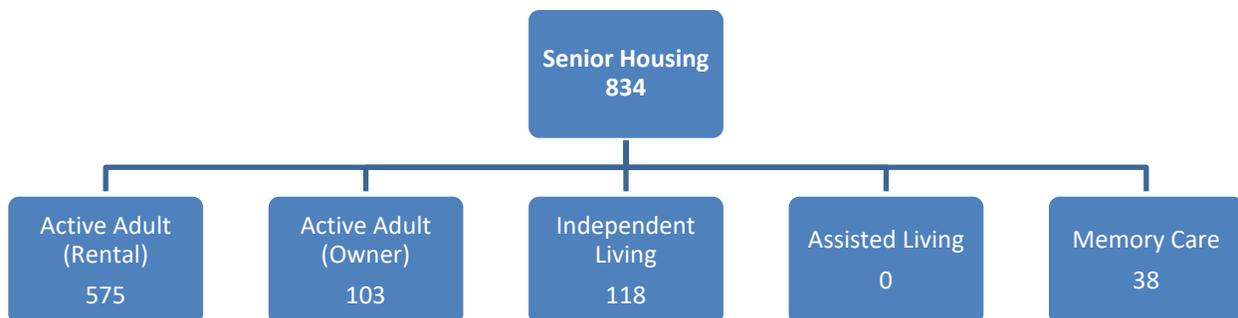
Stutsman County Recommendations

There is demand for nearly 1,500 housing units in Stutsman County. Although 48% of the demand will be for senior housing, Stutsman County has the highest demand for general-occupancy housing products. Given Jamestown’s status as the largest city in the region, multi-family housing development will target the Jamestown area.

Stutsman County Projected General Occupancy Demand, 2022 – 2030



Stutsman County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

Wells County – Summary of Demographic and Housing Condition Findings

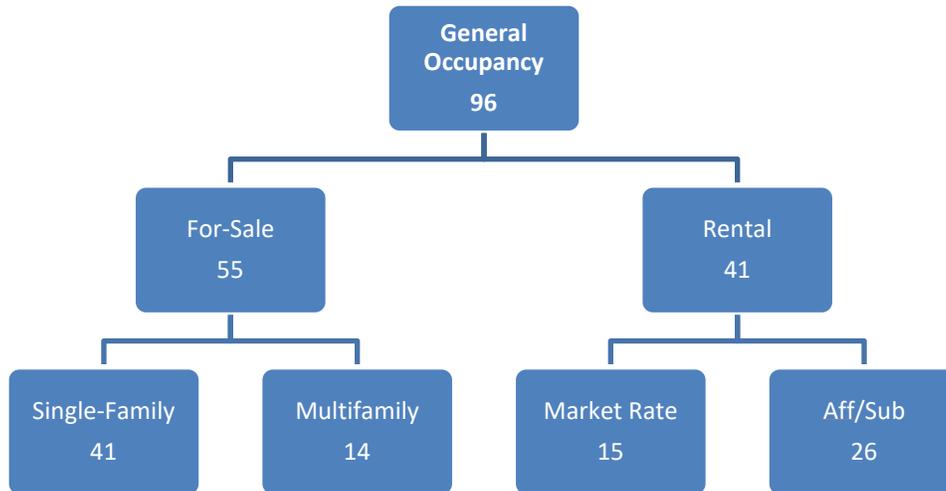
Key demographic and housing market findings for Wells County from the housing study are highlighted below. For a comparison, figures for Region VI are shown as well.

Demographic and Housing Characteristics Summary		
	Wells County	Region VI
Demographics		
Population (2022 & 2030)	3,960 3,830	55,010 55,498
Pct. Population Under 20 (2022 & 2027)	18.4% 18.8%	20.7% 20.8%
Pct. Population Ages 20 - 64 (2022 & 2027)	49.3% 45.1%	53.6% 50.2%
Pct. Population 65+ (2022 & 2027)	32.3% 36.0%	25.8% 29.0%
Households (2022 & 2030)	1,842 1,822	23,827 24,157
Household Growth (2022 to 2030)	-20	330
Avg. HH Size (2022 & 2030)	2.15 2.10	2.31 2.30
Median Household Income (2022)	\$56,060	\$56,060
Homeownership Rate (2022)	75.0%	69.7%
Housing Characteristics		
Occupied Housing Units (2020)	1,941 77.1%	25,188 82.4%
Vacant Housing Units (2020)	576 22.9%	5,382 17.6%
Median age of housing stock (2020)	1966	1969
Owner	1964	1967
Renter	1970	1971
For-Sale Housing		
Median Home Value of owner-occupied units (2020)	\$89,600	\$130,272
Median list price of actively marketing homes (Spring 2022)	\$107,050	\$165,950
General Occupancy Rental Housing		
Renter-occupied one-unit structures (2020)	244 51.0%	2,505 35.2%
Renter-occupied 2+ unit structures (2020)	234 49.0%	4,607 64.8%
Median contract rent for renter-occupied units (2020)	\$432	\$504
Distribution of G.O. housing by type		
Affordable	23 20%	249 9%
Subsidized	91 80%	322 11%
Market Rate	0 0%	2,285 80%
Senior Housing		
Distribution of senior housing by type		
Affordable/Subsidized Active Adult	0 0.0%	340 30.5%
Market Rate Active Adult (Rental)	8 33.3%	94 8.4%
Market Rate Active Adult (Owner)	0 0.0%	0 0.0%
Independent Living	16 66.7%	261 23.4%
Assisted Living	0 0.0%	398 35.7%
Memory Care	0 0.0%	23 2.1%

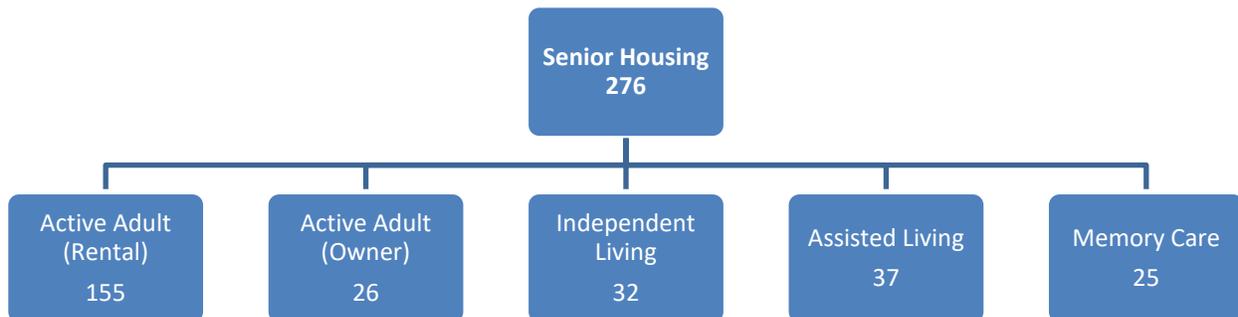
Wells County Recommendations

There is demand for about 370 housing units in Wells County. About 74% of the total demand is for senior housing products. Multifamily all-ages housing will be best positioned for Harvey.

Wells County Projected General Occupancy Demand, 2022 – 2030



Wells County Projected Senior Demand, 2030



Note: Because households are mobile and are willing to seek out various housing products in adjacent communities/counties, these demand figures may experience fluctuations.

Challenges and Opportunities

The following were identified as the greatest challenges and opportunities for developing the recommended housing types.

- **Accessory Dwelling Units (“ADU”):** Accessory dwelling units (“ADUs”) go by several different names such as: In-law suites, garage apartments, backyard cottages, granny flats, guest houses, etc. An ADU is simply a small, stand-alone residential dwelling unit located on the same property as a detached single-family home. However, in some cases an ADU could include an addition on an existing home, apartment over a garage, or be located within an attic or basement within the home. Legally, however, an ADU is still a part of the original parcel's PID number and title is with the property owner. The most common reason for building an ADU is generating rental income for the homeowner or housing a family member (often for free).

Because of increased density on the property and smaller sized units, ADUs have the potential to increase housing affordability and create a wider range of housing options. Many communities that permit ADUs in their zoning code limit the number of accessory structures to just one; however, some cities have recently revised their zoning code to allow up to two accessory structures. Some communities monitor ADU construction by limiting new construction to only owner-occupied housing units (main structure is owned), minimum lot size, setbacks, and number of occupants or bedrooms in the accessory structure.

Maxfield Research recommends that local planning departments review their existing zoning code and if not already permitted, revise zoning codes to ensure ADUs can be a permitted use. Demand for ADUs has increased significantly since the COVID-19 pandemic as homeowners sought to move family members together in a multi-generational environment. Also, many homeowners will design the ADU as a multifunctional space as a home office and living space away from the main home. Finally, ADUs offer another solution for meeting rental housing demand and/or short-term housing needs.

- **Affordable Housing/Naturally Occurring Affordable Housing (NOAH).** Tables HA-1 and HA-16 identified Region VI Area Median Incomes by county (“AMI”) and the fair market rents by bedroom type. Based on the monthly rates of market rate rental projects in the region, we estimate that nearly all of the market rate rental stock is affordable to households at 50% to 60% AMI. In fact, the most expensive rental project has rents falling in the 60% to 80% AMI range. At the same time however, rents have been increasing faster than incomes over the past year and the affordability gap is slowly widening from year-to-year and the number of cost burdened households is increasing. Because NOAH housing provides the vast majority of affordable housing to renters; we recommend a proactive approach to maintaining affordability within the existing housing stock. Dollar for dollar, preservation of NOAH units yields a much higher number of affordable units vs. new construction under the LIHTC program.

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- **Aging Population/Aging Boomers.** As illustrated in Table D-5, there is significant growth in Region VI in the senior population, especially among seniors ages 65 to 74 (+13%) and 75+ (+15%). In addition, Table D-12 shows homeownership rates among seniors 65+ is approximately 78%. High homeownership rates among seniors indicate there could be lack of senior housing options, or simply that many seniors prefer to live in their home and age in place. Aging in place tends to be higher in rural vs. urban settings as many rural seniors do not view senior housing as an alternative retirement destination but a supportive living option only when they can no longer live independently. Rural areas also tend to have healthier seniors and are also more resistant to change. Because of these demographic and social dimensions, new senior housing development in Region VI could experience a longer lease-up period as seniors in the region are less reluctant to move from their home to senior housing living.
- **Assessor Data.** All Region VI County governments have an assessor or treasurer that is responsible for calculating and assessing value for real and personal property. One of the key duty's assessors perform is compiling recent sales data to establish base market values for various real estate types. Although Region VI counties have county assessors/treasurers, the data from most counties is not easily accessible and searchable.

Most counties (both rural and urban), have websites that are able to search parcels, buildings, sales, estimated market values, etc. In addition, property owners may pay their property taxes online, check invoices, etc. Furthermore, many of these databases are linked to Geographic Information Systems (GIS) that assists with planning and development efforts. Locally, McIntosh County and the City of Valley City has the best searchable websites in the region due to its' affiliation with Vanguard Appraisals, Inc. Most counties in the region do not have an interface that is accessible to obtain real estate or sales data.

We recommend counties in the region explore portal options with the following two vendors that are highly active in the Upper-Midwest:

Beacon Schneider Corp.

<http://beacon.schneidercorp.com/>

Vanguard Appraisal

<http://www.camavision.com/>

North Dakota Property Tax Portal

<http://www.ndpropertytax.com/>

McIntosh County (example of searchable parcel interface)

<https://mcintosh.northdakotaassessors.com/>

<http://northdakotaassessors.com/>

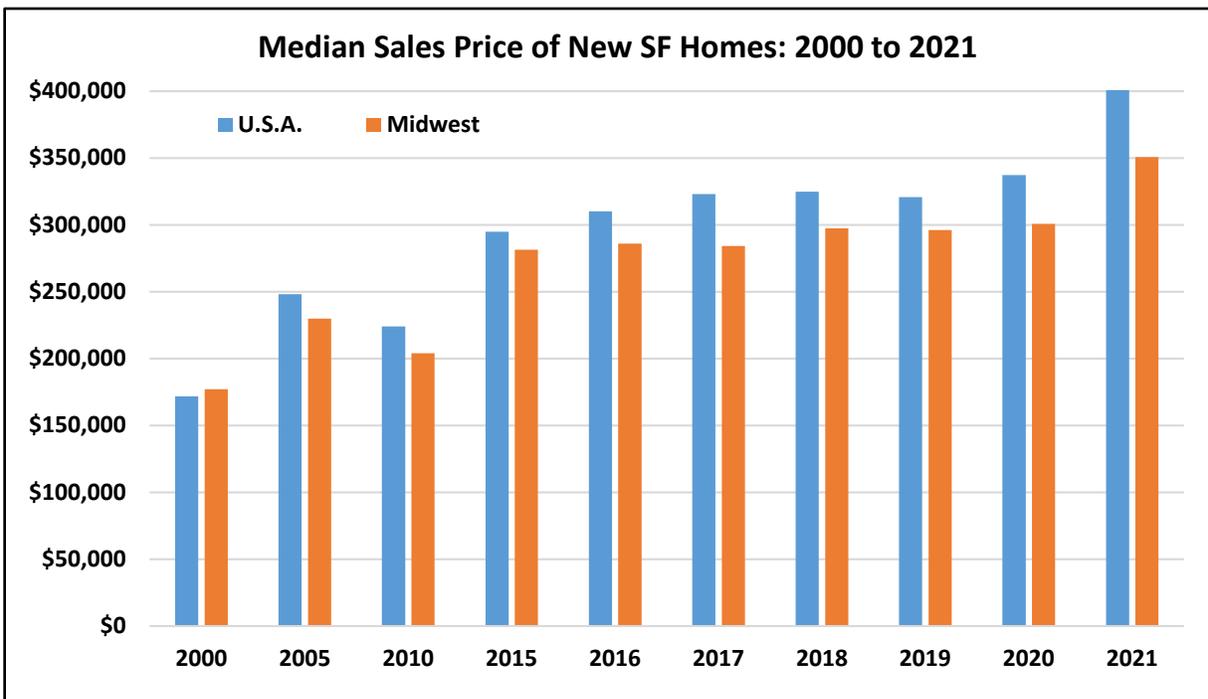
City of Valley City

<https://valleycity.northdakotaassessors.com/>

- **Bakken Spill Over.** The Bakken oil boom last decade had a major impact on economic development and housing needs in western North Dakota. However, the energy boom also impacted other geographies across the state, creating jobs and housing needs in other communities outside of the oil patch. The State of North Dakota benefited from strong job growth, high wages, and ancillary construction that resulted from the oil boom. However, not all companies or employees wanted to relocate to western North Dakota and other communities reaped the benefit. At the time of the last study in 2012, even parts of eastern North Dakota were capitalizing on the growth and realizing housing demand and telecommuting to other parts of the state. Therefore, the last housing study incorporated higher growth projections before the collapse of gas prices last decade. As a result, housing demand was not fully realized in the region due to the falling gas prices and the loss of jobs and investment in the oil patch. With gas prices at record levels in 2022, oil production may again increase in western North Dakota which may increase housing demand.
- **Construction & Development Costs.** The cost to build and develop new single-family housing has increased significantly over the past decade and since the Great Recession in all markets across the U.S.A., as seen in the chart below. New construction pricing peaked last decade between 2005 and 2007 before falling during the recession. Pricing in nearly every market across the United States decreased between 2008 and 2011 before starting to rebound in 2012 and beyond. However, since the Great Recession it has become increasingly difficult for builders to construct entry-level new homes due to a number of constraints – rising land costs, rising material and labor costs, lack of construction labor, and increasing regulation and entitlement fees. As a result, affordable new construction homes have become rare as builders are unable to pencil-out modestly priced new construction. Interviewees all mentioned new construction in North Dakota is difficult to achieve under \$300,000. At the same time, new construction pricing is at an all-time high coming out of the pandemic due to strong demand and supply and labor constraints for builders that are driving up housing costs.



Example of Newer Built Home (Jamestown)



- **COVID-19.** The COVID-19 pandemic has had both direct and indirect effects on the housing industry. The senior housing industry was directly impacted as the virus affected older adults at a much higher rate. Senior properties hit record high vacancy rates and many seniors continue to age in place as long as possible as they have avoided living in a shared space. At the beginning of the pandemic there were permitting delays from public agen-

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cies; however, at this time most public agencies have adopted, and city council and planning commission meetings have gone virtual or a combination of virtual and in-person.

Economically, the unemployment rate in the region was considerably low compared to the rest of the country during the pandemic. In early 2020, the unemployment rates were about 2.6% before peaking at 5.4% in April 2020. Unemployment was back down to under 3% by September 2020 but ticked up again to 4.4% in early 2021 before falling to less than 3% by May 2021.

Despite the pandemic over the past two years, the local real estate market has above expectations and strong demand remains for housing. Supply remains at an all-time low and there are more buyers than sellers. The pandemic has changed buyer preferences; both internally and externally. Buyers have a greater desire for outdoor features, green space, more square footage, flexible spaces for home offices, and healthy living conditions. Buyers are also trading location for more home by locating further from their place of employment. There is also a preference toward new construction and the new home market has been strong since 2020 as builders have not kept the pace with demand.

On the rental side, social distancing initially had an impact on common corridor apartment buildings as all communal areas were shut down and tenants could not utilize amenities. Since the pandemic, the demand for smaller unit sizes has waned as renters desire larger spaces as they work from home, utilize for fitness, etc. With telecommuting and work from home being the norm tenants are seeking a separation of work and live spaces as well as access to balconies and patios to provide fresh air and extra space. There has been strong demand for townhome-style rentals or a building that has been designed with a separate entrance to eliminate the possible of interacting with others and catching the virus. These trends and preferences will likely continue as the pandemic has waned.

- **Data Collection.** Similar to the previously completed housing study in 2012, one of the key challenges to the housing study update was obtaining data. Most of the communities and jurisdictions within Region VI have limited budgets and staffing and do not maintain records for items such as building permits, vacant land, rental properties, major employers, etc. In fact, several cities cited a lack of staff, and they were unable to participate in the housing study. As a result, data was heavily fragmented between jurisdictions and was very inconsistent. Maxfield Research and Consulting recommends that cities, townships, and counties take a more proactive role and utilize the housing assessment as a benchmark for maintaining data for planning purposes.

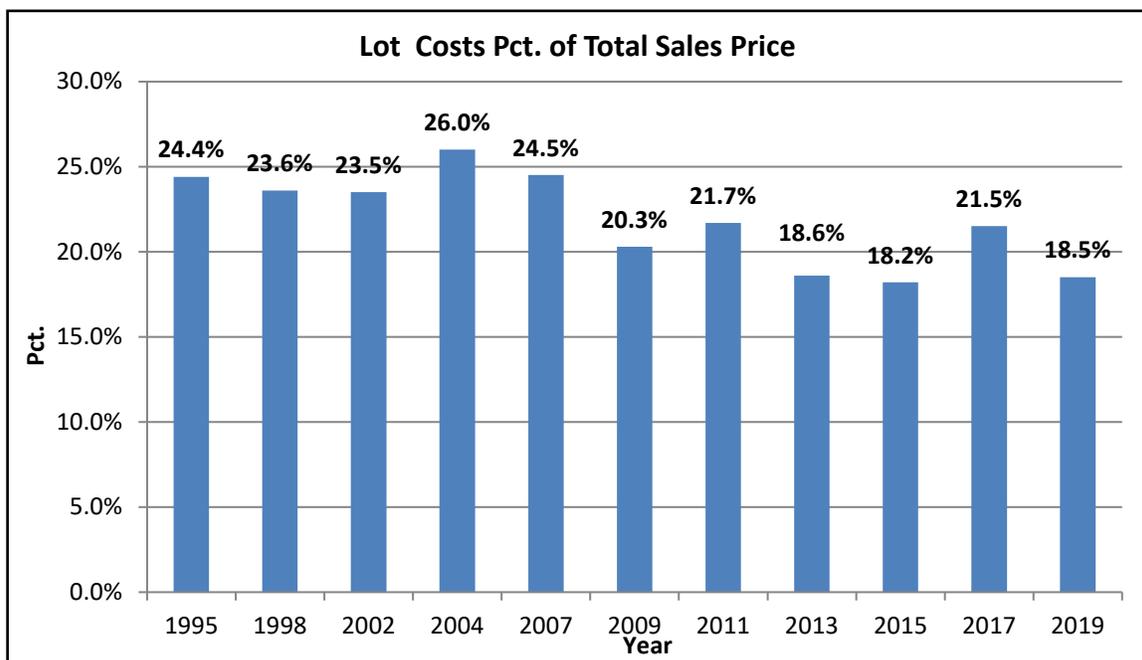
For example, local governments can utilize the data in this report on the apartment sector and maintain a list of apartment properties and contact information to keep up to date for householders looking to relocate in their respective community. North Dakota Region V does an excellent job of providing rental property information on their website.

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Finally, many requested interviews were denied due to the lack of staffing personnel. Many attempted interviews were also denied due to unwilling participants who did not want to participate in the housing study.

- **Developers Lot Carrying Costs.** Land development and entitlement carries a large financial risk for builders and/or investors. Prior the Great Recession developing land was considered a profitable side of the housing business. However, over the past decade plus land development continues to be dominated by larger builders that can absorb the lot inventory more easily than smaller builders or land developers. Due to raw land costs, entitlements, and the cost to develop infrastructure, developers continue to be cautious given the lot price they could achieve. Prolonged carrying costs due to slow lot absorption are deterrents for builders and developers who must absorb project development costs until the lots are sold. The costs of land and infrastructure have risen significantly over the past decade, requiring considerable initial financial investment upfront.

As a result, the land development business is not a lucrative business for most real estate investors and future lot development may require a private-public partnership to bring down infrastructure costs, especially in the more rural communities throughout the region. The chart below shows the average lot cost across the country compared to the retail sales price of the home (most recent available – 2021 data to be released later in 2022).



- **Economies of Scale.** Economies of scale refers to the increase in efficiency of production as the number of goods being produced is increased. Typically, companies or organizations achieving economies of scale lower the average cost per unit through increased production since fixed costs are shared over an increased number of goods. In the housing develop-

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ment industry, generally the more units that are constructed the greater the efficiency. For example, larger homebuilders negotiate volume discounts in materials and subcontractors, are more efficient in the land entitlement process, leverage the power of technology, and have greater access and lower costs of capital. In multifamily housing, typically the higher the number of units equates into a lower per unit costs. Because of this, construction costs in other larger communities such as Fargo or Bismarck can actually be lower than found in the Region VI area.

The same principle applies to communities in Region VI; larger communities will more easily attract and support larger housing developments than more rural areas. Lesser populated communities throughout Region VI will face more challenges than the larger jurisdictions.

- **Financing Barriers/Infrastructure Costs.** One of the key challenges facing housing development is financing. Finding banks to finance projects is difficult as most lenders require substantial equity contributions from the developer. As discussed in the previous bullet (*Developers' Lot Carrying Costs*), developers are typically required to upfront residential subdivisions and pay for the cost of water, sewer, curb and gutter, utilities, etc. Because of the substantial cost to fund improvements, most builders/developers do not have the assets or equity to fund the project and lenders have conservative underwriting standards. Furthermore, private investors seek targeted returns on investment and liquidity that cannot be guaranteed as lot absorption/takedowns is an unknown factor. Local jurisdictions and the NDHFA do not have the necessary tools today to fund infrastructure costs. Further expansion of NDHFA financing programs could benefit Region VI communities.
- **Housing Programs.** Many communities and local Housing and Redevelopment Authorities (HRAs) offer programs to promote and preserve the existing housing stock. In addition, there are various regional and state organizations that assist local communities enhance their housing stock. Generally, we find very few housing programs available across the region. We recommend implementing even a few housing programs to assist new development or enhance the existing housing stock. The following is a sampling of potential programs that could be explored.
 - Architectural Design Services - The local government authority (City, HRA, etc.) partners with local architects to provide design consultation with homeowners. Homeowner pays a small fee for service, while the City/public entity absorbs the majority of the cost. No income restriction.
 - Construction Management Services – Assist homeowners regarding local building codes, reviewing contractor bids, etc. Typically provided as a service by the building department. This type of service could also be rolled into various remodeling related programs.

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- Density Bonuses – Since the cost of land is a significant barrier to housing affordability, increasing densities can result in lower housing costs by reducing the land costs per unit. Municipalities can offer density bonuses as a way to encourage higher-density residential development while also promoting an affordable housing component.
- Fast Track Permitting – Program designed to reduce delays during the development process that ultimately add to the total costs of housing development. By expediting the permitting process costs can be reduced to developers while providing certainty into the development process. Typically, no-cost to the local government jurisdiction.
- Heritage/Historic Preservation – Encourage residents to preserve historic housing stock in neighborhoods with homes with character through restoring and preserving architectural and building characteristics. Typically funded with low interest rates on loans for preservation construction costs.
- Home Improvement Area (HIA) - HIAs allow a townhome or condo association low interest loans to finance improvements to communal areas. Unit owners repay the loan through fees imposed on the property, usually through property taxes. Typically, a "last resort" financing tool when associations are unable to obtain traditional financing due to the loss of equity from the real estate market or deferred maintenance on older properties.
- Home-Building Trades Partnerships – Partnership between local Technical Colleges or High Schools that offer building trades programs. Affordability is gained through reduced labor costs provided by the school. New housing production serves as the “classroom” for future trades people to gain experience in the construction industry.
- Home Sale Point of Sale - City ordinance requiring an inspection prior to the sale or transfer of residential real estate. The inspection is intended to prevent adverse conditions and meet minimum building codes. Sellers are responsible for incurring any costs for the inspection. Depending on the community, evaluations are completed by either city inspectors or third party licensed inspectors.
- Housing Fair - Free seminars and advice for homeowners related to remodeling and home improvements. Most housing fairs offer educational seminars and "ask the expert" consulting services. Exhibitors include architects, landscapers, building contractors, home products, city inspectors, financial services, among others.
- Home Energy Loans – Offer low interest home energy loans to make energy improvements in their homes.

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- Household and Outside Maintenance for the Elderly (H.O.M.E.) – Persons 60 and over receive homemaker and maintenance services. Typical services include house cleaning, grocery shopping, yard work/lawn care, and other miscellaneous maintenance requests.
- Infill Lots – The City or HRA purchase blighted or substandard housing units from willing sellers. After the home has been removed, the vacant land is placed into the program for future housing redevelopment. Future purchasers can be builders or the future owner-occupant who has a contract with a builder. Typically, all construction must be completed within an allocated time period (one year in most cases).
- Inclusionary Housing – Inclusionary housing policies and programs rely on private sector housing developers to create affordable housing as they develop market rate projects. Inclusionary zoning encourages or mandates the inclusion of a set proportion of affordable housing units in each new market rate housing development above a certain size. These programs are popular approaches for local and state governments to encourage the development of affordable housing.
- Land Banking – Land Banking is a program of acquiring land with the purpose of developing at a later date. After a holding period, the land can be sold to a developer (often at a price lower than market) with the purpose of developing affordable housing.
- Land Trust - Utilizing a long-term 99-year ground lease, housing is affordable as the land is owned by a non-profit organization. Subject to income limits and targeted to workforce families with low-to-moderate incomes. If the family chooses to sell their home, the selling price is lower as land is excluded.
- Realtor Forum - Typically administered by City with partnership by local school board. Inform local Realtors about school district news, current development projects, and other marketing factors related to real estate in the community. In addition, Realtors usually receive CE credits.
- Remodeling Tours - City-driven home remodeling tour intended to promote the enhancement of the housing stock through home renovations/additions. Homeowners open their homes to the public to highlight home improvements.
- Rent to Own - Income-eligible families rent for a specified length of time with the end-goal of buying a home. The HRA saves a portion of the monthly rent that will be allocated for a down payment on a future house.
- Rental Collaboration - City organizes regular meetings with owners, property managers, and other stakeholders operating in the rental housing industry. Collaborative, informational meetings that includes city staff, updates on economic development and real es-

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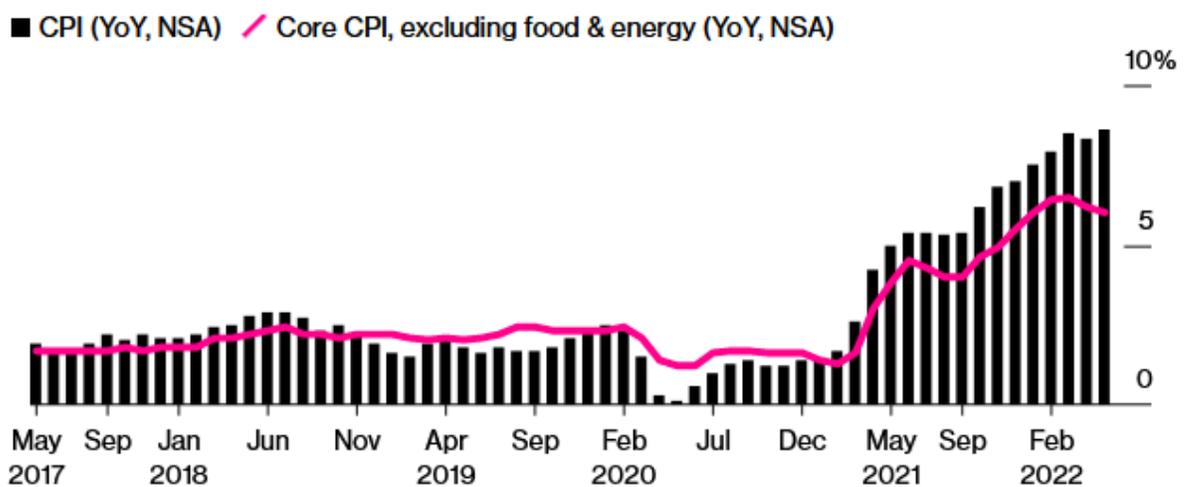
- tate development, and updates from the local police, fire department, and building inspection departments.
- Rental License – Licensing rental properties in individual communities. Designed to ensure all rental properties meet local building and safety codes. Typically enforced by the fire marshal or building inspection department. Should require annual license renewal. Most cities in the region do not license rental units.
 - Rent to Own - Income-eligible families rent for a specified length of time with the end-goal of buying a home. The HRA saves a portion of the monthly rent that will be allocated for a down payment on a future house.
 - Shallow Rent Subsidy: The HRA funds a shallow rent subsidy program to provide program participants living in market rate rentals a rent subsidy (typically about \$100 to \$300 per month).
 - Tax Abatement: A temporary reduction in property taxes over a specific time period on new construction homes or home remodeling projects. Encourages new construction or rehabilitation through property tax incentives.
 - Tax Increment Financing (TIF): Program that offers communities a flexible financing tool to assist housing projects and related infrastructure. TIF enables communities to dedicate the incremental tax revenues from new housing development to help make the housing more affordable or pay for related costs.
 - Transfer of Development Rights – Transfer of Development Rights (TDR) is a program that shifts the development potential of one site to another site or different location, even a different community. TDR programs allow landowners to sever development rights from properties in government-designated low-density areas and sell them to purchasers who want to increase the density of development in areas that local governments have selected as higher density areas.
 - Waiver or Reduction of Development Fees – There are several fees’ developers must pay including impact fees, utility and connection fees, park land dedication fees, etc. To help facilitate affordable housing, some fees could be waived or reduced to pass the cost savings onto the housing consumer.
- **Infill Lots.** Infill refers to a parcel(s) of land which is surrounded by land that has already been developed. Infill development is new construction located on underutilized or vacant lots usually located in established neighborhoods of a community. Infill development can be challenging as enough parcels of land that are permissible land uses are typically required to be assembled to allow for a feasible building. Typically, the challenge is assembling all of the parcel owners to agree to sell and in a time period that makes economic

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sense to the buyer. Many Region VI communities have infill lots available; however, many have lot widths less than 40- wide which require lot combinations in order to achieve a buildable lot. Many of these lots are priced significantly lower than lots marketing in new subdivisions. As such, these lots are typically among the lowest price in a community.

Many communities have infill programs that are designed to enhance older neighborhoods or provide affordable homes for low- and moderate-income households. Infill programs are designed to facilitate the development of vacant lots in older neighborhoods that suit the character of the neighborhood. Some cities provide pre-approved floor plans that meet building criteria on smaller lots sizes. Other communities have infill programs that provide incentives to encourage developers to build affordable housing within targeted neighborhoods. Such incentives include free land for qualified builders/developers, deferred or waived impact fees, and funding assistance.

- **Inflation.** U.S. inflation rates hit a new 40-year high of 8.6% in 2022, the biggest yearly increase since December 1981. Rampant price increased for nearly every good and service and specifically energy and food costs are having an impact on American consumers and will eventually affect housing affordability. As a result, the Federal Reserve is implementing interest rate hikes and increasing borrowing costs to hopefully offset a recession. As interest rates have increased for-sale housing demand has slowed and demand for rental housing has increased. This has resulted in higher housing costs for both buyers and renters. Housing assets are in higher demand during inflationary times as real estate values tend to hedge inflation and investors seek out rental housing assets as equity continues to grow. In the short term, household balance sheets will continue to be stretched as rising costs affect regional residents. This could hinder housing production in the near term as new construction will be difficult to pencil.



Source: Bureau of Labor Statistics, Bloomberg survey

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- **Job Growth/Employment.** The Covid-19 pandemic created a number of new challenges for businesses, workers, and government. As depicted earlier, the unemployment rate across the region has historically been under 3% before shortly rising to over 5% during the peak shutdowns in spring 2020. These unprecedented challenges had an economic ripple effect across the country as thousands of Americans found themselves out of work with increases in unemployment. However, Region VI employers weathered the pandemic much better than most of the country as the unemployment rate has stayed low and the area brought back lost jobs from the initial shutdowns earlier in 2020.

The regional unemployment rate continues to decline but the labor force has not come back at the same rate and although a low unemployment rate is generally considered positive news, an extremely low unemployment rate can be challenging for employers looking to add additional staff. Many employers find that the local labor force is tapped out in terms of skilled employees and attracting new talent to the region has been challenging. In part, employee recruitment has been challenging due to a tight housing market and little availability as supply in either the for-sale market or rental market has been significantly low.

- **Land Costs.** Land values for agricultural land and pastureland have been rising faster than home prices across the Midwest. Historically farmland values fluctuate, but in the past decade values have mostly risen – it is estimated Ag land has increased across the Midwest about 33% since the start of the pandemic. The Farmers National Company found a record \$765 million of farmland traded this past year, a record year. High prices have prompted owners to sell or raise rents on leased property. The figure below shows the average price of Ag land across the 9 counties in the region. As illustrated, the highest Ag land values are found in Dickey, LaMoure, and Barnes counties.

Because of increasing land values, new home builders seeking to plat new subdivisions on raw, Ag land will face escalated acquisition costs, which will continue to drive-up the costs of retail sales price of homes.

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TABLE CO-1 AG LAND PRICING REGION VI 2016-2020 & 2021			
County	2016 - 2020 Average		2021 Average
	Rental Rate	Price of Rented Land	Average Price of Rented Land
Barnes	37	2,852	2,800
Dickey	107	3,131	2,500
Foster	75	2,430	2,519
Griggs	66	2,123	2,168
LaMoure	101	2,912	2,657
Logan	60	1,758	2,034
McIntosh	66	1,864	2,000
Stutsman	75	2,254	2,316
Wells	59	2,072	1,970
* Dollars per Acre			
Source: North Dakota Department of Trust Lands.			

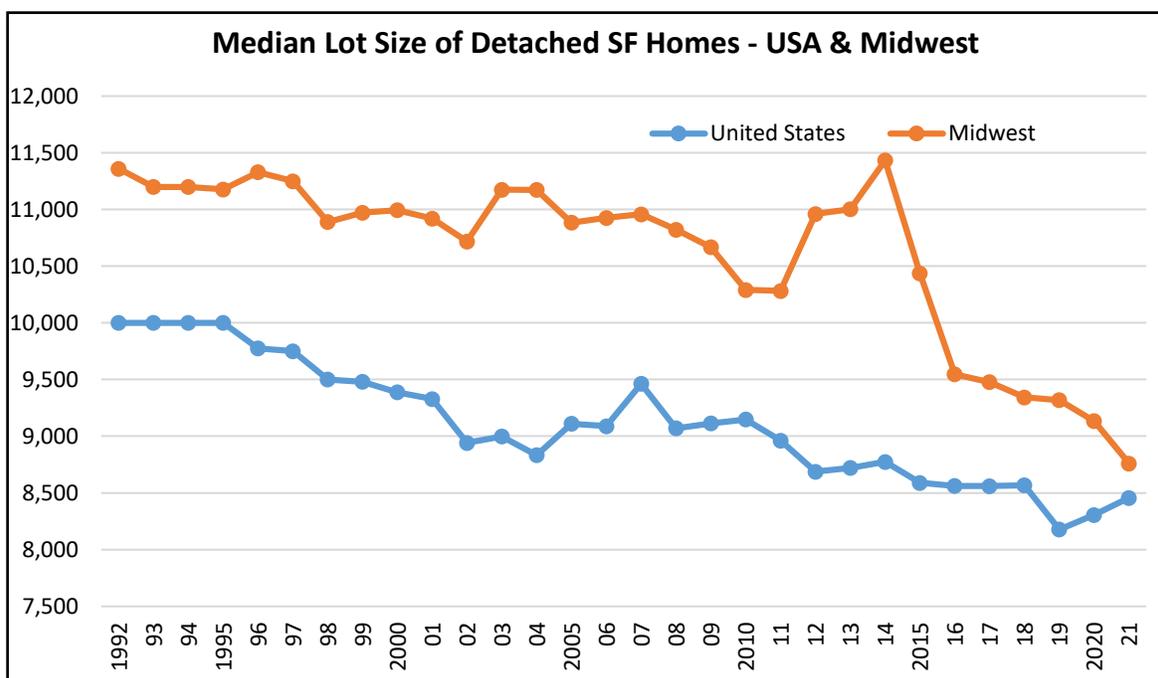
- Lifestyle Renters.** Historically, householders rented because they could not afford to buy or did not have the credit to qualify for a mortgage. Today that is no longer the case, and many householders are renting by choice. High-income renters represent the fastest growing market segment of the rental market today; having grown 48% over the past decade. Demand is being driven by the Millennials, would-be buyers on the side-line, and empty nesters. As a result, rental housing is one of the preferred real estate asset classes today across country. Lifestyle renters are attracted to developments offering excellent finishing quality, extensive communal area facilities, and typically focus on an environment providing a more social experience. Many interviewees indicate households desire to rent prior to buying when relocating to the region. At present, there are few options across the region for lifestyle renters as rental housing production has not kept with demand. Rental production is drastically needed in the region to attract workers who desire more amenitized rental housing products.
- Lot Size:** Across areas such as Fargo, Bismarck, Midwest, and the U.S. there has been a growing trend of lot size compression for decades and especially since the Great Recession of last decade. As illustrated in the chart below, the median lot size of a new single-family detached home in the United States sold in 2019 dropped to its smallest size since the Census Bureau has been tracking lot sizes. Nationwide median lot sizes have dropped below 8,200 square feet (0.19 acres) before increasing in 2021 from the pandemic. At the same time, lot sizes decreased in the Midwest to the lowest levels recorded in 2021, down about 15% from 2010.

Lot sizes have decreased in part due to increasing raw land prices, lot prices, and rising regulatory and infrastructure costs (i.e. curb and gutter, streets, etc.). As a result, builders and developers have reduced lot sizes in an effort to increase density and absorb higher

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land development costs across more units. Many newer single-family subdivisions in Fargo have lot widths of about 65 to 75 feet, down from the standard width of 80 to 90 feet prior to the Great Recession. Because many local governments have large minimum lot size requirements, the cost of housing continues to rise as developers and buyers may be required to purchase a lot this is larger than they prefer. According to a recent interview with an engineering firm, lot infrastructure costs have been up +30% in 2021 alone, thereby increasing the cost to development the lot and that cost will be passed to the end consumer.

At the same time, most of the lots marketing across the county are not in municipal limits but are located outside in nearby townships. These larger lot sizes are desirable but require well and septic service.



- **Lot Supply.** Maxfield Research and Consulting recommends a three- to five-year supply of lots is an appropriate balance between providing adequate consumer choice and minimizing developers' carrying costs. With an annual average absorption of about 55 single-family lots (based on the average annual number of building permits between 2010 and 2020), Region VI would need a supply of roughly 275 platted lots to maintain a five-year lot supply. The vast majority of lots marketing in the region were not within municipal limits but in adjacent townships on larger lot sizes with well and septic. Thus, new lots will need to be platted immediately to satisfy the need for new construction. New lot supply is a high priority to ensure adequate choice and availability to accommodate household growth and meet the needs of existing residents that desire new construction.

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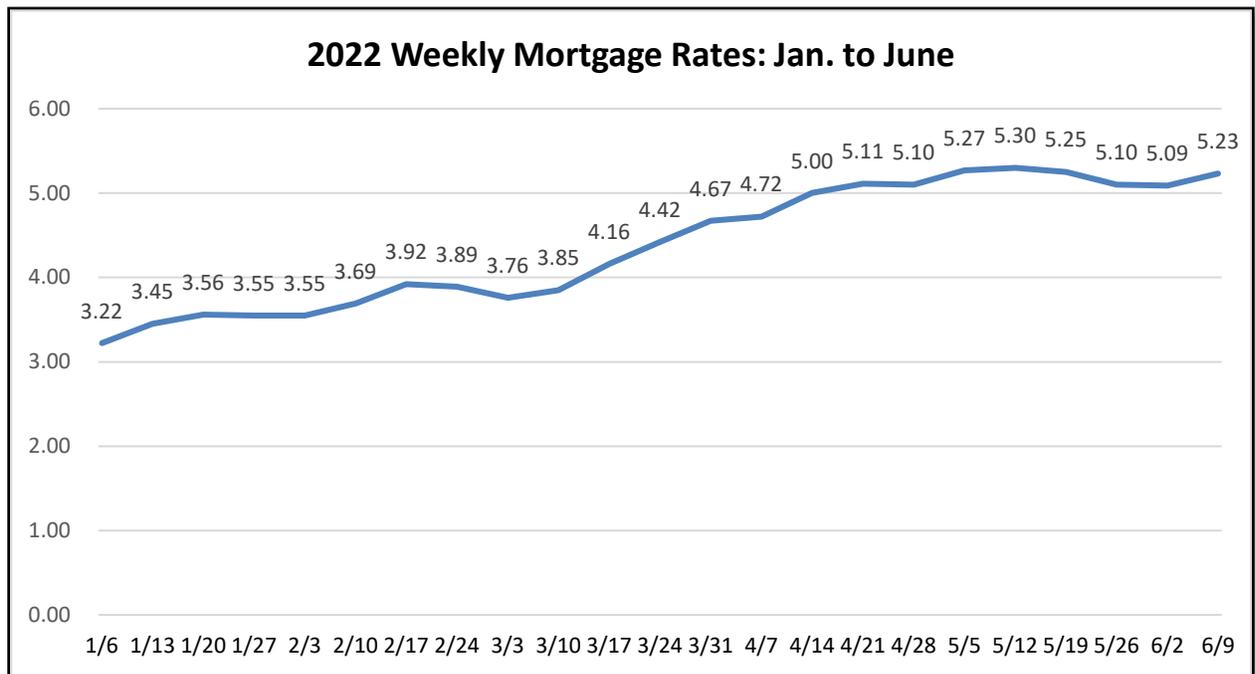
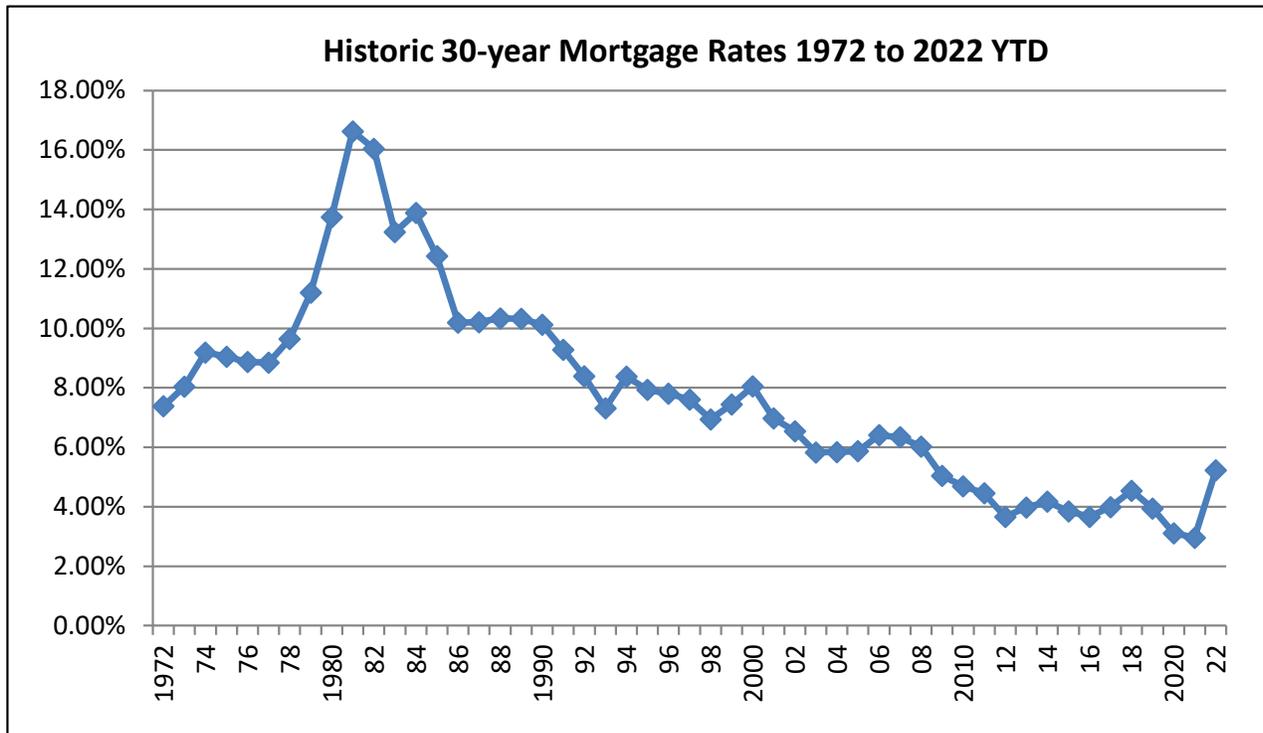
- **Modular Housing.** Modular housing, often referred to as prefab housing, is the construction of housing units in a controlled factory-like setting or on a manufacturer's site or lumber yard. Modular housing is gaining steam from developers and investors to combat high construction costs, labor shortages, and speed-up the construction timeline. Modular was popular in western North Dakota during the oil boom as builders/developers brought product to the market quicker than traditional stick construction methods. The biggest advantage modular housing provides is time and shaving months of holding costs off the consumer's bottom line. Originally modular housing was mostly single-family oriented; however, developers are now constructing entire apartment buildings, hotels, senior living, man camps, and college dorms. Historically the biggest challenge of modular housing is transportation, shipping costs, and perception. Modular housing has made huge strides over the decades and are now built on concrete foundations or include basements. The industry continues to battle the stigma of the older mobile homes as the appraisal community continually mis-appraises modular homes due to biases or lack of education on the product. Maxfield Research believes there is wonderful opportunity in the modular construction sector that can be utilized across Region VI, providing a win-win scenario by providing housing production and passing cost savings along to consumers.

If not already so, we recommend that local jurisdictions revise zoning codes to allow for this type of housing if it is not permitted. However, design standards should be enforced in order to ensure incompatible housing does not deter neighborhoods.

- **Mortgage Rates.** Mortgage rates play a crucial part in housing affordability. Lower mortgage rates result in a lower monthly mortgage payment and buyers receiving more home for their dollar. Rising interest rates often require homebuyers to raise their down payment in order to maintain the same housing costs. Mortgage rates have stayed at historic lows for most of the past decade trending under 4.5% (30-year fixed) since around 2010. At the on-set of the COVID-19 pandemic, rates plummeted to at or near an all-time low under 3% for part of 2020 and most of 2021. However, due to a 40-year high inflation the Federal Reserve began hiking rates in 2020 to slow the economy and curtail inflation. The Federal Reserve has implemented several rate hikes and is expected to be aggressive throughout this year. As a result, the cost of for-sale housing has increased significantly this year and many would-be-buyers are on the sidelines and have been priced out of the market.

The following charts illustrates historical mortgage rate averages as compiled by Freddie Mac. The Freddie Mac Market Survey (PMMS) has been tracking mortgage rates since 1972 and is the most relied upon benchmark for evaluating mortgage interest market conditions. The Freddie Mac survey is based on 30-year mortgages with a loan-to-value of 80%.

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- Multifamily Development Costs.** Similar to single-family development, it will be difficult to construct new multifamily product given achievable rents and development costs. According to the 2022 National Building Costs Manual construction costs data, together with land costs total development costs in the Jamestown region will likely average about \$160 per

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square foot (gross), or upwards to \$162,000 per unit to develop based on a 40-unit three-story concept. Development costs of this scale will likely require rents per square foot of at least \$1.50 in order to cash flow (\$1,300 per month based on average unit size of 875 square feet). Based on the average rents in the region, these rents would be significantly higher than existing product.

Based on these costs, it will be extremely difficult to develop stand-alone multifamily housing structures by the private sector based on achievable rents. As a result, a private-public partnership or other financing programs will likely be required to spur development.

- **Private/Public Partnerships (“PPP”).** Private/public partnerships are a creative alliance formed to achieve a mutual purpose and goal. Partnerships between local jurisdictions, the private sector, and nonprofit groups can help communities develop housing products through collaboration that otherwise may not materialize. Private sector developers can benefit through greater access to sites, financial support, and relaxed regulatory processes. Public sectors have increased control over the development process, maximize public benefits, and can benefit from and increased tax base.

A number of communities have solved housing challenges through creative partnerships in a variety of formats. Many of these partnerships involve numerous funding sources and stakeholders. Because of the difficulty financing infrastructure costs throughout Region VI, it will likely require innovative partnerships to stimulate housing development.

- **Renovation of Existing Housing Stock (both owner and rental).** As illustrated in the *Housing Characteristics* section of this report, about 20% of the housing stock was built pre-1940, with the next boom in the 1970s (20%). Only 13% of Region VI’s housing stock was built since 2000 compared to 27% in the State of North Dakota. Because of the older housing stock, many housing units in communities become affordable through a combination of factors such age of structure, condition, square footage, functionally obsolete, etc. Housing units that are older with low rents or low market values are considered “naturally occurring affordable housing” as the property values on these units are lower.

Since the housing stock is older, housing consumers will demand increased remodeling or replacement needs over the long-term. Many consumers seeking today’s amenities will demand new construction. Because of the older housing stock, new construction will be priced significantly higher than existing product and will likely face “sticker shock” from existing residents who are accustomed to below-average housing costs. Therefore, we encourage housing programs that will enhance the existing housing stock.

Numerous home improvement programs are initiated by local HRAs and local governmental agencies across the country to preserve the existing housing stock while promoting energy efficiency improvements. Region VI communities should explore various programs that

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would aid the improvement of the Region’s housing stock. A variety of programs were outlined in the Housing Programs section above.



Posthouse – Historic Property Renovated into Senior Housing (Jamestown)

- **Mobility/Rural Lifestyle and Image:** The COVID-19 pandemic fundamentally changed the housing industry and mobility has been at all-time highs over the past two years. According to Pew Research, 20% of American’s moved during the pandemic. Housing suddenly became more than a place to sleep, but the home office, school, gym, and place of entertainment. Generally, households used the pandemic and the work-from-home movement to flee high-cost housing markets and relocated to more affordable housing markets. Mobility trends showed the movement away from urban core neighborhoods or Metro Areas to the suburbs, exurbs, and rural areas. Households moved to lesser denser populated areas, lower tax states, sought larger homes and yards, and traded-up due to the lower cost of housing.

Many smaller communities have experienced a “rural resurgence” as remote work made the movement to small towns and the “country” viable which was once led by proximity to the office. Rural returnees are often motivated to live closer to family and friends, smaller schools to raises children, slower pace of life, outdoor activities, and finally more affordable housing stock compared to their previous place of residence. It is estimated that families with children accounted for the highest percentage of household types that have moved to smaller cities.

Many economic development agencies are working to lure residents back to rural areas through recruitment strategies via social media. Some communities are offering incentives to help entice relocation to smaller communities. Economic development professionals are marketing communities as “Zoom Towns” and in some cases offering reimbursements for

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relocation fees and are offering perks such as free co-working memberships, golf course memberships, gym memberships, park passes, and even home buying programs to income-qualified home buyers on lower salaries. We recommend communities have a branding initiative to sell the region and lifestyle while attracting remote talent.

- **Point of Contact/Housing Resources/One Stop Shop.** Several interviews stressed that housing options for new relocations to the area is challenging and in many cases is led by employers who are assisting the new employee as they are able. Because most of the rental properties are smaller and are locally owned and managed, they are not actively marketing on the Internet or social media which is difficult for non-residents to find housing availability. Although many of the homes for-sale are actively marketing on the MLS and buyers can find listings on-line, rental housing is more-so challenging as there is no comprehensive rental housing guide. Many of the local Realtors also receive calls for rental availability from prospective renters desiring housing.

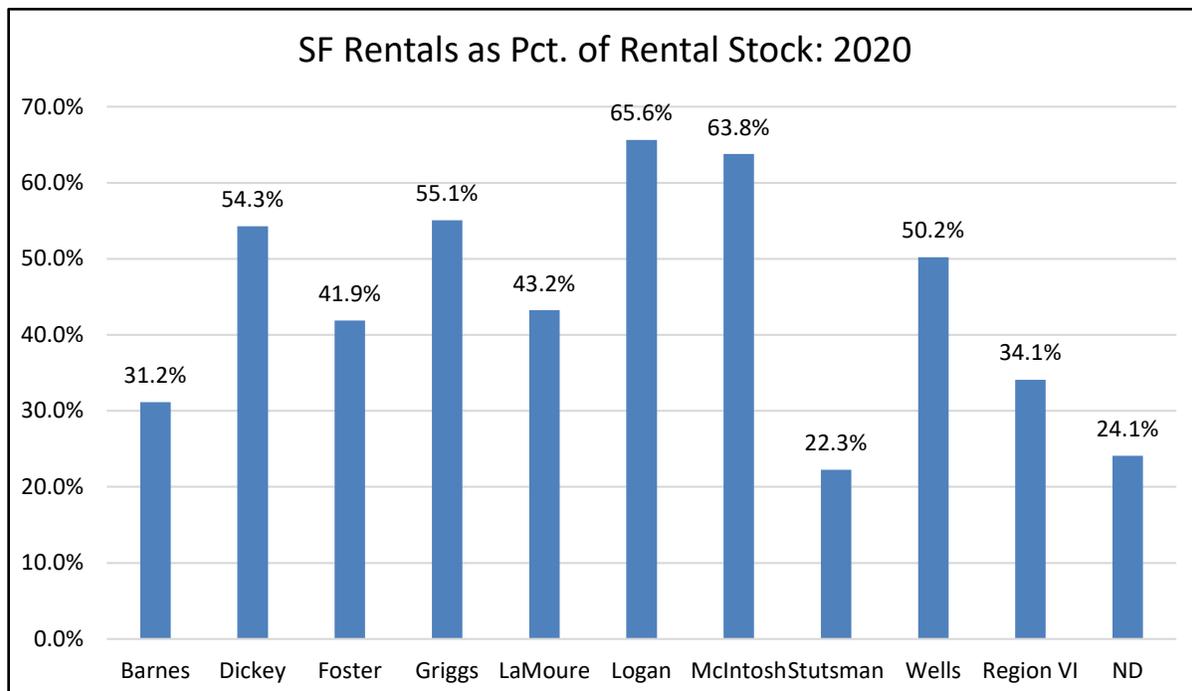
Maxfield Research recommends establishing a housing resource center that offers a streamlined, one-stop approach for housing referrals for tenants, landowners, and home buyers. The center can partner with various organizations and businesses across the region and each county. Maxfield Research recommends a one-stop rental resource guide (i.e. “new-comers resource guide”) that will provide detailed information regarding rental properties and can be based on the findings from this housing study. The rental resource guide should contain a list of apartments and offer key information on what services and amenities are available to householders seeking a rental property in the county/region that meets their needs. The resource guide can be administered from a variety of organizations such as city or county staff, visitor’s center, chamber of commerce, or other economic development related organizations.

- **Short-Term Stay Housing.** The short-term stay housing market continues to gain ground; in-part from pandemic and for households desiring temporary housing accommodations. Establishments range from hotels, suites, apartments, townhomes, or single-family homes, etc. Many of these furnished units offer weekly and monthly rates that have flexible rental agreements. There has been a growing preference for non-traditional lodging choices as companies such as VRBO, Airbnb, Stay Alfred, Sonder and others make a splash into the rental and hospitality sector. Many apartment owners are entertaining relationships with short-term stay companies as an avenue to lock-up long-term leases with a short-term operator. Maxfield Research recommends addressing local zoning codes to monitor future multifamily concepts that may include short-term and long-term stay leases.
- **Single Family Rentals.** Across Region VI, it is estimated about 34% of the entire rental universe is located in traditional, single-family homes. About two-thirds of the rental housing stock in Logan and McIntosh Counties are composed of single-family rentals. Barnes and Stutsman Counties have the lowest percentages due to the housing stock consisting of several residential developments over 20 units.

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Based on interviews, the demand for single family rentals is extremely high throughout the region. A significant percentage of renters have sought out single-family homes versus traditional multifamily rental developments; in part because of the lack of rental housing development in the region as well as the need from families desiring larger rentals. At the same time however, many of the single-family rentals are unregulated and deferred maintenance is evident in some properties. We recommend that local jurisdictions have a policy to license single-family rental units to keep track of rental properties and help maintain and preserve the market value of the property and neighborhood. We recommend requiring an application and nominal fee in return for educating property owners in regard to their role as a landlord and having a tenant in their property. Owners should be presented with materials on nuisance and code ordinances that could potentially occur on a property. Finally, jurisdictions should more actively follow-up with those single-family rental properties with nuisance and code compliance issues.

Recently, one of the hottest trends in the real estate market is the development of single-family built-for-rent rentals. Simply put, the development of single-family homes with the intention of renting vs. the for-sale market. Capital is being rapidly deployed to this sector and there is insatiable demand as the need for single-family rentals is at a record-high. We highly encourage the development of this product type as it attracts a wide-variety of tenant profiles; in-particular younger households that do not have the funds for a down payment on a house, especially with rising interest rates and being priced out of the market.



- **Student Housing.** Region VI is home to several higher education institutions; the largest two being Valley City State University and the University of Jamestown. Figure 2 shows en-

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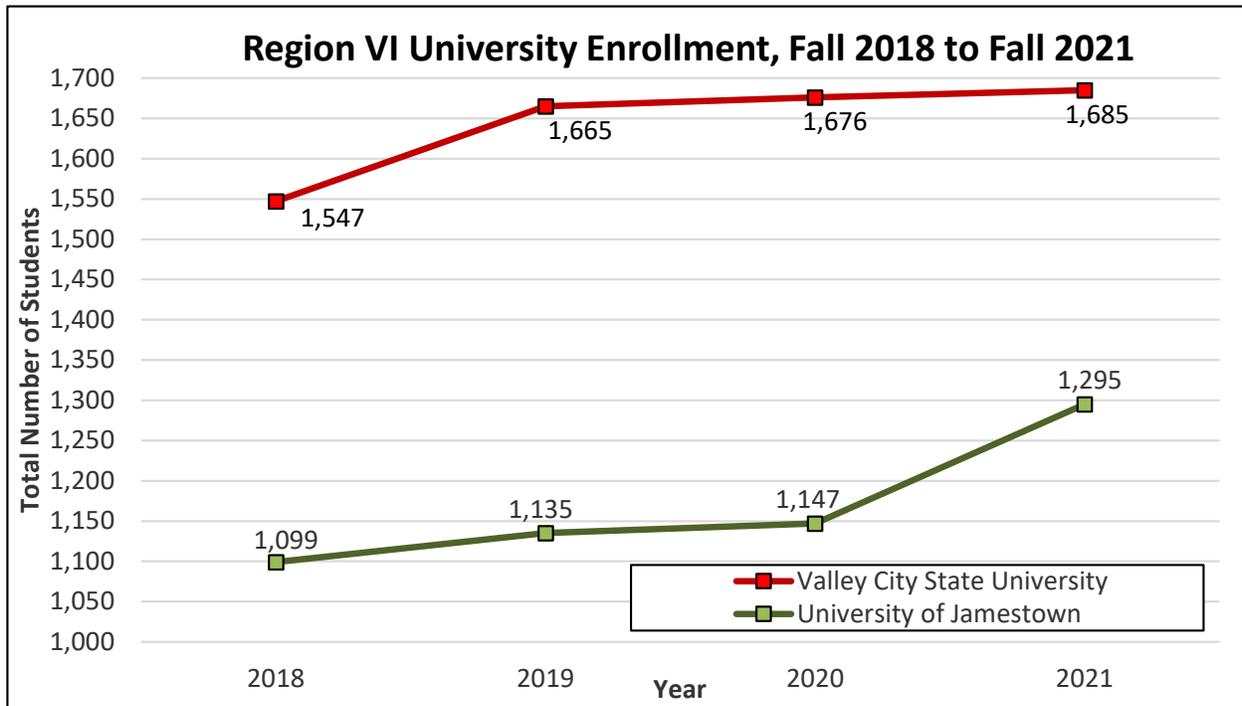
rollment trends by institution from 2017 through 2021. Valley City State University enrollment has increased from the 2012 study when the university had about 1,360 students compared to nearly 1,700 students in 2021. The University of Jamestown enrollment is also up from the 2012 housing study when the campus had about 1,100 students compared to 1,300 today.

As these universities continue to expand, the demand for housing will continue to grow. Enrollment growth not only spurs additional housing demand but additional housing needs for new university staff as they relocated to the region. Increased competition for students between establishments of higher learning has made it extremely important for colleges and universities to have the ability to provide their students with an adequate supply and variety of housing options. Many colleges across the nation are realizing the marketing advantages of providing alternatives to the traditional double-occupancy dorm room. These alternatives are in response to changing market preferences for private sleeping quarters and for amenities such as private bathrooms and kitchens. The addition of suite- or apartment-style housing options can become a valuable tool in a college's ability to attract new students and to retain upper-class and graduate students which many colleges are encouraging remain part of the on-campus college community. Research conducted by our firm as well as other research firms has indicated that students (as well as their parents) often view the availability and quality of a college's housing stock as one of the more crucial factors in choosing a college. Furthermore, parents also often prefer that their children have the option of living in on-campus housing for both academic and security reasons.

Because many full-time upper-classman prefer to live in apartment-style housing or single-family rentals near campus, the availability of rental housing in Jamestown and Valley City could become more competitive if students are competing against non-students for housing.

TABLE CO-2 HIGHER EDUCATION ENROLLMENT TRENDS UNIVERSITY OF JAMESTOWN & VALLEY CITY STATE UNIVERSITY FALL 2017 - FALL 2021						
		Enrollment by School Year (Fall)				
Institution	City	2017	2018	2019	2020	2021
Valley City State University	Valley City	1,522	1,547	1,665	1,676	1,685
University of Jamestown	Jamestown	NA	1,099	1,135	1,147	1,295
NA: Not Assessed						
Sources: Valley City State University; News Sources; College Information Sites; & Maxfield Research & Consulting.						

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Snoeyenbos Hall – Valley City State University



Prentice Hall – University of Jamestown

Zoning/Density Requirements. One way a jurisdiction can reduce infrastructure costs is through the implementation of flexible zoning requirements. Many communities incorporate Planned Unit Developments (PUD) into their zoning code that allows developers some flexibility from the zoning code in exchange for fulfilling an established set of planning criteria. Because infrastructure costs are one of the key barriers for housing development, PUDs allow more efficient site design and lower infrastructure costs, translating into lower per-unit housing costs compared to a traditional single-family subdivision. We recommend exploring strategies and policies that encourage flexible single-family regulations

APPENDIX

Definitions

Absorption Period – The period of time necessary for newly constructed or renovated properties to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has signed a lease.

Absorption Rate – The average number of units rented each month during the absorption period.

Active adult (or independent living without services available) – Active Adult properties are similar to a general-occupancy apartment building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Organized activities and occasionally a transportation program is usually all that are available at these properties. Because of the lack of services, active adult properties typically do not command the rent premiums of more service-enriched senior housing.

Adjusted Gross Income “AGI” – Income from taxable sources (including wages, interest, capital gains, income from retirement accounts, etc.) adjusted to account for specific deductions (i.e. contributions to retirement accounts, unreimbursed business and medical expenses, alimony, etc.).

Affordable housing – The general definition of affordability is for a household to pay no more than 30% of their income for housing. For purposes of this study, we define affordable housing that is income-restricted to households earning at or below 80% AMI, though individual properties can have income-restrictions set at 40%, 50%, 60% or 80% AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. It is essentially housing affordable to low or very low-income tenants.

The term affordable housing is not a general term or reference used to describe the price of housing in Region VI, or any respective City/County.

Amenity – Tangible or intangible benefits offered to a tenant in the form of communal area amenities or in-unit amenities. Typical in-unit amenities include dishwashers, washer/dryers, walk-in showers, and closets and upgraded kitchen finishes. Typical communal area amenities include detached or attached garage parking, community room, fitness center and an outdoor patio or grill/picnic area.

Area Median Income “AMI” – AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. The U.S. Department of Housing and Urban Development (HUD) calculates AMI annually and adjustments are made for family size.

Assisted Living – Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their particular health situation), who need extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have either staff on duty 24 hours per day or at least 24-hour emergency response.

Building Permit – Building permits track housing starts and the number of housing units authorized to be built by the local governing authority. Most jurisdictions require building permits for new construction, major renovations, as well as other building improvements. Building permits ensure that all the work meets applicable building and safety rules and is typically required to be completed by a licensed professional. Once the building is complete and meets the inspector's satisfaction, its governing jurisdiction will issue a "CO" or "Certificate of Occupancy." Building permits are a key barometer for the health of the housing market and are often a leading indicator in the rest of the economy as it has a major impact on consumer spending.

Capture Rate – The percentage of age, size, and income-qualified renter households in a given area or "Market Area" that the property must capture to fill the units. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size, and income-qualified renter households in the designated area.

Comparable Property – A property that is representative of the rental housing choices of the designated area or "Market Area" that is similar in construction, size, amenities, location and/or age.

Concession – Discount or incentives given to a prospective tenant to induce signature of a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or free amenities, which are normally charged separately, such as parking.

Congregate (or independent living with services available) – Congregate properties offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties typically dedicate a larger share of the overall building area to communal areas, in part, because the units are smaller than in adult housing and in part to encourage socialization among residents. Congregate properties attract a slightly older target market than adult housing, typically seniors 75 years of age or older. Rents are also above those of the active adult buildings, even excluding the services.

Contract Rent – The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease.

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Demand – The total number of households that would potentially move into a proposed new or renovated housing project. These households must be of appropriate age, income, tenure, and size for a specific proposed development. Components vary and can include, but are not limited to: turnover, people living in substandard conditions, rent over-burdened households, income-qualified households, and age of householder. Demand is project specific.

Detached housing – a freestanding dwelling unit, most often single-family homes, situated on its own lot.

Effective Rents – Contract rent less applicable concessions.

Elderly or Senior Housing – Housing where all the units in the property are restricted for occupancy by persons aged 62 years or older, or at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or better and the housing is designed with amenities, facilities, and services to meet the needs of senior citizens.

Extremely low-income – person or household with incomes below 30% of Area Median Income, adjusted for respective household size.

Fair Market Rent – Estimates established by HUD of the Gross Rents needed to obtain modest rental units in acceptable conditions in a specific geographic area. The amount of rental income a given property would command if it were open for leasing at any given moment and/or the amount derived based on market conditions that is needed to pay gross monthly rent at modest rental housing in a given area. This figure is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families on at financially assisted housing.

TABLE AP-1 2021 FAIR MARKET RENT (Effective 04/18/22) ND REGION VI					
	Fair Market Rent				
	EFF	1BR	2BR	3BR	4BR
Barnes	\$574	\$578	\$760	\$945	\$1,120
Dickey	\$572	\$575	\$757	\$936	\$1,286
Foster	\$653	\$664	\$757	\$1,073	\$1,194
Griggs	\$572	\$575	\$757	\$1,075	\$1,194
LaMoure	\$572	\$575	\$757	\$1,075	\$1,296
Logan	\$572	\$575	\$757	\$993	\$1,194
McIntosh	\$653	\$664	\$757	\$1,056	\$1,060
Stutsman	\$572	\$575	\$757	\$1,075	\$1,194
Wells	\$653	\$659	\$757	\$1,075	\$1,200
Average	\$599	\$604	\$757	\$1,034	\$1,193
Median	\$572	\$575	\$757	\$1,074	\$1,194

Sources: HUD; Novogradac; & Maxfield Research & Consulting, LLC.

Foreclosure – A legal process in which a lender or financial institute attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by using the sale of the house as collateral for the loan.

Great Recession – Global economic decline beginning in December 2007 and ended in June 2009 with the official recovery beginning shortly thereafter. The Great Recession was initially sparked by the collapse of the United States housing bubble, which caused the values of securities tied to United States real estate pricing to plummet, damaging financial institutions globally. The Great Recession led to worldwide austerity, higher levels of household debt, trade imbalances, high unemployment, and limited prospects for global growth.

Gross Rent – The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease, plus the estimated cost of all utilities paid by tenants.

Household – All persons who occupy a housing unit, including occupants of a single-family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Household Trends – Changes in the number of households for any particular area over a measurable period of time, which is a function of new household formations, changes in average household size, and net migration.

Housing Choice Voucher Program – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Housing choice vouchers are administered locally by public housing agencies. They receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. A housing subsidy is paid to the landlord directly by the public housing agency on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Housing unit – House, apartment, mobile home, or group of rooms used as a separate living quarter by a single household.

HUD Project-Based Section 8 – A federal government program that provides rental housing for very low-income families, the elderly, and the disabled in privately owned and managed rental units. The owner reserves some or all of the units in a building in return for a federal government guarantee to make up the difference between the tenant's contribution and the rent. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

HUD Section 202 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by elder household who have incomes not exceeding 50% of Area Median Income.

HUD Section 811 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy of persons with disabilities who have incomes not exceeding 50% Area Median Income.

HUD Section 236 Program – Federal program that provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% Area Median Income who pay rent equal to the greater or market rate or 30% of their adjusted income.

Income limits – Maximum households' income by a designed geographic area, adjusted for household size and expressed as a percentage of the Area Median Income, for the purpose of establishing an upper limit for eligibility for a specific housing program. See Income-qualifications.

Inflow/Outflow – The Inflow/Outflow Analysis generates results showing the count and characteristics of worker flows in to, out of, and within the defined geographic area.

Low-Income – Person or household with gross household incomes below 80% of Area Median Income, adjusted for household size.

Low-Income Housing Tax Credit – A program aimed to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and rents on these units be restricted accordingly.

Market analysis – The study of real estate market conditions for a specific type of property, geographic area or proposed (re)development.

Market rent – The rent that an apartment, without rent or income restrictions or rent subsidies, would command in a given area or "Market Area" considering its location, features and amenities.

Market study – A comprehensive study of a specific proposal including a review of the housing market in a defined market or geography. Project specific market studies are often used by developers, property managers or government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what house needs, if any, existing within a specific geography.

Market rate rental housing – Housing that does not have any income-restrictions. Some properties will have income guidelines, which are minimum annual incomes required in order to reside at the property.

Median Rent/Home Price – The median refers to the price point where half of the rents/homes are priced above the point, and half are priced below it. The median is a more accurate gauge of housing costs as averages tend to skew prices at the high and low end of the market.

Memory Care – Memory Care properties, designed specifically for persons suffering from Alzheimer’s disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and substantial amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which deals almost exclusively with widows or widowers, a higher proportion of persons afflicted with Alzheimer’s disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver’s concern of incurring the costs of health care at a special facility while continuing to maintain their home.

Migration – The movement of households and/or people into or out of an area.

Mixed-income property – An apartment property contained either both income-restricted and unrestricted units or units restricted at two or more income limits.

Mobility – The ease at which people move from one location to another.

Moderate Income – Person or household with gross household income between 80% and 120% of the Area Median Income, adjusted for household size.

Multifamily – Properties and structures that contain more than two housing units.

Naturally Occurring Affordable Housing – Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered “naturally-occurring” or “unsubsidized affordable” units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc.

Net Income – Income earned after payroll withholdings such as state and federal income taxes, social security, as well as retirement savings and health insurance.

Net Worth – The difference between assets and liabilities, or the total value of assets after the debt is subtracted.

Pent-up demand – A market in which there is a scarcity of supply and as such, vacancy rates are extremely low or non-existent.

Population – All people living in a geographic area.

Population Density – The population of an area divided by the number of square miles of land area.

Population Trends – Changes in population levels for a particular geographic area over a specific period of time – a function of the level of births, deaths, and in/out migration.

Project-Based rent assistance – Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Redevelopment – The redesign, rehabilitation, or expansion of existing properties.

Rent burden – gross rent divided by adjusted monthly household income.

Restricted rent – The rent charged under the restriction of a specific housing program or subsidy.

Saturation – The point at which there is no longer demand to support additional market rate, affordable/subsidized, rental, for-sale, or senior housing units. Saturation usually refers to a particular segment of a specific market.

Senior Housing – The term “senior housing” refers to any housing development that is restricted to people 55 years of age or older. Today, senior housing includes an entire spectrum of housing alternatives. Maxfield Research and Consulting, LLC. classifies senior housing into four categories based on the level of support services. The four categories are: Active Adult, Congregate, Assisted Living and Memory Care.

Short Sale – A sale of real estate in which the net proceeds from selling the property do not cover the sellers’ mortgage obligations. The difference is forgiven by the lender, or other arrangements are made with the lender to settle the remainder of the debt.

Single-family home – A dwelling unit, either attached or detached, designed for use by one household and with direct street access. It does not share heating facilities or other essential electrical, mechanical, or building facilities with another dwelling.

Stabilized level of occupancy – The underwritten or actual number of occupied units that a property is expected to maintain after the initial lease-up period.

Subsidized housing – Housing that is income-restricted to households earning at or below 30% AMI. Rent is generally based on income, with the household contributing 30% of their adjusted gross income toward rent. Also referred to as extremely low income housing.

Subsidy – Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment’s contract/market rate rent and the amount paid by the tenant toward rent.

Substandard conditions – Housing conditions that are conventionally considered unacceptable and can be defined in terms of lacking plumbing facilities, one or more major mechanical or electrical system malfunctions, or overcrowded conditions.

Target population – The market segment or segments of the given population a development would appeal or cater to.

Tenant – One who rents real property from another individual or rental company.

Tenant-paid utilities – The cost of utilities, excluding cable, telephone, or internet necessary for the habitation of a dwelling unit, which are paid by said tenant.

Tenure – The distinction between owner-occupied and renter-occupied housing units.

Turnover – A measure of movement of residents into and out of a geographic location.

Turnover period – An estimate of the number of housing units in a geographic location as a percentage of the total house units that will likely change occupants in any one year.

Unrestricted units – Units that are not subject to any income or rent restrictions.

Vacancy period – The amount of time an apartment remains vacant and is available on the market for rent.

Workforce housing – Housing that is income-restricted to households earning between 80% and 120% AMI. Also referred to as moderate-income housing.

Zoning – Classification and regulation of land use by local governments according to use categories (zones); often also includes density designations and limitations.

List of Acronyms

ACS – American Community Survey
BPS – U.S. Census Building Permit Survey
CDBG – Community Development Block Grant
ESRI – Nationally recognized demographics firm
GO – General Occupancy
HRA – Housing Redevelopment Authority
HUD – United States Department of Housing and Urban Development
HUD SOCDs – U.S. Department of Housing and Urban Development State of the Cities Data Systems
IBC – International Building Code
JSDC – Jamestown Stutsman Development Corporation
LMIC – Labor Market Information Center
MLS – Multiple Listing Service
NAICS – North American Industry Classification System
NAR – National Association of Realtors
NDHFA – North Dakota Housing Finance Agency
NDSHNA – North Dakota State Housing Needs Assessment
NDWIN – North Dakota Workforce Intelligence Network
OJOR – Online Job Openings Report
PPP – Public/Private Partnerships
PSF – Per Square Foot
PUD – Planned Unit Development
QCEW – Quarterly Census of Employment and Wages
SCDRC – South Central Dakota Regional Council
SR - Senior
UI – Unemployment Insurance
USPS – United States Postal Service