



NORTH DAKOTA

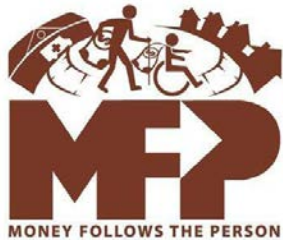
STATEWIDE HOUSING
NEEDS ASSESSMENT



NDSU NORTH DAKOTA
STATE UNIVERSITY

Center for Social Research
Department of Agribusiness and Applied Economics

NORTH DAKOTA
housing
FINANCE AGENCY



COMPONENTS

The Statewide Housing Needs Assessment consists of three components:

Population and Housing Forecast

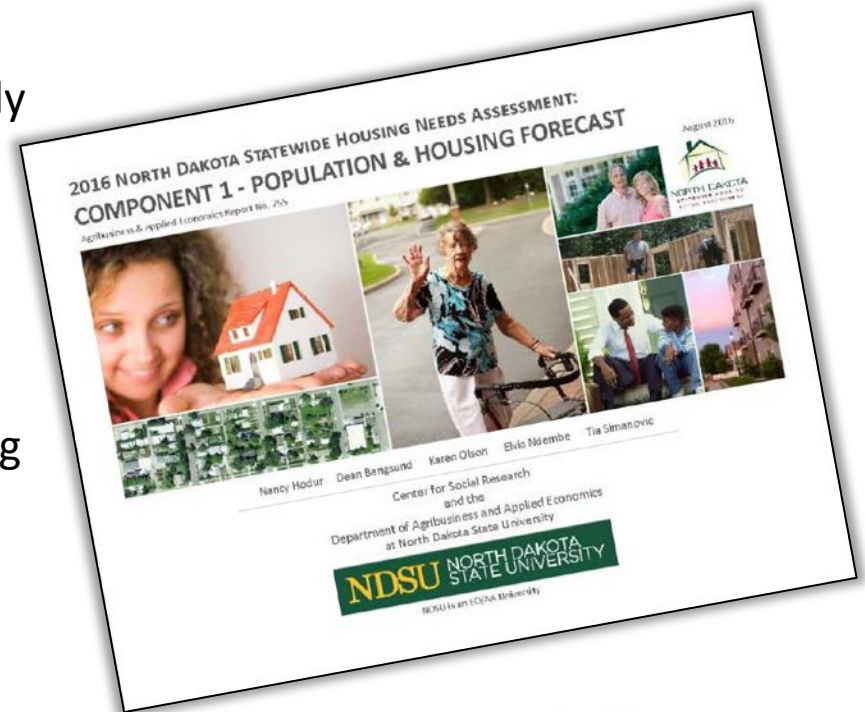
Analysis of trends affecting housing supply and demand and projections for growth

Special Housing Topics

An examination of special housing topics including special needs populations, subsidized housing programs, and housing costs

Detailed Tables

Data tables each level of geography

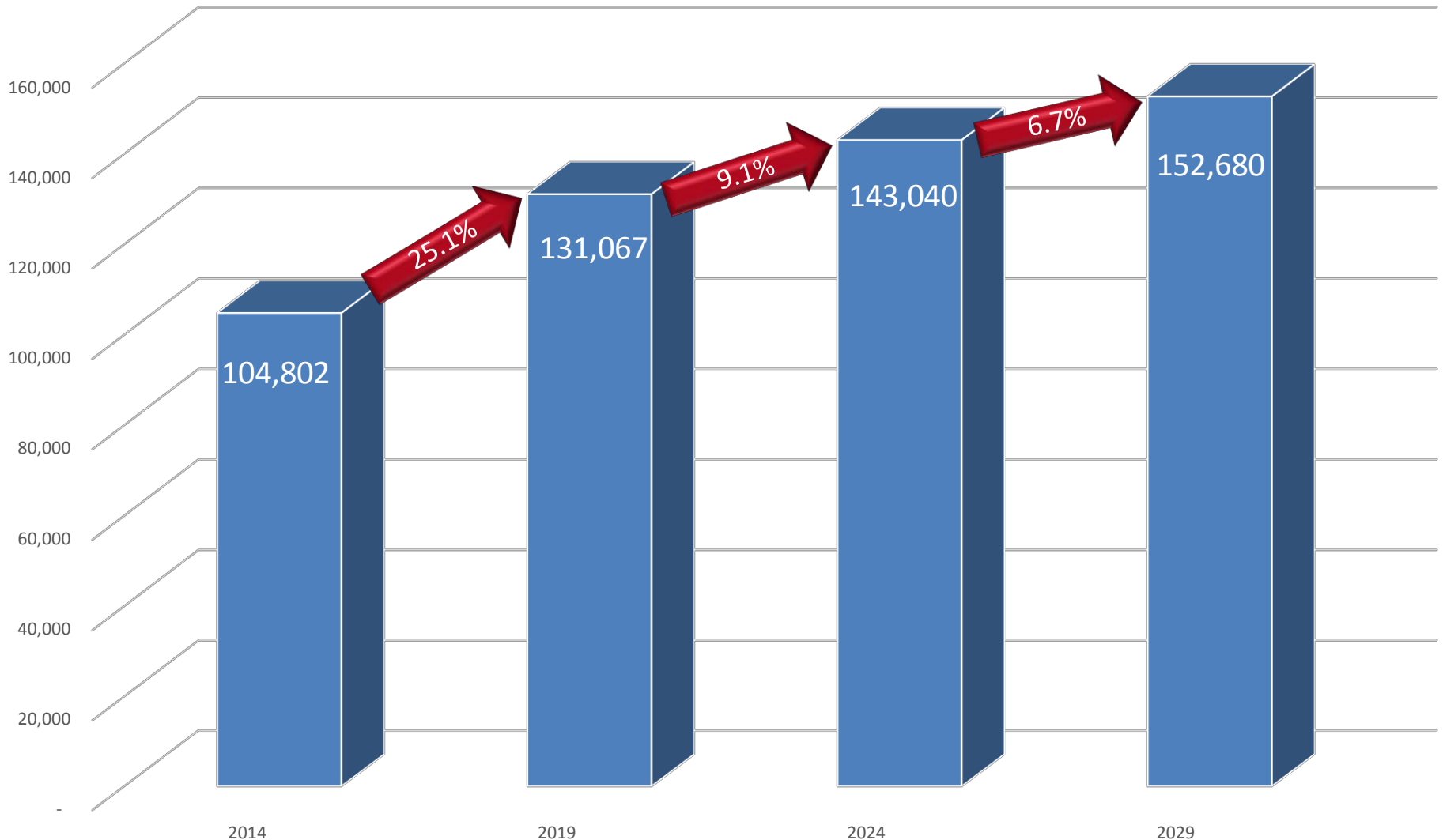


All three components may be found online at www.ndhfa.org



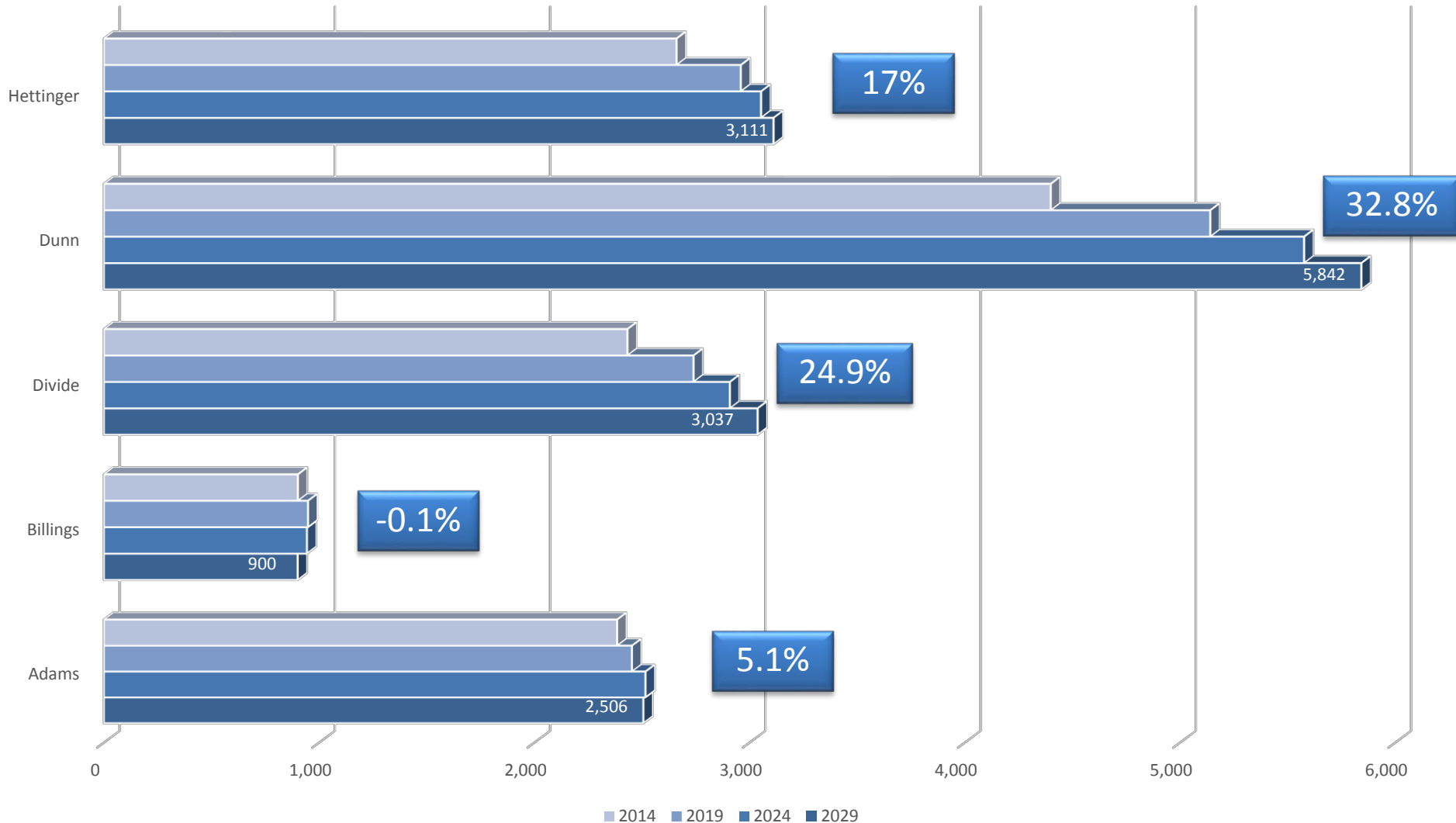
POPULATION PROJECTIONS

The Vision West area's population is expected to increase by 45.7% from 2014 to 2029

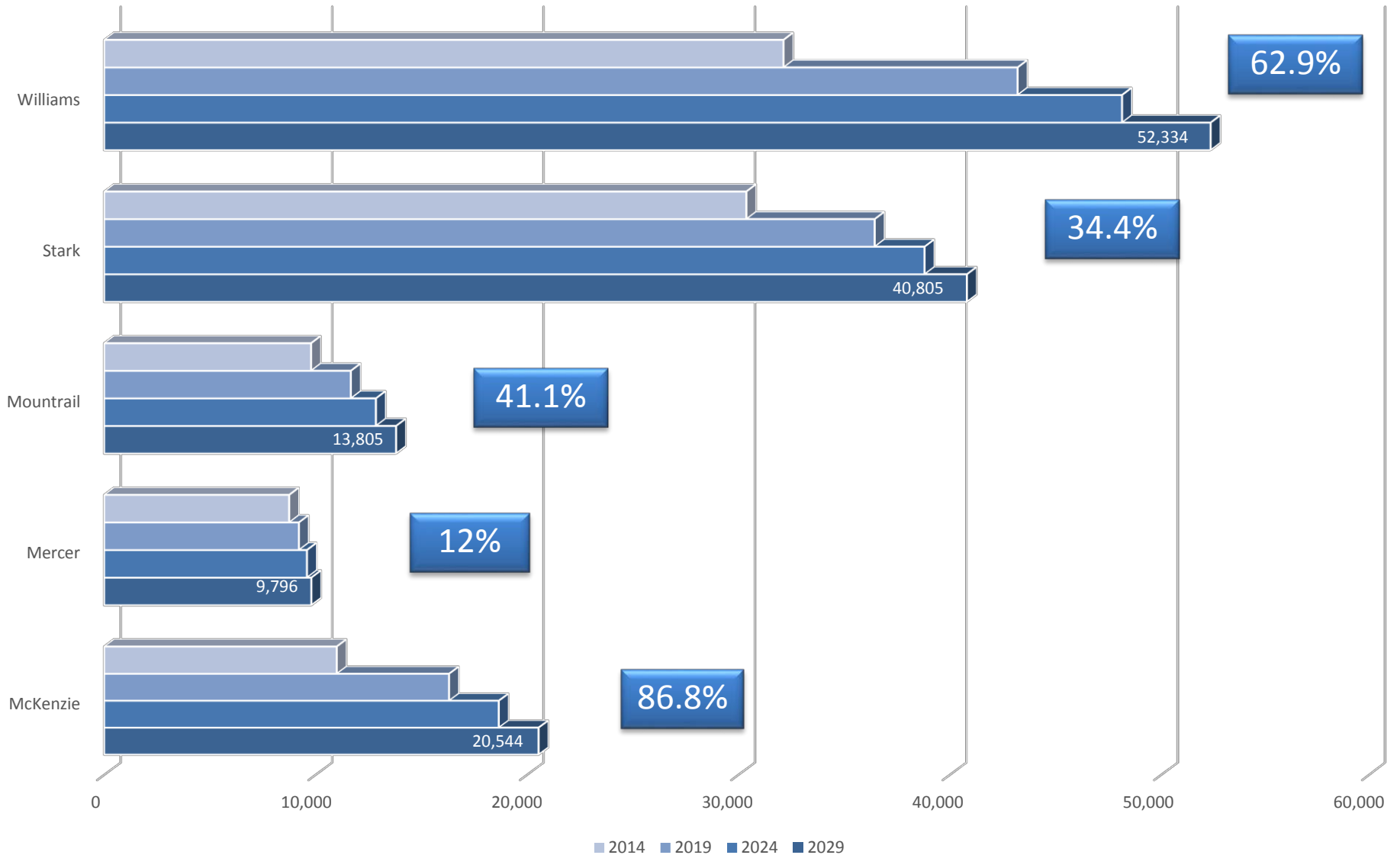


POPULATION PROJECTIONS

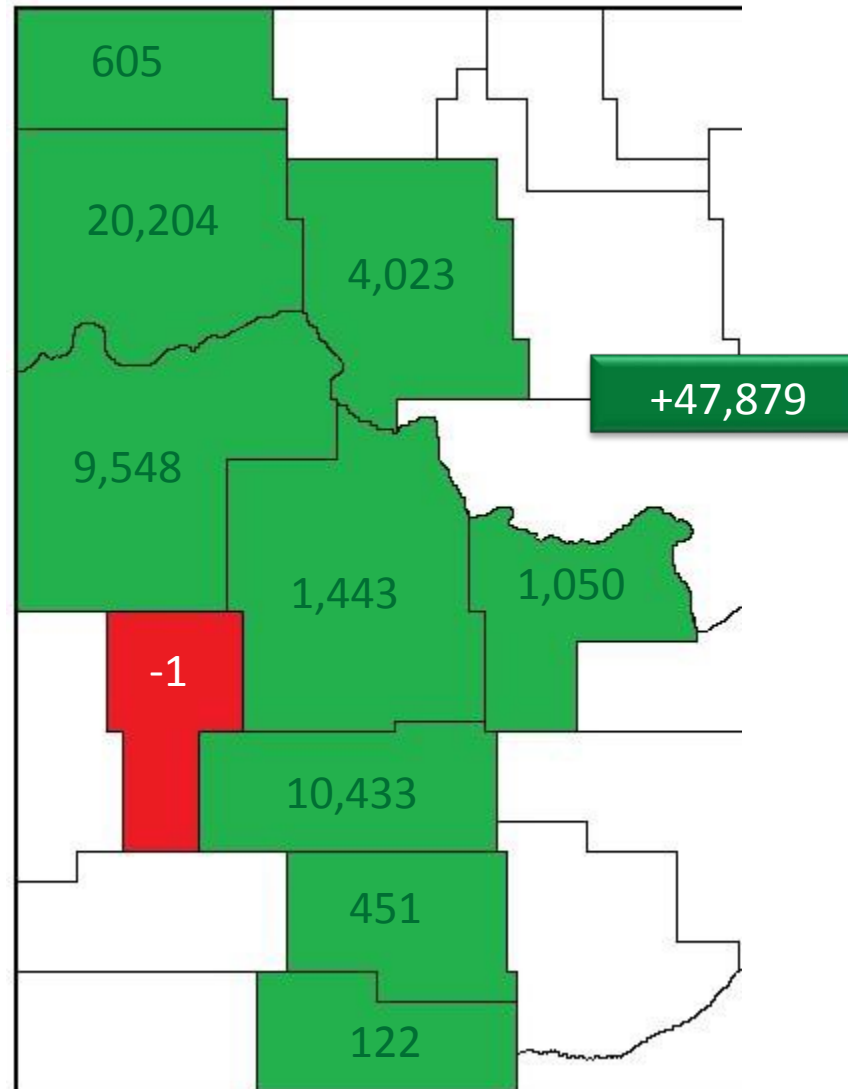
Population is projected to grow in every county in the Vision West area except Billings County which will lose one person between 2014 and 2029



POPULATION PROJECTIONS



POPULATION PROJECTIONS



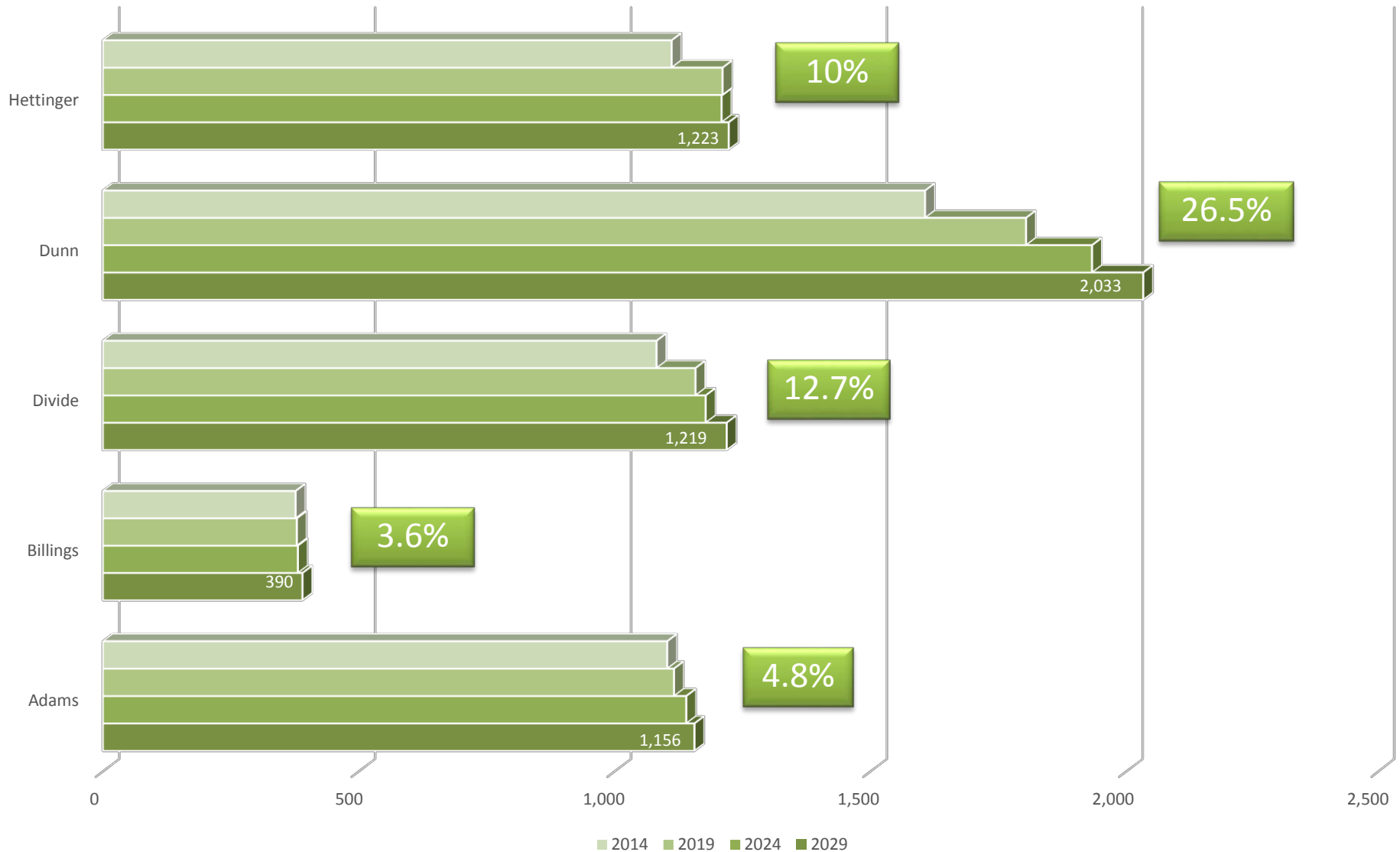
HOUSEHOLDS

The number of households is projected to increase 47.7% from 2014 to 2029

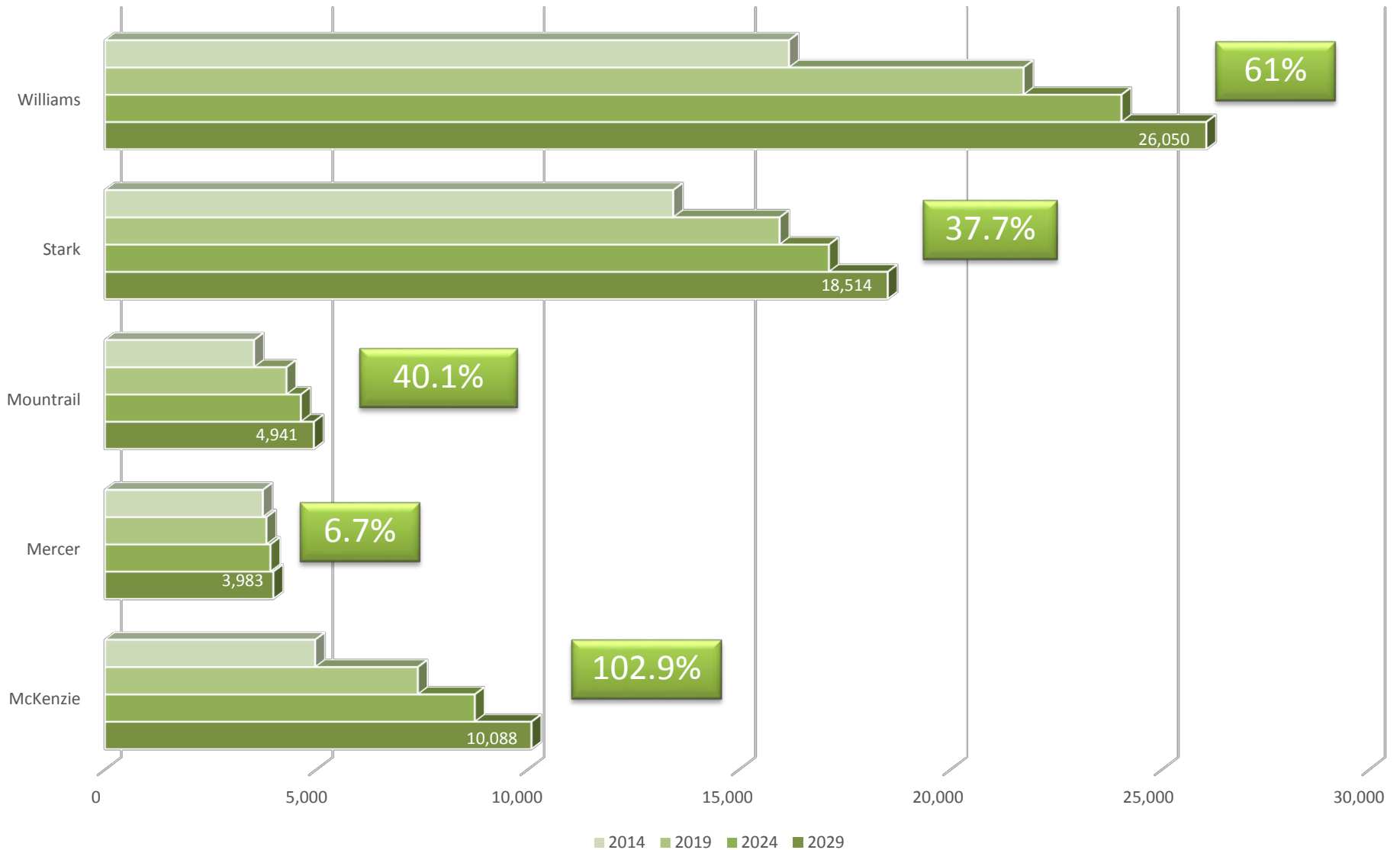


HOUSEHOLDS

The number of households is projected to increase in each county

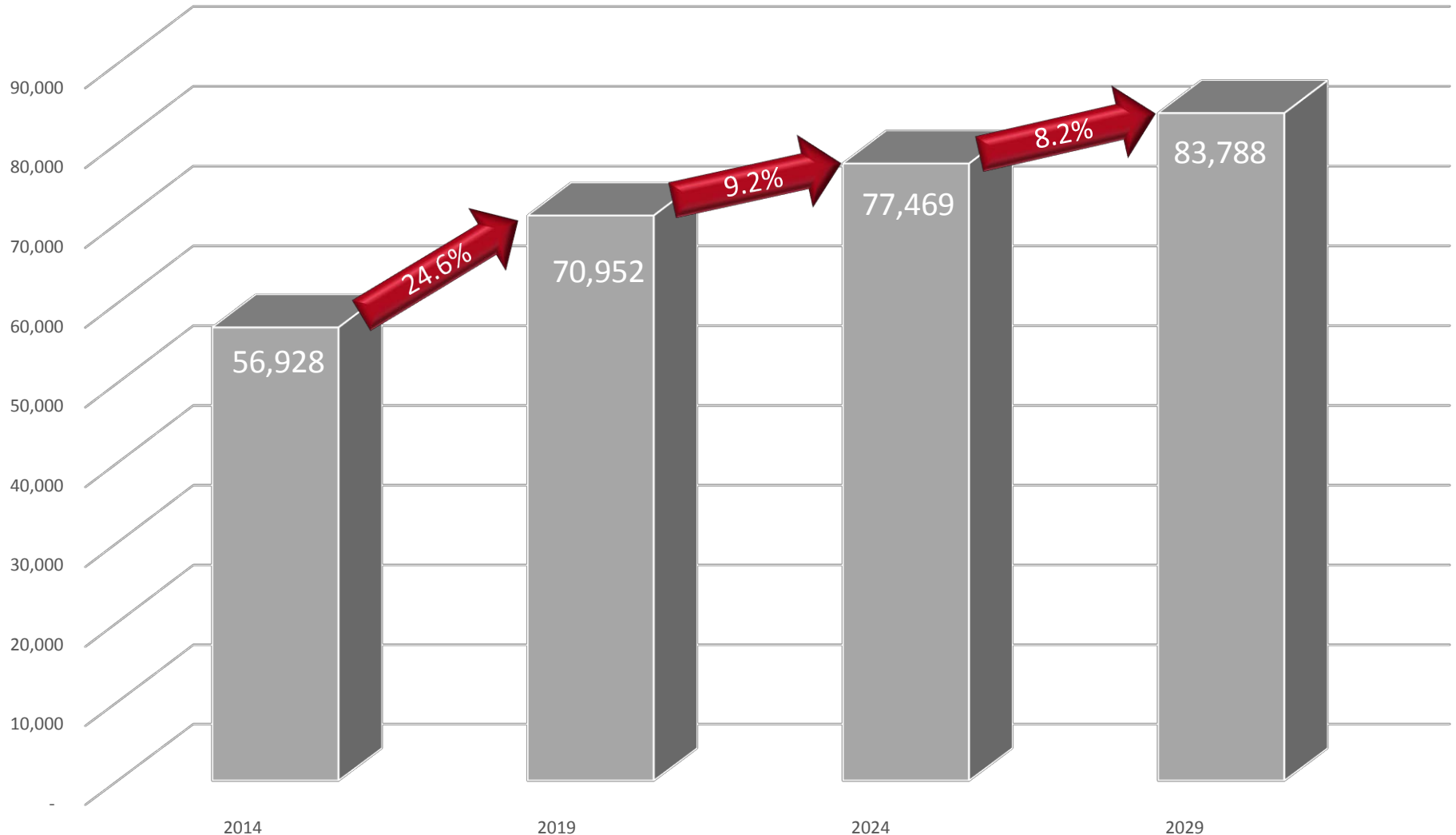


HOUSEHOLDS

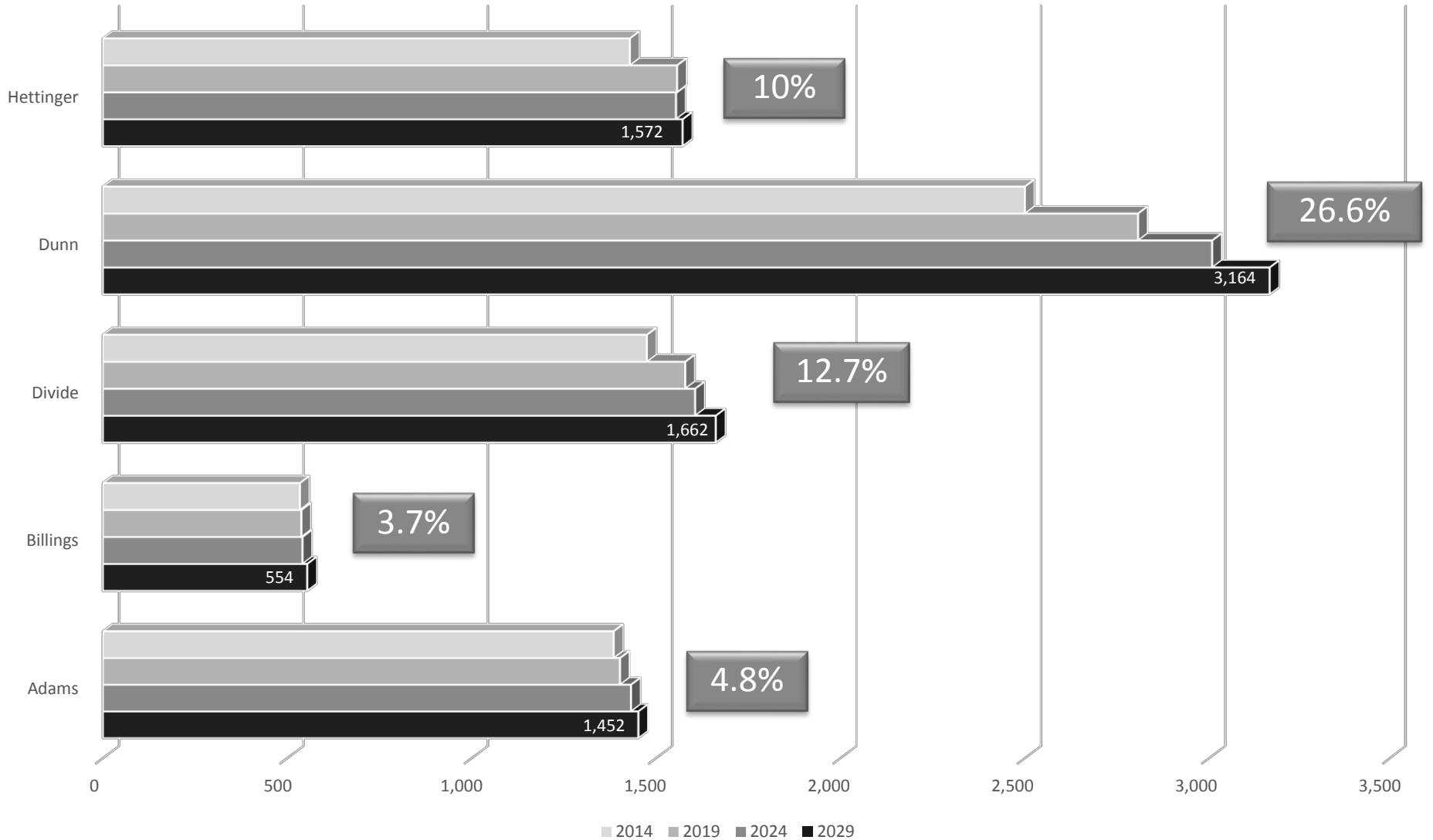


HOUSING NEED

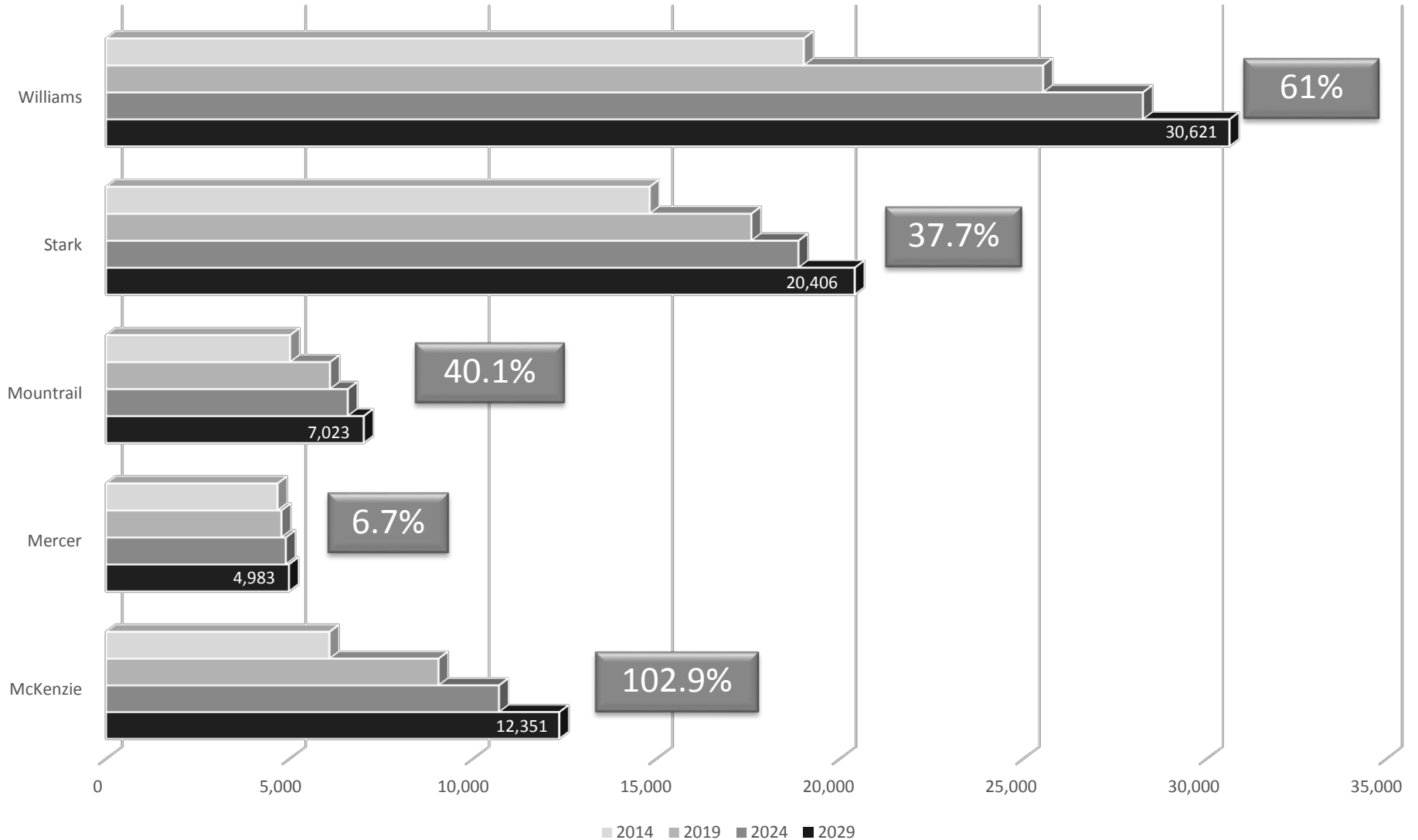
The total number of housing units needed is projected to increase 47.2% from 2014 to 2029



HOUSING UNIT NEED

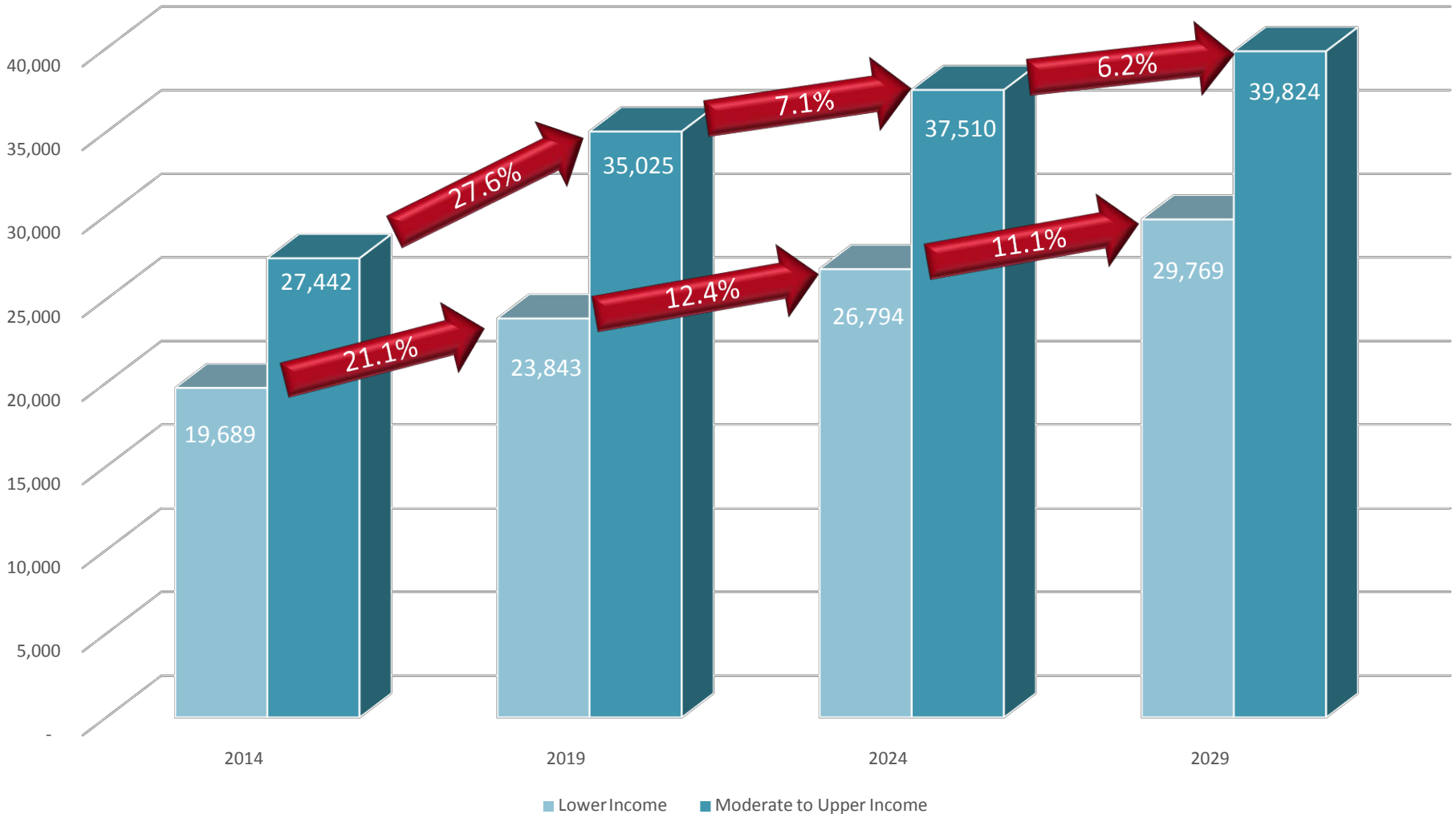


HOUSING UNIT NEED



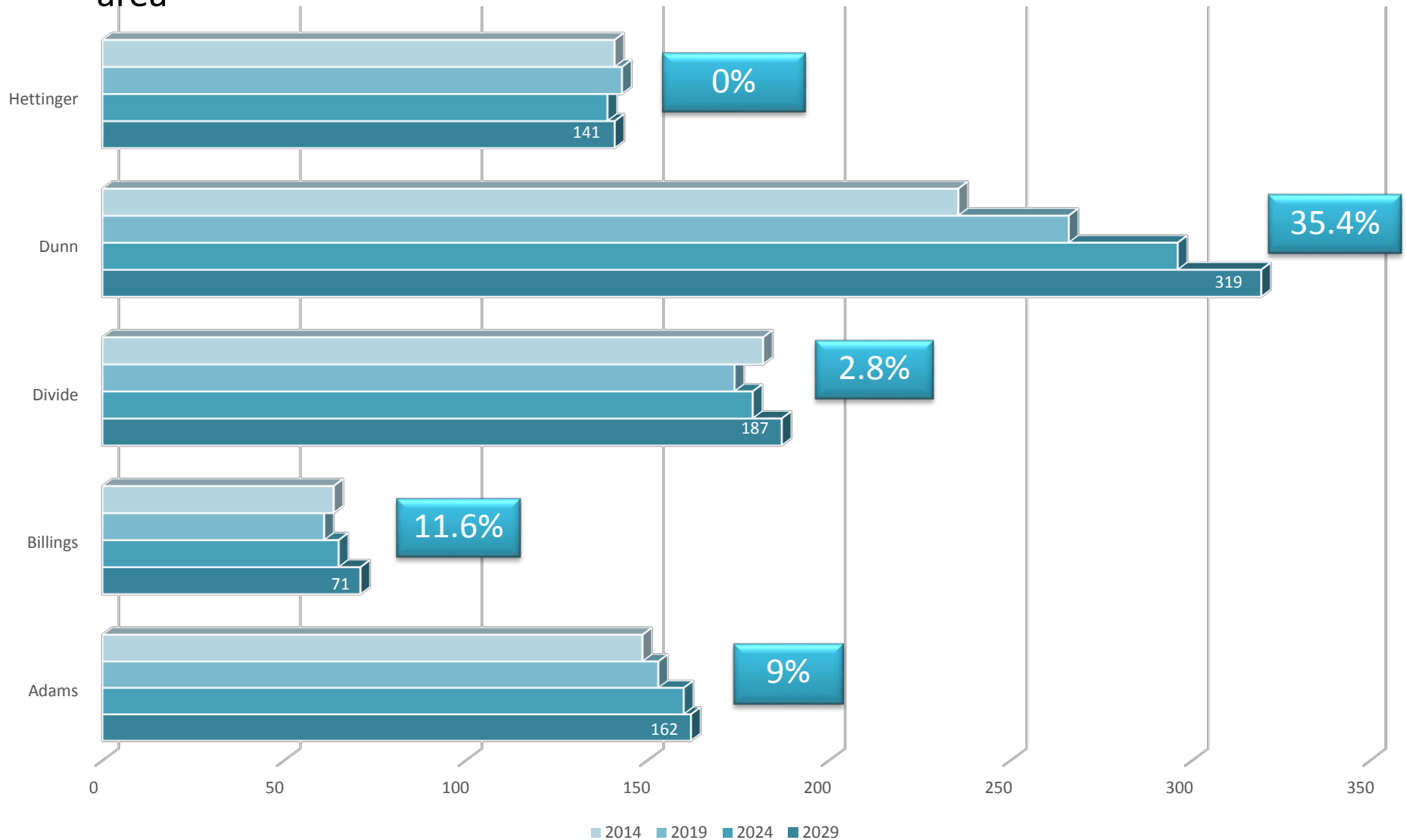
LOWER-INCOME HOUSEHOLDS

Lower-income household growth will outpace moderate- and upper-income household increases

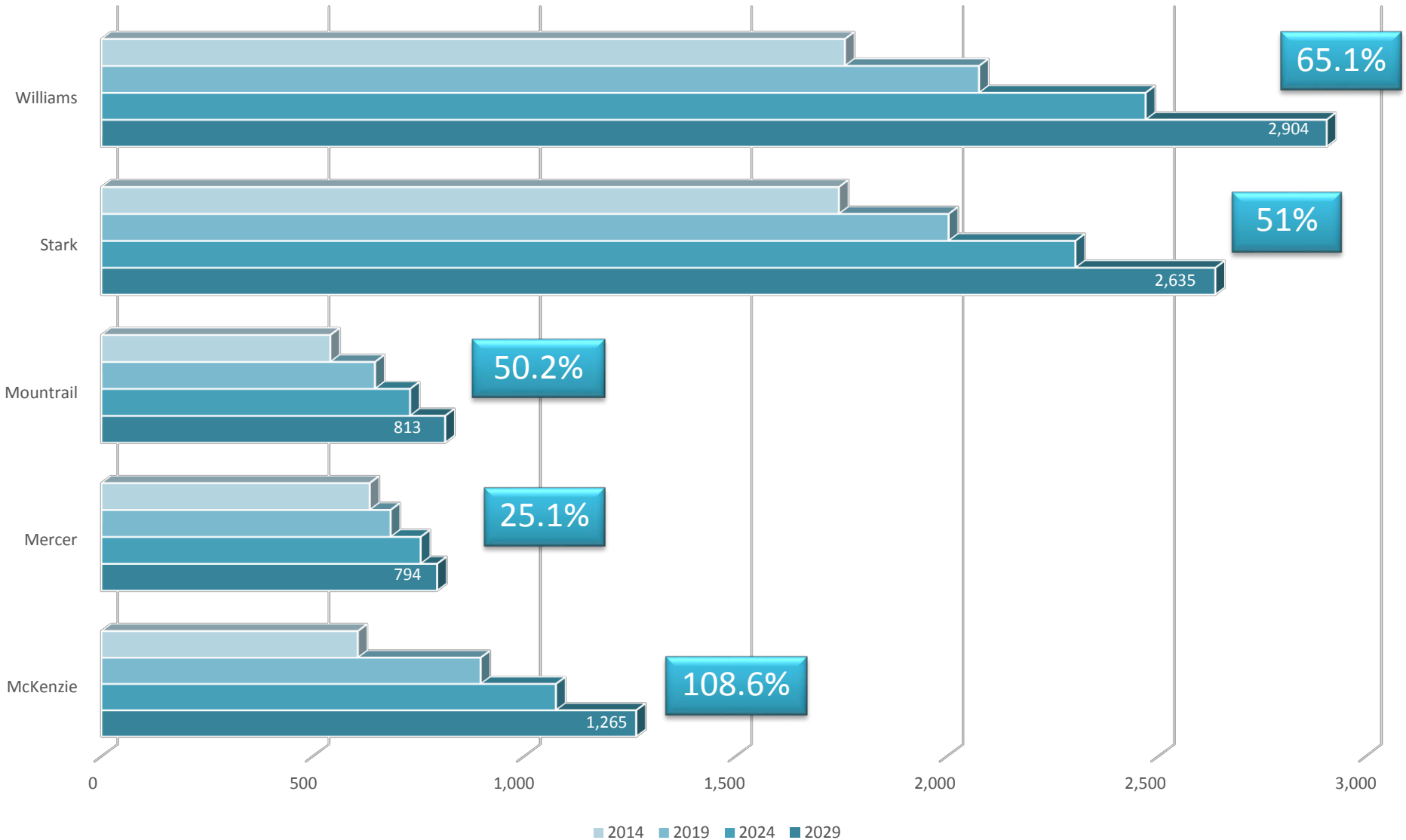


EXTREMELY LOW-INCOME HOUSEHOLDS

ELI households (30% of Area Median Income) will grow 53.4% in the Vision West area



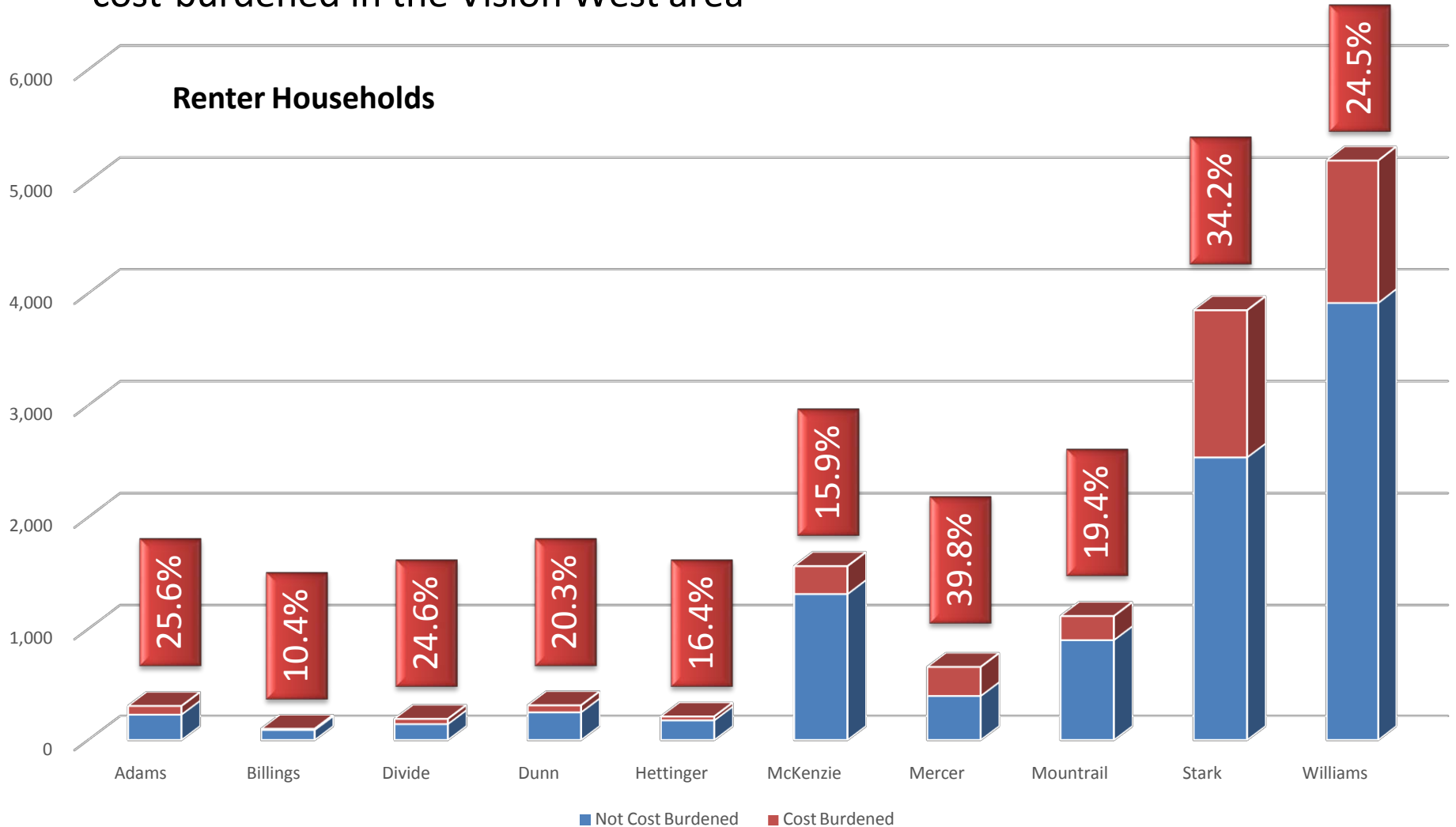
EXTREMELY LOW-INCOME HOUSEHOLDS



COST BURDEN

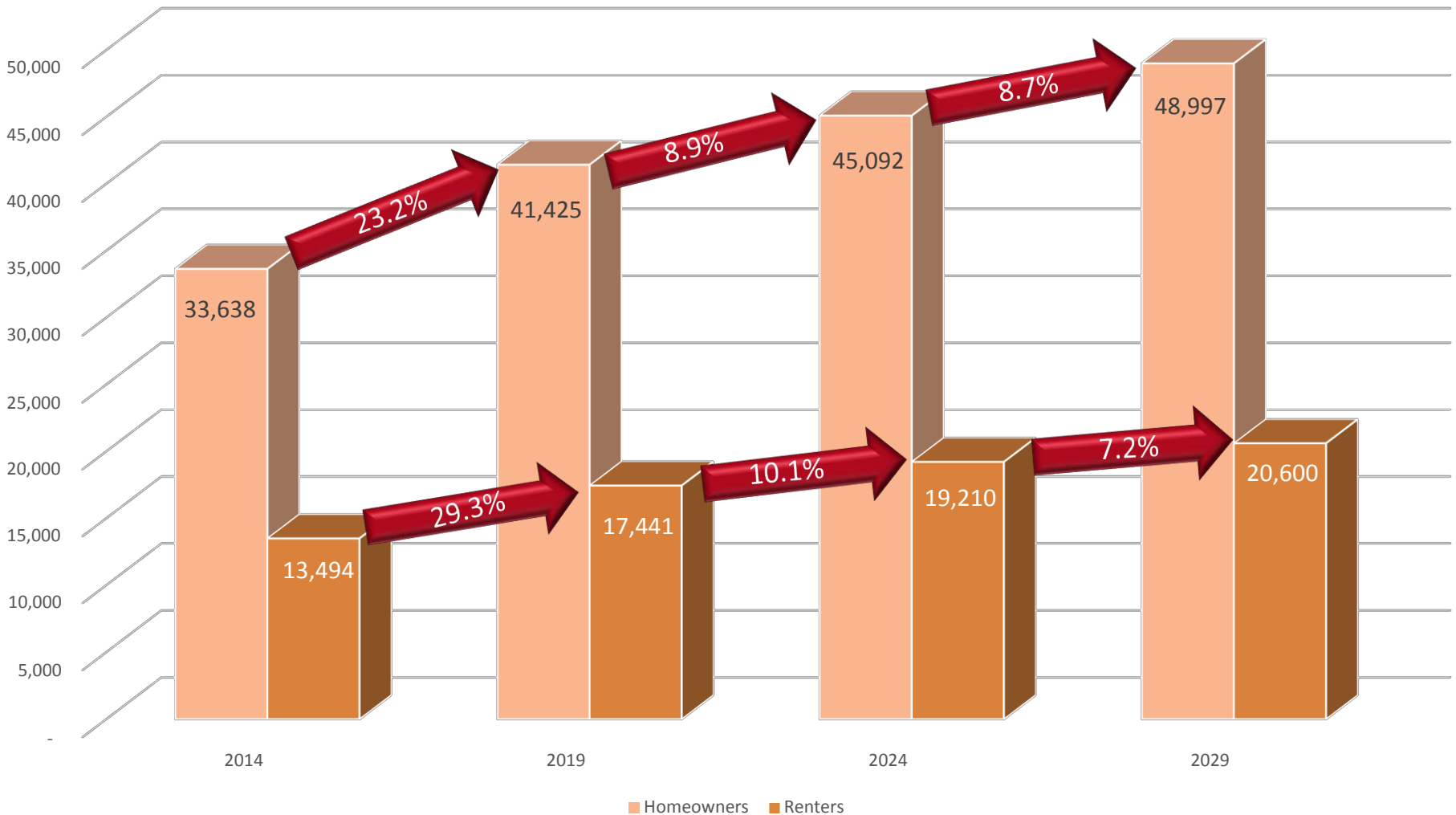
Households are cost-burdened when they spend more than 30% of their income on housing costs. On average, 9.4% of homeowners and 26.3% of renters are cost-burdened in the Vision West area

Renter Households



RENTERS VS HOMEOWNERS

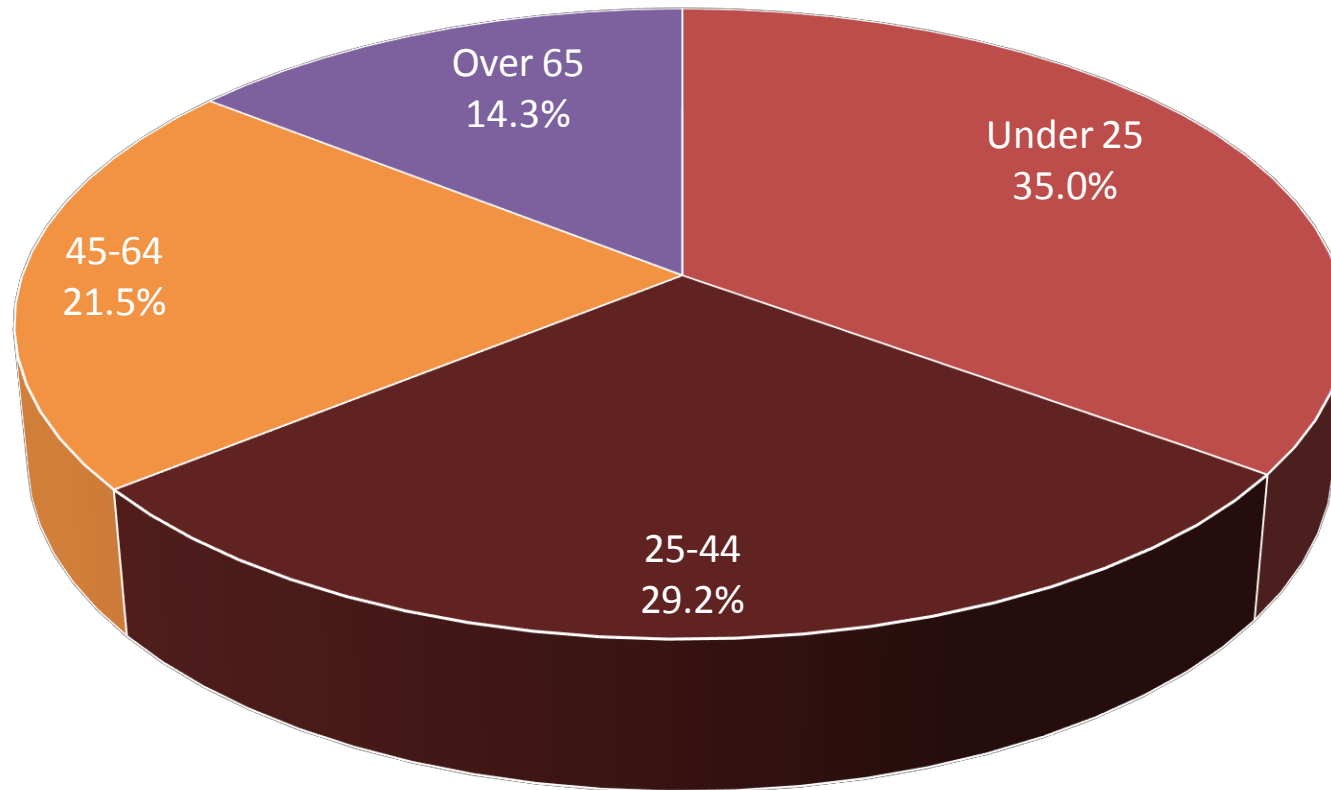
Renter households are projected to increase faster than homeowner households – renters will grow by 52.7% while homeowners will increase by 45.7%



SHIFTING AGE DISTRIBUTION

By 2029, those over 65 will make up a larger portion of the total population going from 12.3% to 14.3%

2029



25-44 year olds are expected to be the second fastest growing age range behind seniors

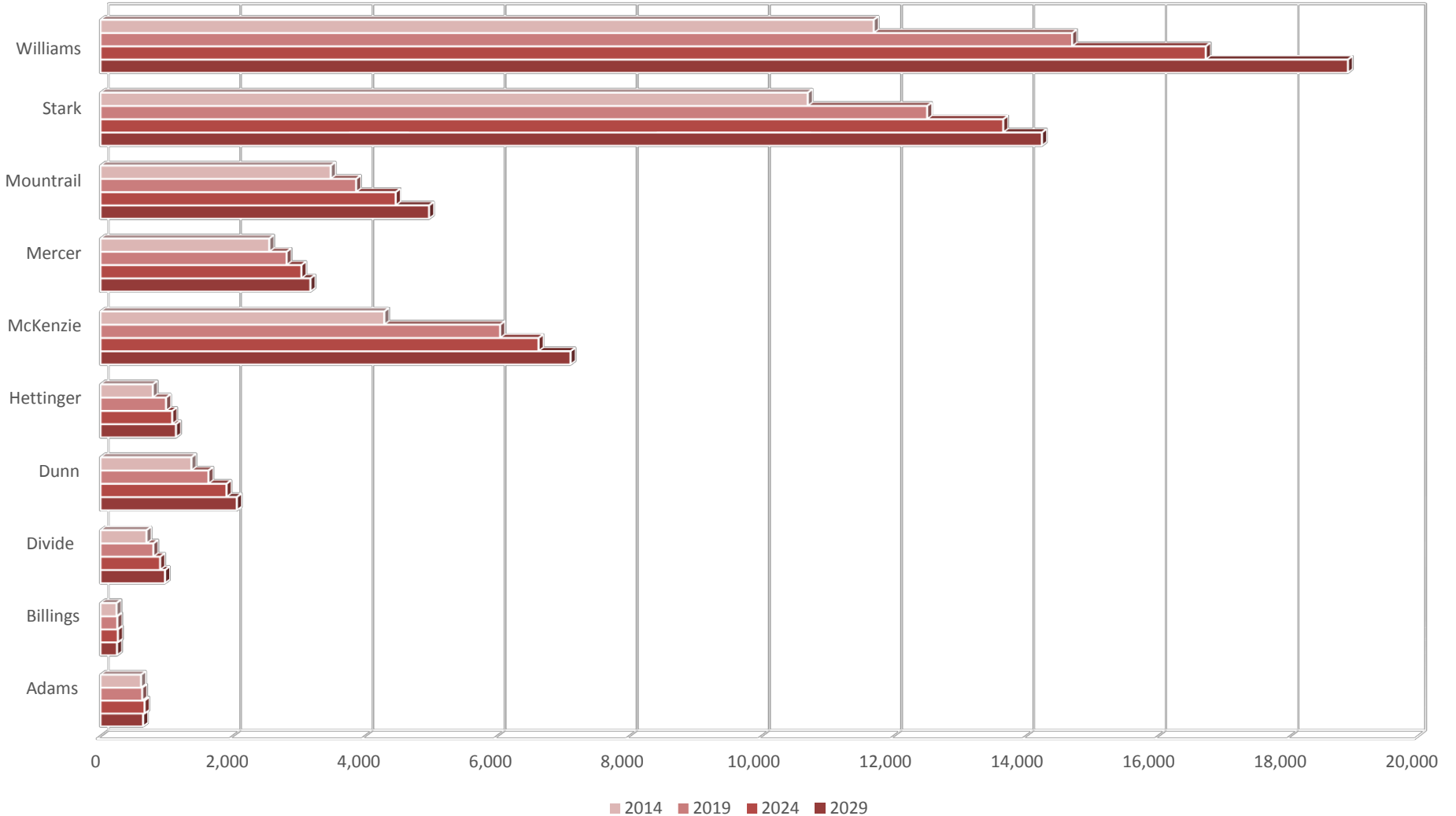


NORTH DAKOTA
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YOUNG PEOPLE

Most counties will see steady increases

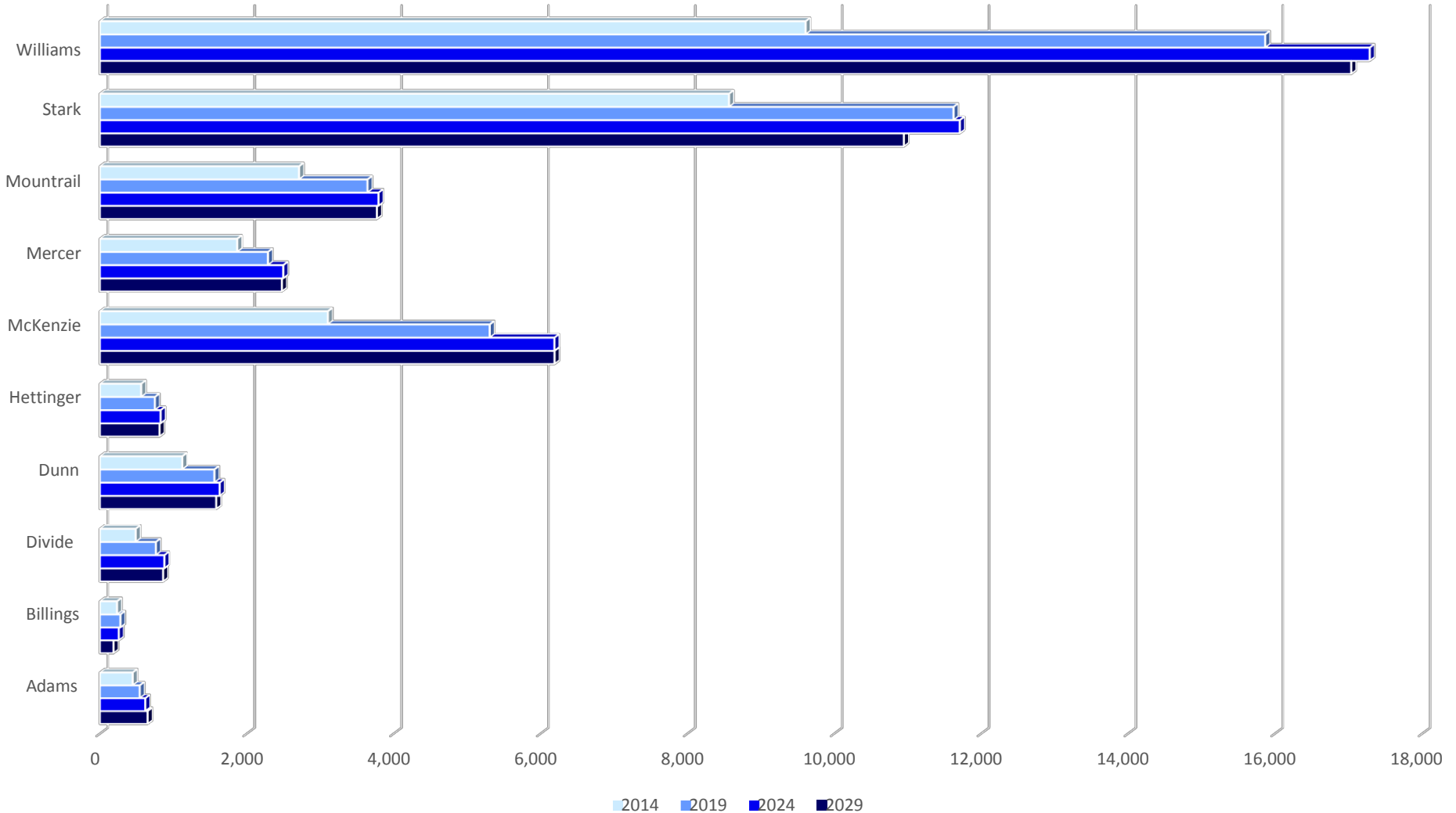
0-24



PRIME CHILD BEARING AGE

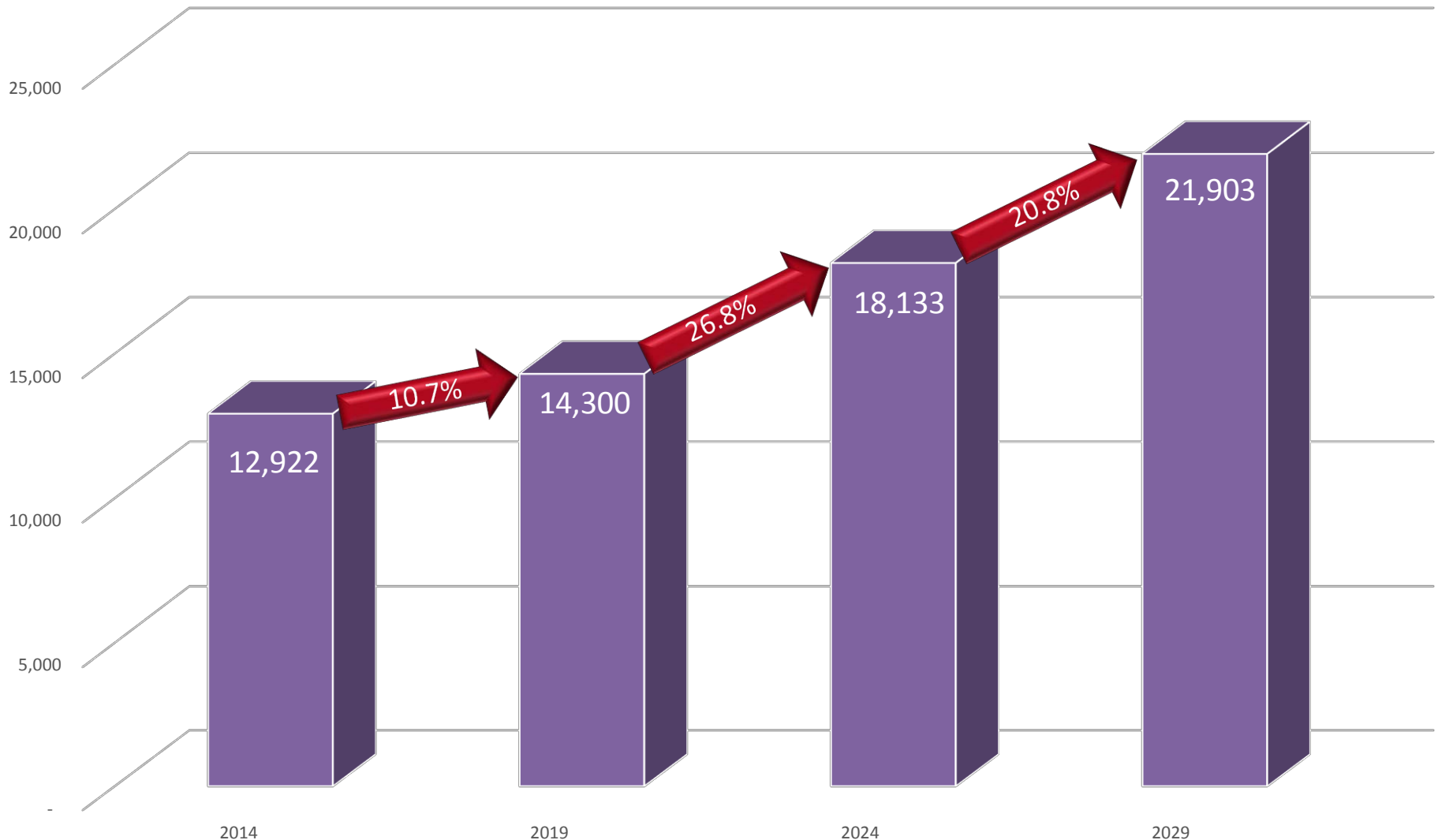
Many counties will see a peak in 2024

25-44

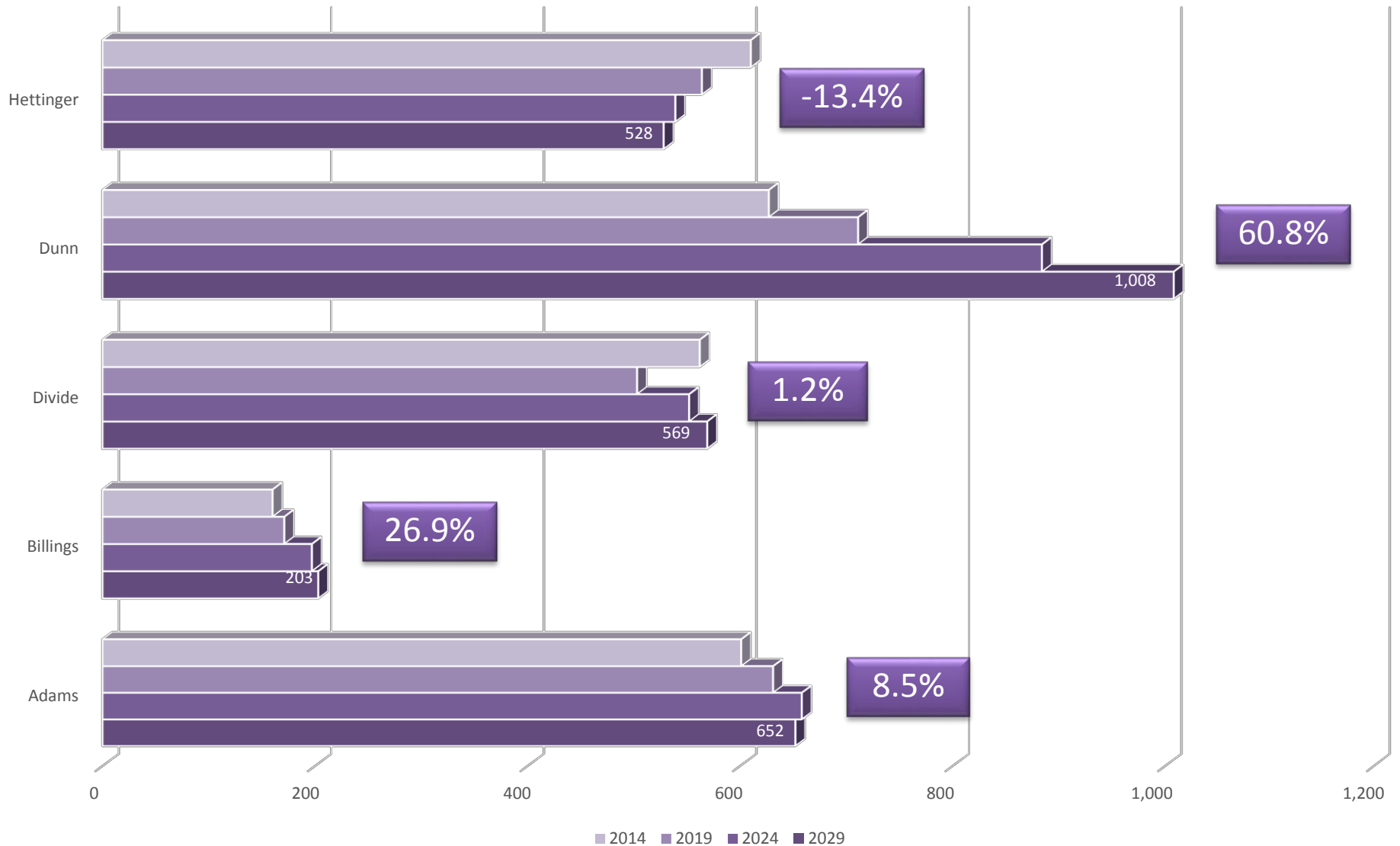


SENIORS

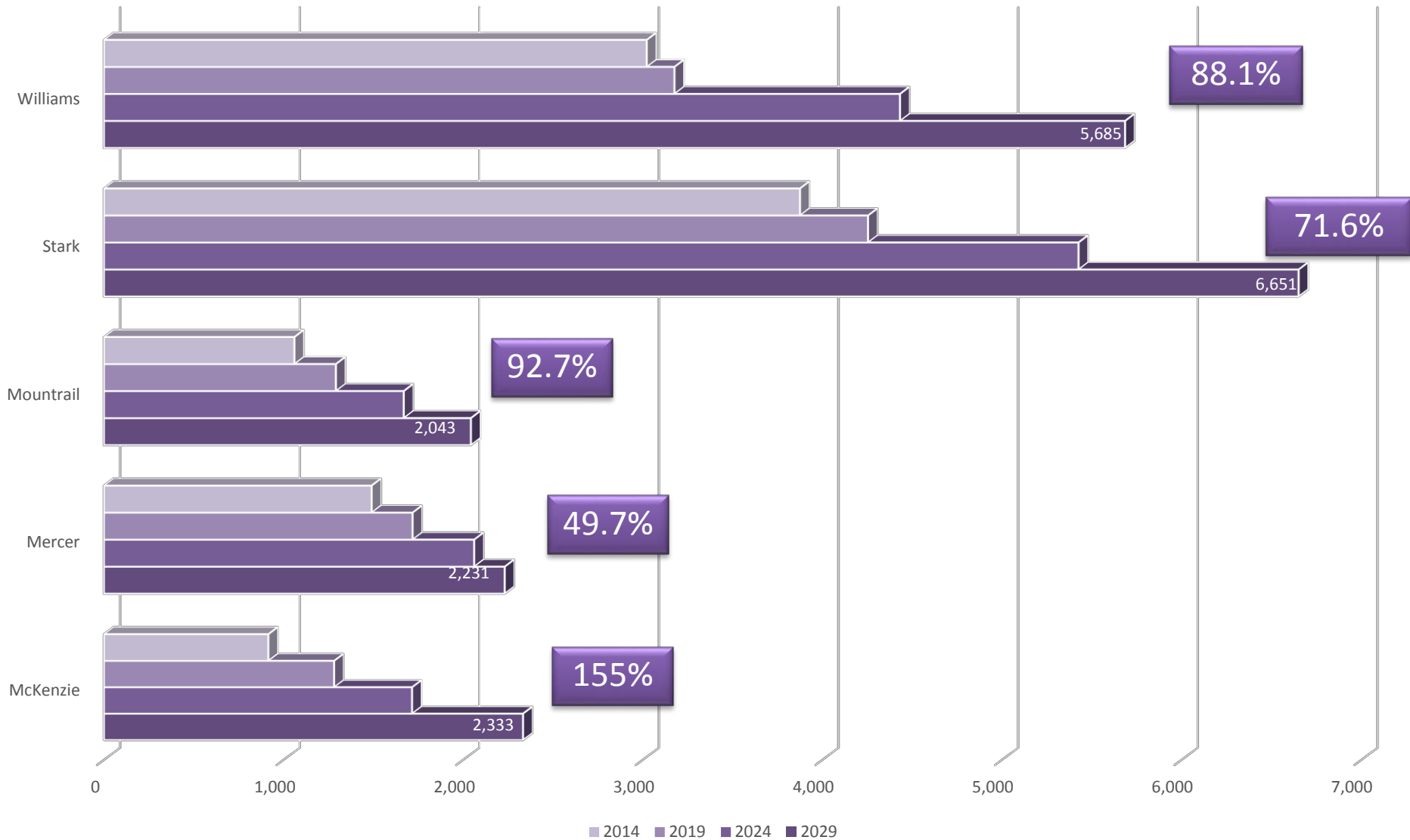
As the Baby Boom generation ages, the number of people over 65 will increase by 8,981 or by 69.5%



SENIORS

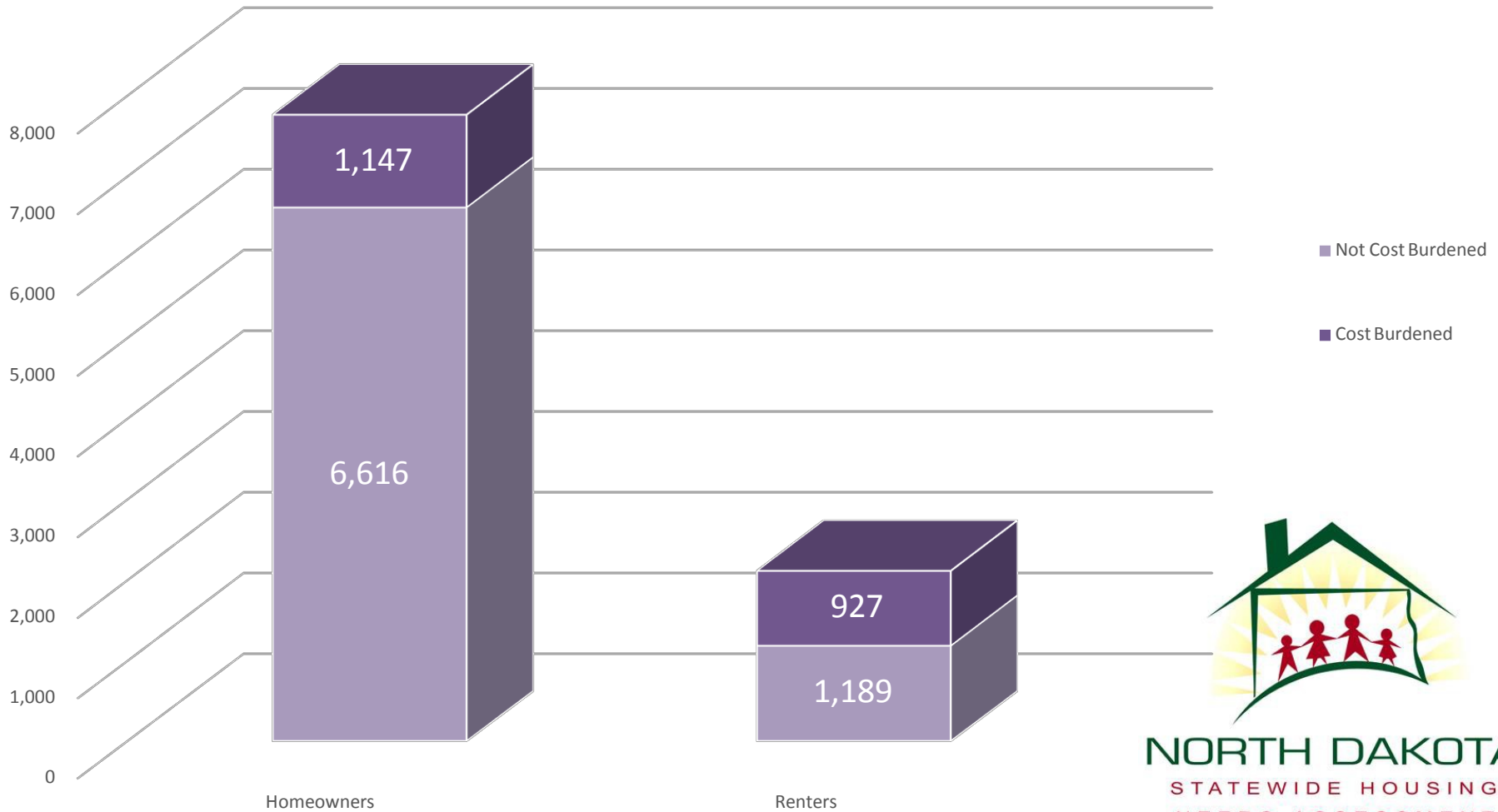


SENIORS



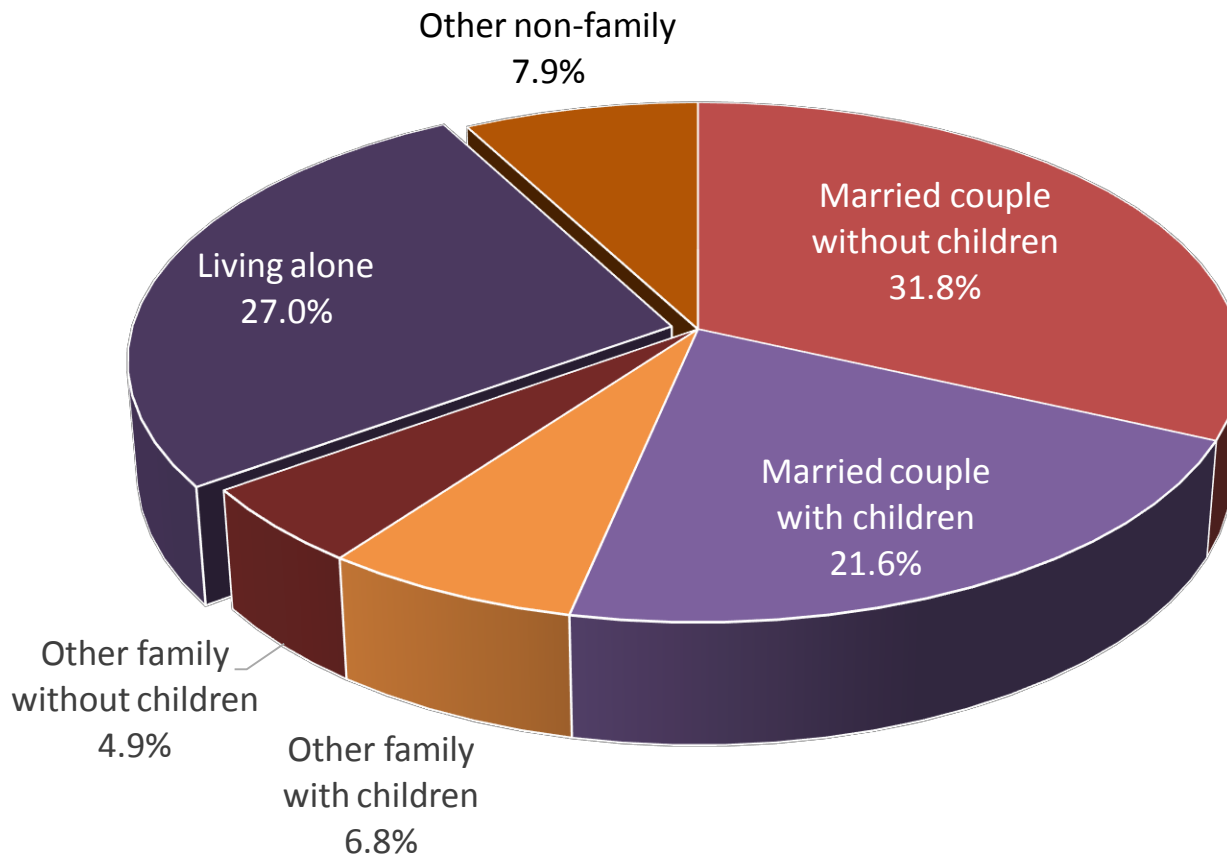
SENIORS

Currently, 14.8% of owner-occupied and 43.8% of renter-occupied senior households are cost-burdened



HOUSEHOLD COMPOSITION

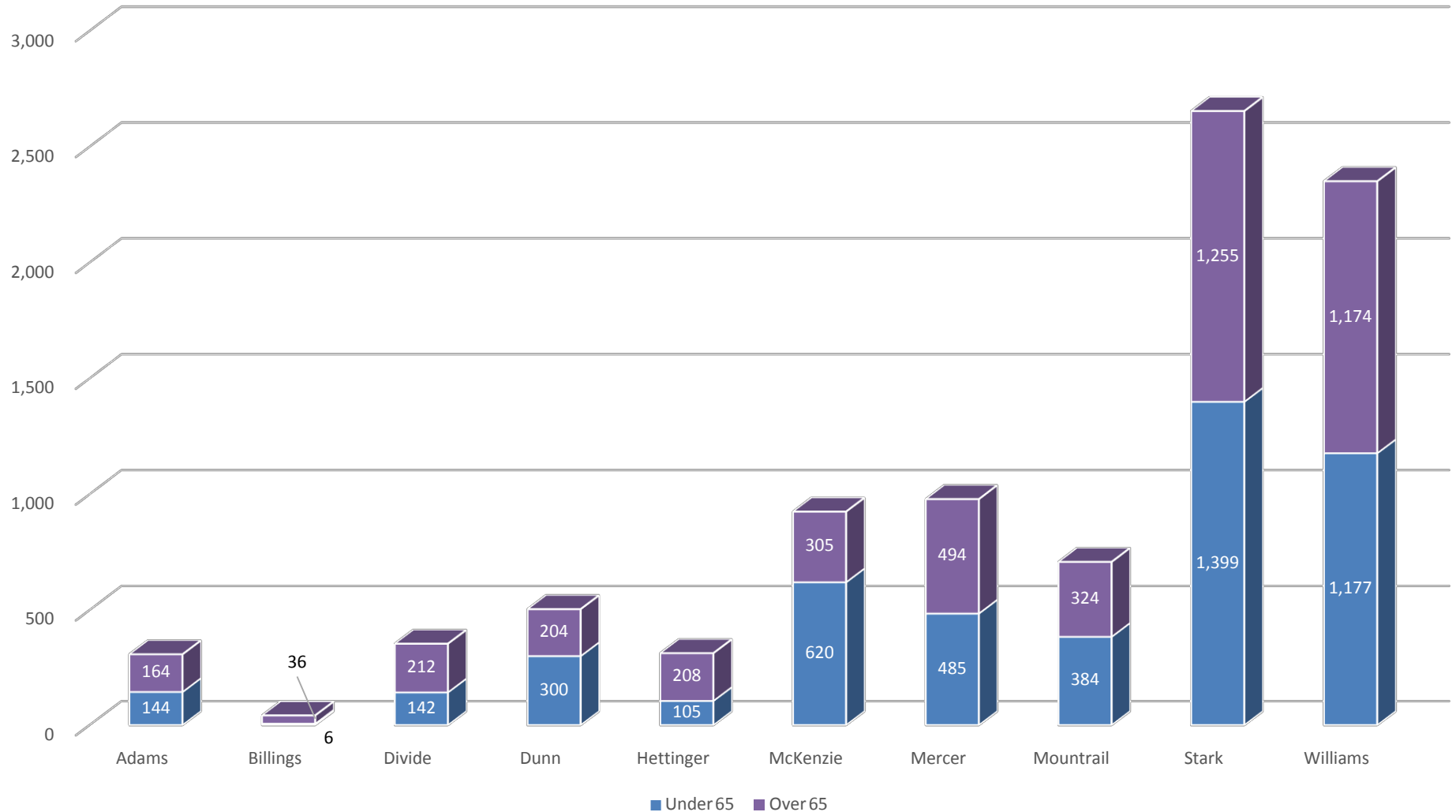
1/3rd of people living alone are seniors



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STATEWIDE HOUSING
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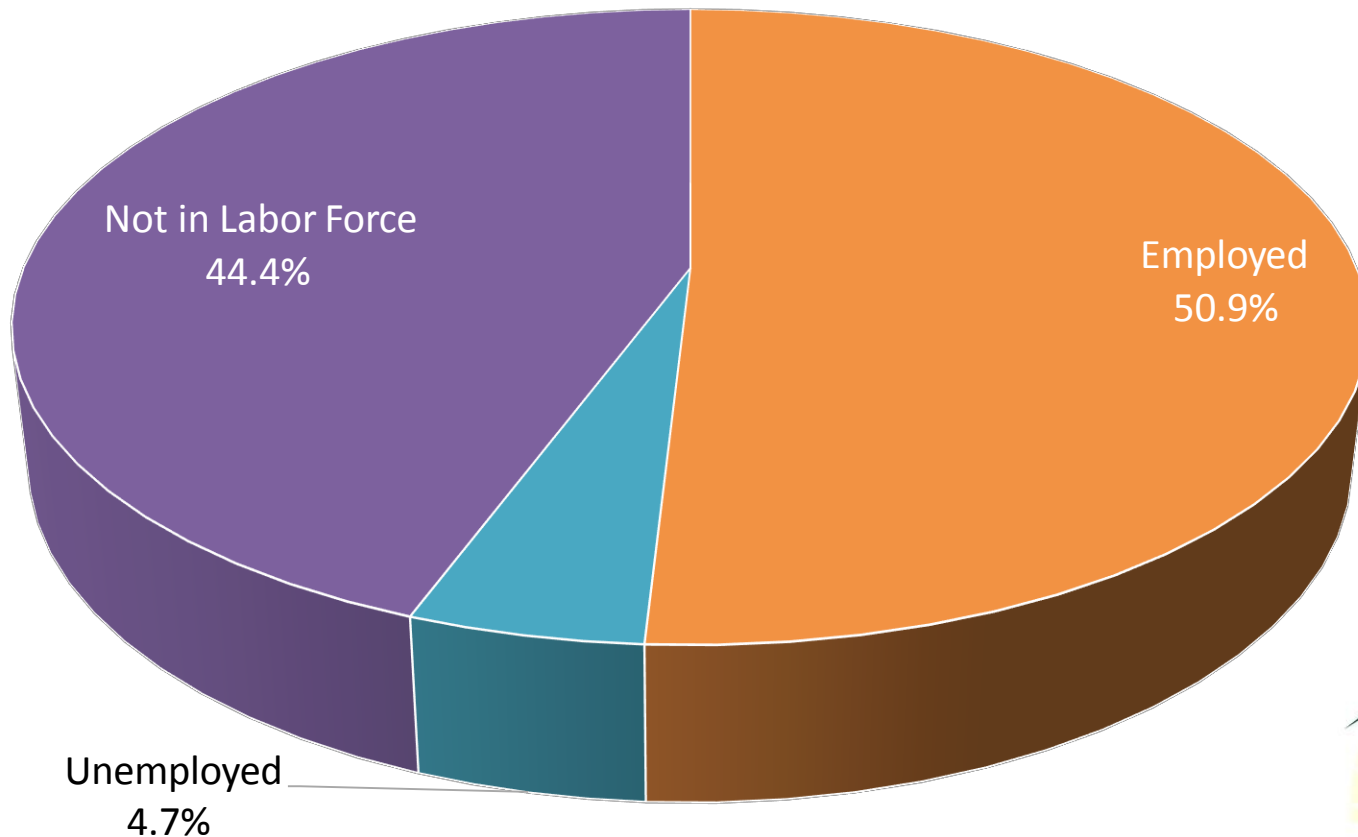
PEOPLE WITH A DISABILITY

9.6% of the population in the Vision West area has a disability. Seniors make up 47.9% of the people with a disability



PEOPLE WITH A DISABILITY

For people age 18-64 with a disability, 50.9% are employed, but people with a disability are nearly twice as likely as those without a disability to have incomes below the poverty level



Monthly earnings of people with a disability average \$922 less than those without a disability in the Vision West area



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HOUSING PRIORITIES

Consistent themes in all regions of the state

Senior-friendly housing options

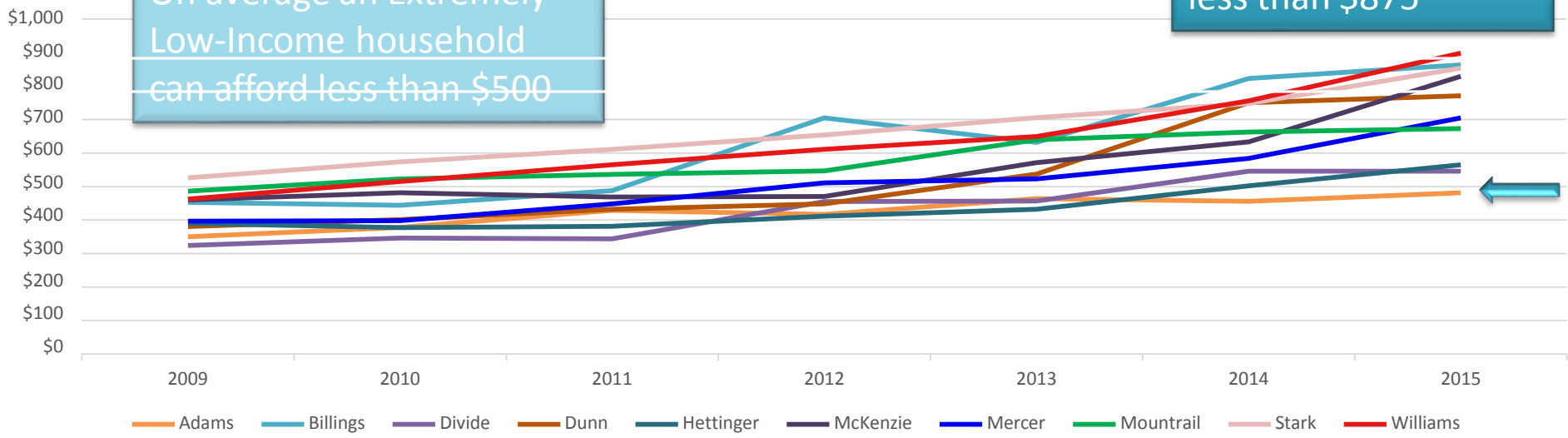


Affordable housing for ELI and VLI households

A Very Low-Income household can afford less than \$875

On average an Extremely Low-Income household can afford less than \$500

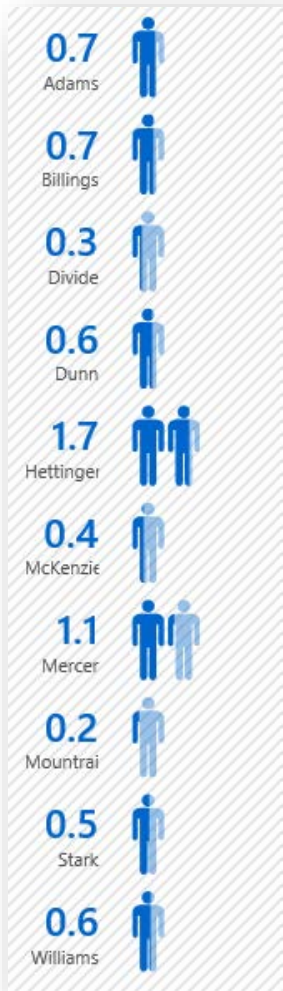
Median Gross Rent



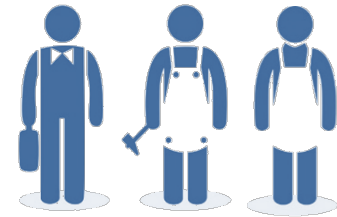
HOUSING PRIORITIES

Consistent themes in all regions of the state

Affordable homeownership opportunities for workers and families



There are 0.5 active resumes for every open job in the Vision West area meaning that more workers need to be recruited

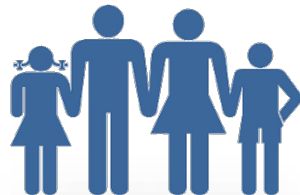


As the Baby Boom generation retires, even more job opportunities will open up

Home sales prices and housing quality can be a challenge for families in accepting job offers

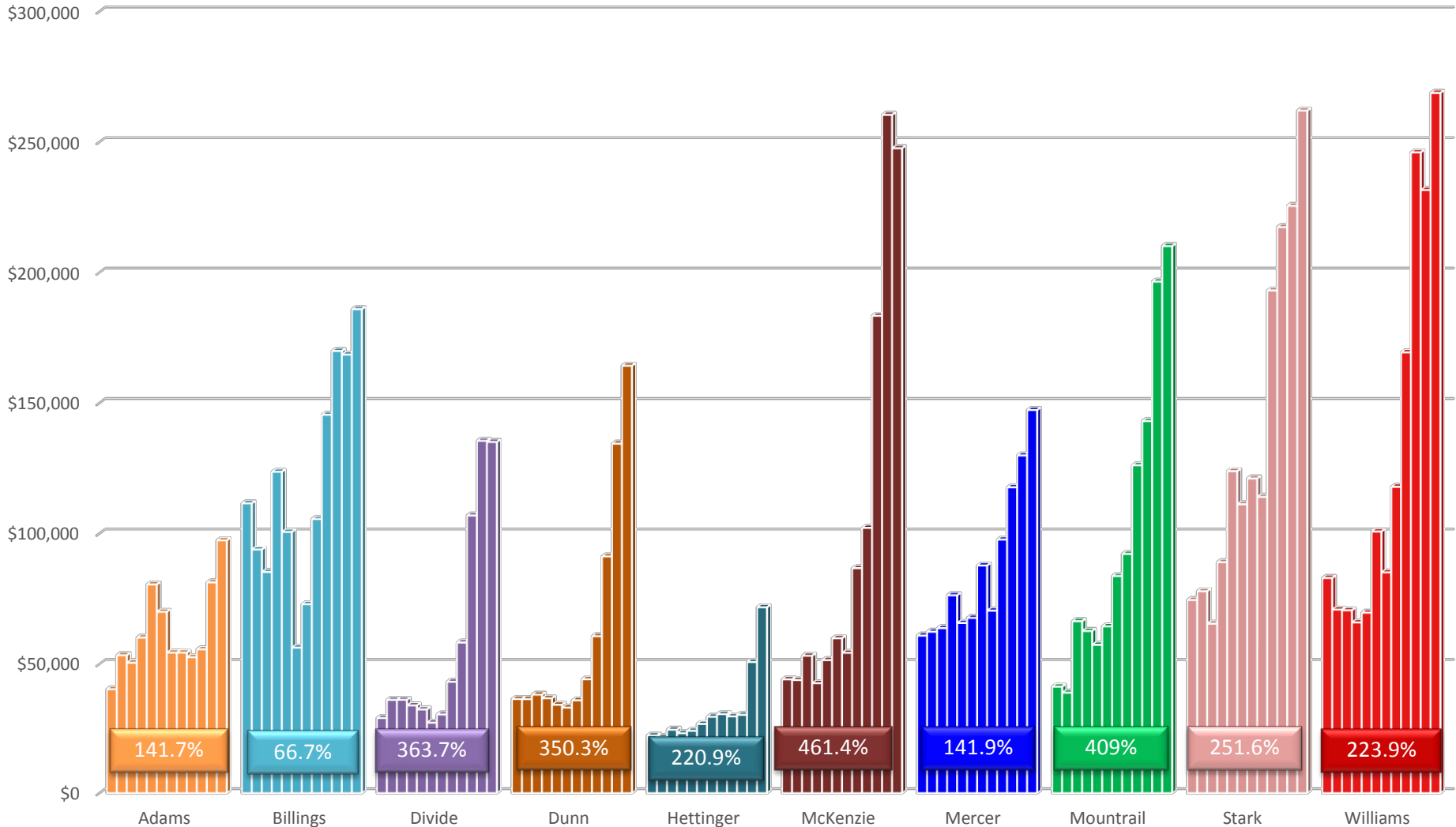


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STATEWIDE HOUSING
NEEDS ASSESSMENT



HOME SALES PRICE

Average sales price between 2003 and 2014

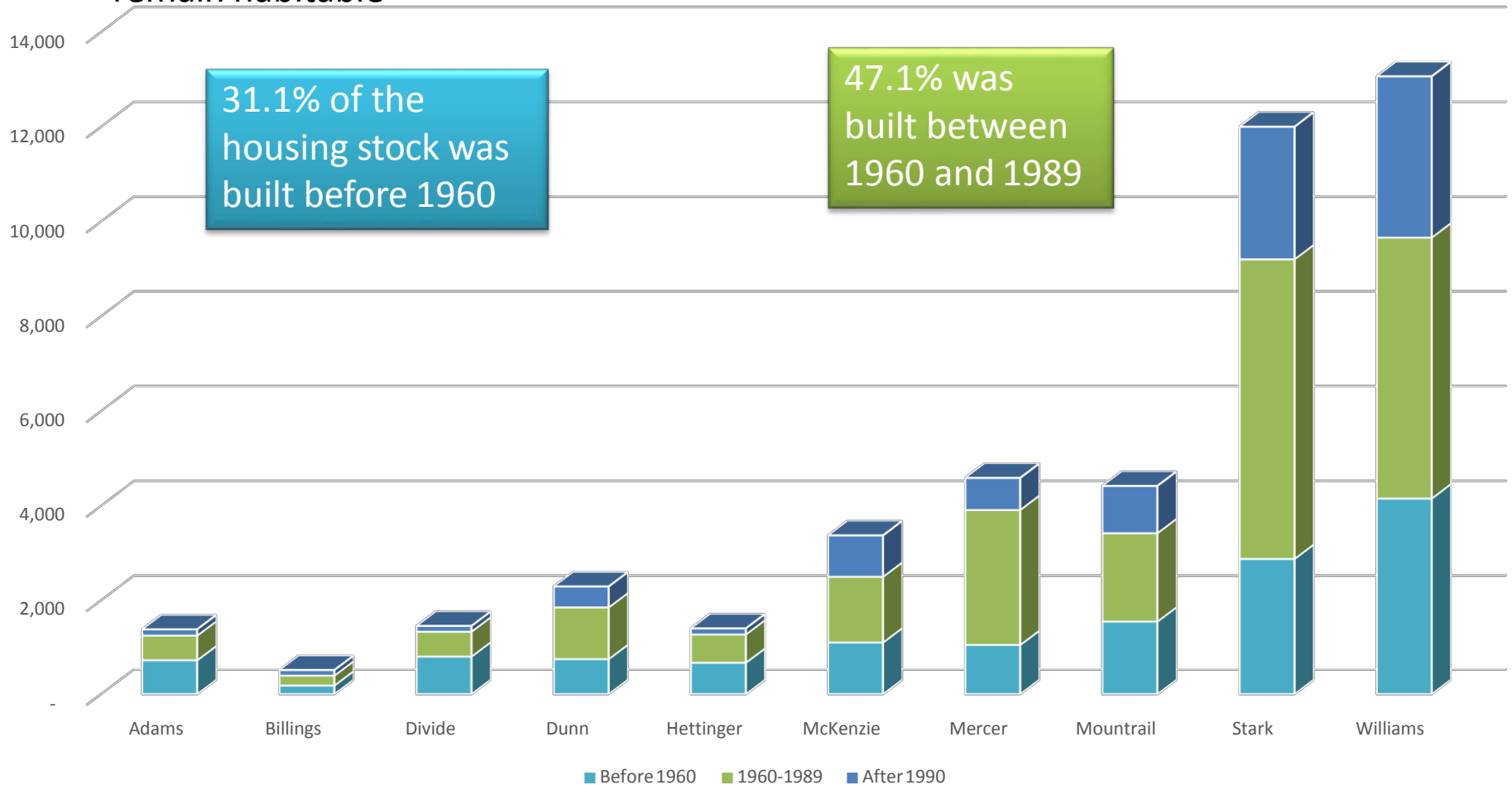


HOUSING PRIORITIES

Consistent themes in all regions of the state

Rehab of aging housing stock

Both single-family homes and multifamily rental projects are in need of rehab to remain habitable

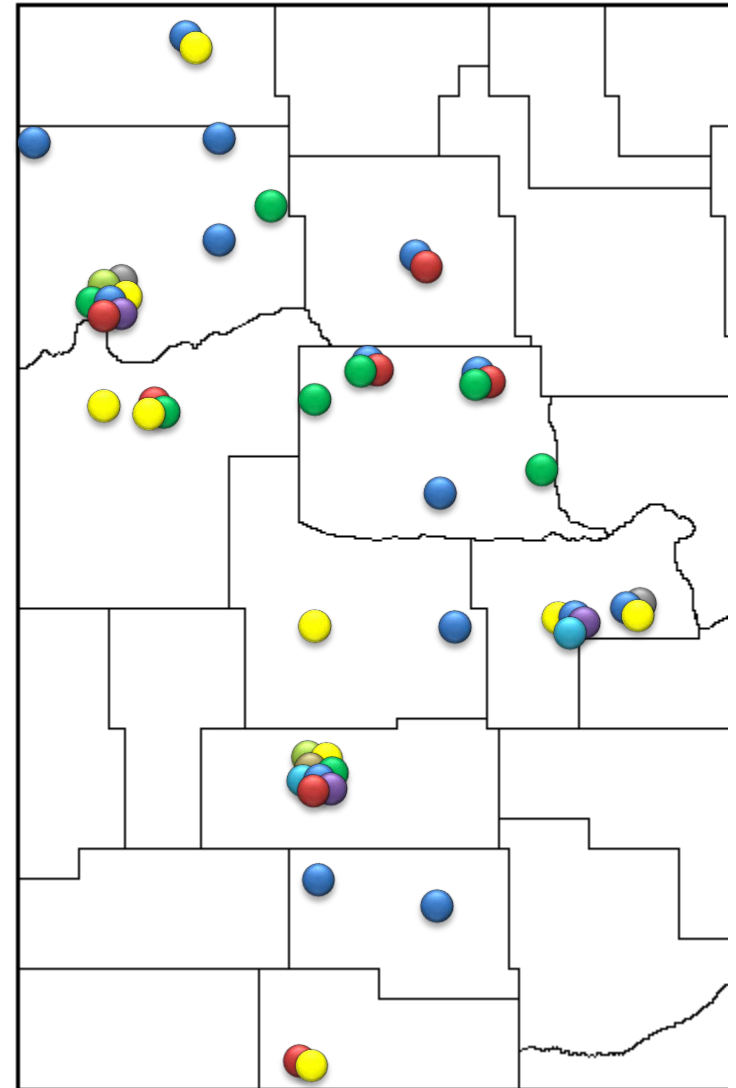


AFFORDABLE RENTAL HOUSING

118 housing units in Vision West counties are scheduled to leave affordable programs by 2029

- USDA Rural Development Section 515
- HUD Section 8
- RD-Section 8 Combined
- Low Income Housing Tax Credits
- LIHTC-RD Combined
- LIHTC-Section 8 Combined
- Housing Incentive Fund
- LIHTC-HIF combined
- HUD Mod Rehab
- Public Housing

Another
348
housing
units could
be lost at
any time



REGIONAL PRIORITIES

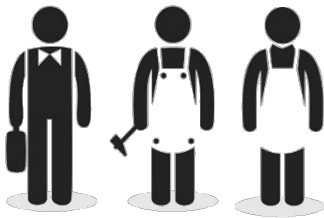
Greatest housing needs identified

Medium density housing choices

Townhomes, twin homes and choices other than single family or apartments



Mitigating the risk of speculative building



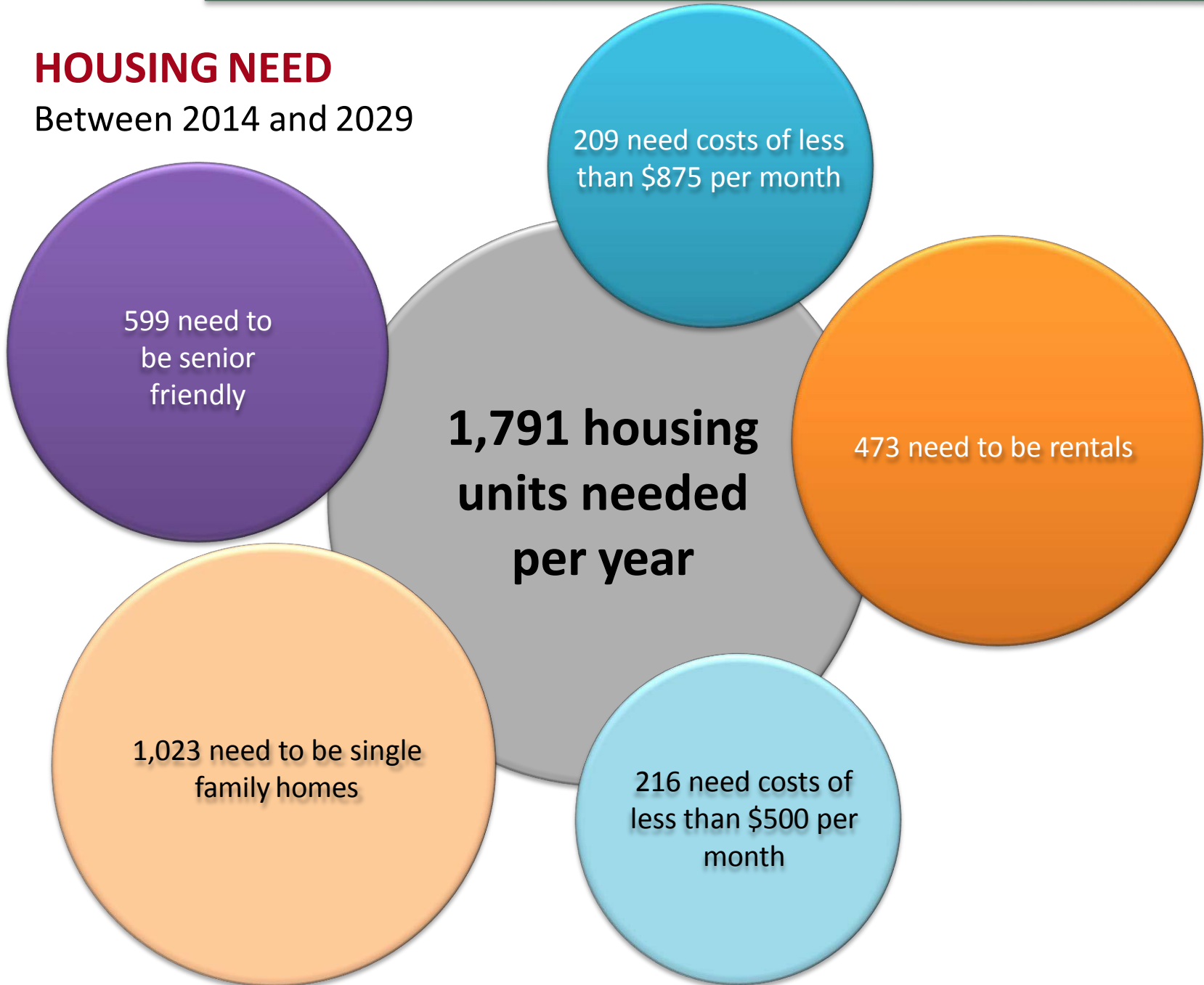
Accessible and supportive housing for people with disabilities and behavioral health issues



Permanent supportive housing is crucial to the long-term success of special needs populations, including seniors

HOUSING NEED

Between 2014 and 2029





For more information:

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Read the full 2016 North Dakota Statewide
Housing Needs Assessment online at

www.ndhfa.org



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