



2007 Housing Demand Analysis for Wimbledon, North Dakota

A detailed analysis to better understand the housing needs in Wimbledon, North Dakota, and its Service Area

November 2007

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EXECUTIVE SUMMARY

A detailed housing analysis was conducted for the Wimbledon Housing and Redevelopment Authority by staff at the North Dakota State Data Center. The purpose of the study was to determine future housing needs within the community and its surrounding commuting service area. This was accomplished through a fourfold process. First, historical demographic and economic trends were examined to provide context for the current study. Second, a housing forecast model was used to determine likely future housing needs based on historical age-specific householder trends. Third, a generalizable housing survey of residents was conducted to determine a) perceived needs for housing, b) preferences for types of housing, c) likelihood of using different types of housing including a potential timetable for use, and d) issues that would limit use of different types of housing. Finally, community leaders and residents were invited to be a part of the overall process and their input was encouraged, beginning with an initial introduction of the study at a community forum and potluck dinner. Additionally, acting through the Wimbledon Housing and Redevelopment Authority, we obtained input and feedback from the community regarding the housing survey and other components of the study. Following the executive summary of key findings is a series of recommendations for future housing development strategies.

KEY FINDINGS:

Demographic Trends

- Wimbledon's population has declined gradually since 1950, dropping from 449 to 237.
- The 20-mile commuting service area lost 8 percent of its population between 1990 and 2000.
- Population projections for the period 2000 to 2020 indicate:

<u>Age Group</u>	<u>Wimbledon city</u>	<u>20-mile Service Area</u>
Youth (0 to 14 years)	down 5%	down 7%
Young adults (15 to 24 years)	down 28%	down 30%
Entry labor force (25 to 34 years)	up 8%	up 9%
Prime labor force (35 to 54 years)	down 44%	down 43%
Pre-retirement (55 to 64 years)	up 50%	up 39%
Retirement (65 years and older)	up 60%	up 63%

- Anticipated economic development activity (e.g., ethanol plant and anticipated elderly housing) will reduce youth loss, increase retention of entry labor, moderate the loss among prime labor, and modestly increase senior populations.
- Occupied housing units in Wimbledon declined by 18 percent between 1990 and 2000 and there was a 4 percent loss in the service area.
- Between 1990 and 2000, the baby-boom cohort increased the number of prime working age households in Wimbledon between 1990 and 2000 by 23 percent and by 30 percent in the service area.
- Lower-income households in Wimbledon and its service area dropped while the proportion of middle- and upper-income households increased between 1990 and 2000.
- The proportion of movers (i.e., people who live in a different house than they did five years ago) in Wimbledon and its service area has increased since the mid 1980s.
- Approximately half of the movers between 1995 and 2000 in Wimbledon and its service area relocated to another home within the county.

Economic Trends

- The labor force in Wimbledon declined between 1990 and 2000 from 127 to 111.
- More than half of the workers who live in Wimbledon worked in Wimbledon in 2000.
- The employment profile in Wimbledon has shifted over time and now centers mainly on two industries: 1) education, health, and social services employing 30 percent of the workforce and 2) manufacturing employing 15 percent of the workforce.

Housing Market Supply and Demand

- The housing stock in Wimbledon fell from 141 units in 1990 to 122 units in 2000; the service area declined from 1,549 to 1,414 units during the same time period.
- In 2000, 74 percent of housing in Wimbledon was owner-occupied (69 percent in the service area).
- Between 1990 and 2000, the proportion of mobile homes declined in both Wimbledon and its service area.
- Rental units comprise 11 percent of the homes in Wimbledon and 13 percent in the service area.
- 51 percent of the occupied housing units in Wimbledon were built prior to 1940 (45 percent in the service area).
- The quality of housing in both Wimbledon and its service area is very good based on the low proportion of homes which lack plumbing or kitchen facilities or are overcrowded, criteria typically used to determine substandard housing.
- Most homes in the area are modestly priced with 3 of 4 homes in Wimbledon valued under \$40,000 in 2000 and half of the homes in the service area are similarly priced.

- The number of rental units in Wimbledon was cut in half between 1990 and 2000; all lost units were single-family units.
- Rental units are modestly priced with all under \$350 per month in Wimbledon in 2000 (61 percent in the service area).
- Overall, there is mixed housing growth in the area. Based on housing units authorized for construction by building permit, Barnes and Stutsman counties saw sharp increases in building construction over the past 6 years while Foster County remained static.

Special Populations

- All householders younger than age 25 in Wimbledon spend at least 30 percent of their income on housing costs, and thus are considered cost burdened; 22 percent of younger households in the service area are cost burdened. Approximately one in five householders 75 years of age and older are cost burdened in Wimbledon and its service area.
- In 2000, 22 of the 90 homeowners (24 percent) and 6 of the 13 renters (46 percent) in Wimbledon were 75 years of age and older. These proportions are much smaller for the larger service area.
- In 2000, 33 individuals in Wimbledon and 301 individuals in the 20-mile commuting area were disabled.

Forecast of Housing Demand

- By 2020, the demand for housing units in Wimbledon is expected to increase anywhere from 5 percent to 19 percent depending on economic development activity and attention given to elderly housing needs.
- Without any significant economic development initiatives, housing demand for those younger than age 35 is expected to drop by 6 percent in Wimbledon and 12 percent in the greater service area over the next 13 years. However, forecasts indicate that the construction of a new ethanol plant would have a positive housing impact by reversing the loss of young adult households.
- The aging of the baby-boom population will reduce middle-age householders (i.e., 35 to 54 years) by 40 percent in Wimbledon and 43 percent in the service area over the next 13 years. Increased economic development activity (e.g., ethanol plant) will greatly moderate these losses.
- Demand for senior housing in Wimbledon is forecast to increase by 90 percent for those 55 to 74 years of age and by 57 percent for those 75 years of age and older by 2020. Similar increases are expected in the service area.
- The proportion of lower-income households is forecast to increase by more than one-third in Wimbledon during the next 13 years largely as a result of workers retiring.
- The expansion of economic opportunities (e.g., ethanol plant) and expanded elderly housing is forecast to increase housing demand across all income categories in Wimbledon and its service area.

Housing Survey Results

- On average, nearly one in four households within a 40-mile radius of Wimbledon are likely to make a housing shift within the next 5 years.
- Housing relocation in the area is largely due to a) downsizing, b) the desire to be near services or amenities typically found in larger cities, and c) employment.
- Nearly two-thirds of the residents likely to move within the next 5 years indicate a desire to stay within the area.
- 44 percent of those likely to relocate in the next 5 years are most interested in single-family homes; 16 percent are looking for senior apartments.
- 20 percent of residents in the area perceive that low-income housing is “quite needed.”
- The proportions of residents indicating that each type of senior housing is “quite needed” is:
 - senior apartments – 22 percent
 - congregate senior housing – 23 percent
 - assisted living – 24 percent
 - skilled nursing care – 17 percent
- 15 percent of residents indicate that single-family homes for rent are “quite needed” and 12 percent indicate that single-family homes for purchase are “quite needed.”
- Residents indicate the following are top priorities for future housing: 1) senior housing overall – 39 percent combining the types, 2) low-income housing – 18 percent, and 3) single-family homes for purchase – 17 percent.
- The need for single-family housing for purchase is viewed by residents as the greatest short-term need while senior housing is viewed as the greatest long-term need.
- 30 percent of residents in a 40-mile radius of Wimbledon indicated that they were likely to be caregivers in the future.
- 60 percent of future caregivers said it is “very likely” they would relocate the family member they would care for to the area if appropriate housing was available.
- Residents indicate that full bathrooms, laundry hook-ups, and full kitchens are the most essential general housing amenities.
- Snow removal/lawn care and smoke-free facilities are viewed as the most essential features in multiple-unit structures.
- Emergency Lifeline services, individually controlled thermostats, and transportation services are viewed as the most essential amenities in senior housing facilities.

RECOMMENDATIONS

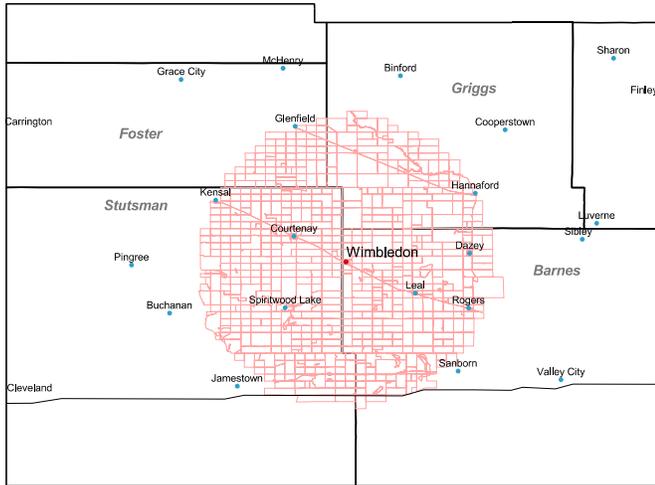
The following recommendations are based on our review of the overall demographic and economic trends, the forecast modeling, and an analysis of the survey findings. These recommendations should be viewed as just one source of information for making decisions on future housing development strategies in Wimbledon, North Dakota.

1. Priority should be given to elderly housing. It would be wise to consider a twofold strategy. The first should target new construction while the second explores innovative strategies for rehabilitating or remodeling older homes to make them elderly friendly.
2. Consideration should be given to a multistage process of development. If such an approach is feasible, then the short-ranged development strategies should focus on the need to increase the availability of low-income and single-family dwellings. A longer-term strategy should concentrate on an array of senior housing options.
3. A noticeable increase in housing demand is associated with planned economic development strategies such as the ethanol plant and the development of elderly housing. Therefore, concerted efforts to realize those objectives should be given high priority.
4. Marketing and advertising campaigns that inform the public of any intended housing development should be a critical part of any development strategy. This should include innovative approaches that involve a continuum of housing options that allow residents to plan and potentially reserve their housing choices in advance of their actual needs.
5. An integrative strategy should be considered when designing future housing construction projects. The data indicate that many households are considering downsizing while others are recognizing the need to relocate to senior housing. In contrast, there are significant perceived needs for single-family and low-income units. An integrative strategy could accomplish both goals by designing a process to organize the transition of homes that would allow the community to determine supply and demand.

INTRODUCTION

The purpose of this report is to present findings from an analysis of housing demand for Wimbledon, North Dakota, and its service area. We define the service area as a commuting distance of approximately 20 miles from the city (see map).

20-Mile Radius of Wimbledon, North Dakota



The service area provides some context to understand the demographic profile of those within the city relative to those who are likely to interact both socially and economically with the city. We begin the analysis by presenting an overview of recent demographic and economic trends. In the discussion and associated data tables, we present findings for both Wimbledon city and its service area. Next, we examine housing by presenting a portrait of existing housing stock and then, through simulation modeling, we offer a forecast of future housing demand. Some discussion of infrastructural capacity is included in the analysis. We include discussion of special housing issues that need to be considered. Three specific topics that are addressed include substandard housing, affordable housing, and elderly housing. Finally, we discuss the findings from a generalizable housing survey of residents in Wimbledon and its surrounding service area. It should be noted that for this survey, we extended the service area to approximately 40 miles from the city (excluding Jamestown and Valley City). We assumed that people from a greater

distance would be attracted to housing opportunities, therefore, we wanted to include their opinions. These results offer key insight into the perceptions and attitudes of residents regarding housing needs.

OVERVIEW OF DEMOGRAPHIC AND ECONOMIC TRENDS

In order to place change in proper context, it is important to review the historical trends in both population movement and the economy of Wimbledon, North Dakota, and its service area.

Demographic Trends (see Appendix A, Tables 1-3)

Historical Population Trends

The city of Wimbledon has experienced a gradual decline in its population since 1950 when it had 449 residents (data not shown in tables). The city's population dropped from 275 in 1990 to 237 in 2000 or roughly 14 percent. The most recent population estimates for July 1, 2006, indicate the number of residents fell to 213 (data not shown in tables). A similar declining population trend is found for the service area. In 1990, the 20-mile commuting area around Wimbledon encompassed 3,245 people. This service area lost nearly 8 percent of its population base between 1990 and 2000 falling to 2,993 residents. (Tables 1A, 2A)

Projecting Future Population Trends

Future population shifts are typically modeled using historical patterns of births, deaths, and migration, known as a cohort-survival approach. County-specific population projections for North Dakota, computed in 2002 by staff at the North Dakota State Data Center, are available online at www.ndsu.edu/sdc/data/ndpopulationprojections.htm. We adapted these projections to forecast population shifts for both Wimbledon and its service area using a proportional change model. In brief, we determined what proportion of the county's population base in 2000 was represented by Wimbledon and the service area. We did this for each of the 18 age cohorts in the projection model. We assumed the relative distribution would not change over the projection period. This allowed us to apply the age-specific coefficients for Wimbledon and the service area to the county's projections to determine population forecasts for Wimbledon and its service area. We used this as our base projection and labeled it Projection Series I. We also developed a forecast which we labeled Projection Series II. These projections reflect what is likely to occur if policy changes are made that alter the economy or the structural characteristics of the area.

We based Projection Series II on three main assumptions: 1) an ethanol plant will be built in the area, 2) the restructuring of the school district will positively affect migration patterns, and 3) the elderly housing issues will be addressed which will stem elderly outmigration. These assumptions were modeled by altering the existing age-specific migration patterns in the following manner. First, in the age group 20 to 39, the existing level of out-migration was assumed to be cut in half. Second, the in-migration of those 40 to 44 years of age was increased by half. These two changes represent an assumed retention of young

adults due to greater employment opportunities and an influx of middle-age adults due to changes in the school district. Finally, the out-migration of those 60 years of age and older was cut in half in an attempt to model what will likely happen if elderly housing needs are addressed.

The forecast changes in the age distribution of both Wimbledon city and its service area reveal some important trends that will impact housing demand. In general, population projections indicate that the youth population (i.e., 0 to 14 years) will decline by 5 percent between 2000 and 2020 in Wimbledon city and 7 percent in the larger service area. However, if the changes underlying Projection Series II occur, the youth population will actually grow in Wimbledon city by 12 percent and in the service area by 8 percent. The young adult population (i.e., 15 to 24 years) is projected to decline by 28 percent in Wimbledon city and 30 percent in the larger service area between 2000 and 2020. This population is not expected to be impacted by the changes built into Projection Series II. However, those in the entry labor force age group (i.e., 25 to 34 years) will benefit. Their modest gain of 8 percent projected from the baseline model for Wimbledon is forecast to expand to 33 percent during the projection period. A similar increase is projected for the larger service area. In contrast, the prime working age population (i.e., 35 to 54 years) will dramatically decline as the baby boomers age out of the labor force. In Wimbledon and the surrounding service area, the prime working age group is expected to shrink by approximately 43 percent. The expected impact of changes noted in Projection Series II will cut those losses in half. Finally, the pre-retirement (i.e., 55 to 64 years) and retirement (i.e., 65 years and older) age groups will expand by at least 50 percent between 2000 and 2020 for Wimbledon city and by at least 39 percent in the outlying service area. The dramatic changes that will occur in these age cohorts are so large that the changes noted in the Projection Series II model are inconsequential. (Tables 1A, 2A)

Historical Trends in Households

A better perspective on changing housing demand can be obtained by examining shifts in the age distribution of householders. The overall number of households in Wimbledon fell from 125 in 1990 to 103 in 2000, a decline of 18 percent. The greatest losses were among the young adults (i.e., 15 to 34 years) and early retirees (i.e., 55 to 74 years). In contrast, significant gains were found among those in the prime working age group (i.e., 35 to 54 years). This is largely due to the baby-boom cohort. The movement of this cohort over time will have a marked impact on housing. (Table 1B)

Identifying households by income characteristics is a useful way to examine shifts in housing demand. For example, there was a significant drop in Wimbledon householders between 1990 and 2000 in the lower-income categories. In contrast, the middle- and upper-income categories saw sizable increases. Caution should always be taken when drawing conclusions based on relatively small numbers (e.g., those of middle income grew from 4 households in 1990 to 16 in 2000). A similar trend in growth among middle- and upper-income householders is found in the service area. This adds support to the conclusion that the most recent growth in existing housing is among the middle- and upper-income households. Overall, the income earnings of residents in Wimbledon closely mirror those in the service area. The median income for householders under the age of 45 is in the low to mid \$30,000 range while those between 45 and 64 years of age are in the low \$50,000 range. The income for seniors drops off rapidly with age; householders who are 65 to 74 years of age have a median income in the low \$30,000 range while the range for those 75 years of age and older is between \$14,000 and \$26,000. (Tables 1B, 2B, 3A)

Historical Migration Trends

Recent migration patterns in the area show an increased tendency for people to leave the region. Census data indicate that 61 percent of residents in Wimbledon lived in their same home between 1985 and 1990. This proportion dropped to 56 percent for the 1995 to 2000 time period. A similar increase in out-migration occurred in the service area with the proportion of residents living in a different home growing from 22 percent between 1985 and 1990 to 26 percent for the 1995 to 2000 period. Approximately 43 percent of the most recent movers from Wimbledon relocated to another home within the county and 9 percent left North Dakota. In addition, 56 percent of the most recent movers in the service area stayed within their county while 14 percent left the state. (Table 3B)

Economic Trends (see Appendix A, Table 3)

A review of recent economic trend data highlights some important challenges for the city and service area. A growing challenge for Wimbledon is its declining labor force. This is largely a function of population loss and a growing elderly population. Between 1990 and 2000, the labor force in Wimbledon declined from 127 to 111. However, the proportion of residents 16 years of age and older in the labor force increased from 56 percent to 60 percent over that time period. A modest increase was noted both in the total size of the labor force for the commuting service area and the proportion it represents of those 16 years of age and older. (Table 3C)

Trends in Commuting

Commuting is an important issue, especially for those in the surrounding area around Wimbledon. Slightly more than half of the workers in Wimbledon were employed within Wimbledon in 2000. Of those not working in the city, approximately three of four worked outside the county. In contrast, 75 percent of the residents in the 20-mile commuting distance from Wimbledon

lived outside of a city; therefore, they most likely commute to work if they work outside their home. However, 78 percent of these workers were employed within their county of residence in 2000. (Table 3D)

Trends in Employment

The employment picture in Wimbledon has changed significantly over time. In 1990, three major industries were dominant: 1) education, health, and social services at 29 percent, 2) wholesale trade at 19 percent, and 3) retail trade at 14 percent. In 2000, the employment picture shifted and centered on two main industries: 1) education, health, and social services which employed 30 percent of the workforce, and 2) manufacturing which employed 15 percent. These two industries also are prominent employers of residents in the service area capturing 22 percent and 11 percent of the workforce, respectively, in 2000. In addition, agriculture accounts for 21 percent of the workforce in the service area. A list of those employers who have employees for Wimbledon and the 20-mile commuting service area can be found in Appendix A, Table 4. (Table 3E)

HOUSING MARKET SUPPLY AND DEMAND (see Appendix A, Tables 5-6)

An analysis of housing supply and demand is best accomplished in two parts. First, there needs to be a discussion of existing housing stock. We accomplish this by examining the shifts in housing since 1990, paying particular attention to changes in owner-occupied, renter-occupied, and vacant units. In addition, we explore the changes that have occurred in units by structure and their condition in terms of quality, value, and cost.

Historical Trends in Housing Units

There was a modest decline in housing stock in Wimbledon between 1990 and 2000, dropping from 141 units to 122 units. A similar proportional loss of housing units was found in the service area over the same time period falling from 1,549 in 1990 to 1,414 in 2000. In addition, the vacancy rate increased modestly reaching 16 percent in Wimbledon in 2000 and decreased modestly reaching 18 percent in the service area in 2000. The relatively high rate of vacancy is largely attributed to seasonal or recreational housing, especially in the service area. (Table 5A)

Owner-Occupied Housing

A modest shift in occupancy also occurred between 1990 and 2000. There was an increase in the proportion of owner-occupied units relative to renter-occupied units. In Wimbledon, 74 percent of housing was owner-occupied in 2000 while 69 percent of the units in the service area were owner-occupied. Of these owner-occupied units, 93 percent were single-family homes in both Wimbledon and the surrounding service area. It should be noted that mobile homes accounted for 20 percent of the housing units in Wimbledon in 1990 and only 7 percent in 2000. Thus, an important transition took place in the city between 1990 and 2000. The housing stock in Wimbledon is relatively old, with the majority of units being built prior to 1940. Similarly, 45 percent of the housing units in the service area were built prior to 1940. (Tables 5A, 5B)

Quality of Owner-Occupied Housing

The quality of the housing in the area is very good. No units in Wimbledon lack plumbing or kitchen facilities and none are labeled as overcrowded (i.e., more than one person per room). A similar situation exists for the greater commuting area with 1 percent of the housing lacking plumbing, 1 percent lacking kitchen facilities, and less than ½ percent overcrowded. (Table 5B)

Value of Owner-Occupied Housing Stock

Most homes in the area are modestly priced. The median value of a home in Wimbledon in 2000 was \$28,500 and \$38,600 for the greater commuting area. Census 2000 data indicate that three in four homes in Wimbledon were valued at under \$40,000 and half of the homes in the service area were similarly priced. (Table 5B)

Renter-Occupied Housing

There have been some important shifts in rental housing stock in Wimbledon. The number of renter-occupied housing units in the city was cut nearly in half between 1990 and 2000, dropping from 25 units to 13 units. All of the lost units were single-family units. As a result, only 15 percent of the rental units occupied in Wimbledon are single-family units. In contrast, 74 percent of the rental units in the larger service area are single-family units. However, the rental units in Wimbledon are relatively new compared to those in the service area; 31 percent of the renter-occupied units in Wimbledon were built after 1980 compared to 16 percent in the service area. Nonetheless, the quality of these units is very good with only two units in the service area lacking plumbing or kitchen facilities, neither of which are in Wimbledon. (Table 5C)

Cost of Renter-Occupied Housing

Similar to owner-occupied units, the cost of renter-occupied units in Wimbledon and its surrounding service area is modest. All of the units in Wimbledon were rented for less than \$350 per month in 2000 along with 61 percent of rental units in the service area. Less than 4 percent of the units in the service area rented for \$550 or more per month in the year 2000. (Table 5C)

Housing and Rental Assistance

Housing and rental assistance programs (i.e., Section 202-elderly, Section 811-disabled along with Section 8 properties) within the area are relatively small. For example, there were only eight Low Income Housing Tax properties in Barnes County and 71 Section 8 properties, most of which were due to expire soon (data not shown in tables).

Trends in Building Permits

A review of the trends in housing units authorized for construction by building permit between 2000 and 2006 reveals mixed growth among the four counties in the area. A sharp increase has occurred in building permits authorized in Barnes and Stutsman counties while Foster County has remained static. Unfortunately, no data were reported for Griggs County. A large proportion of the housing being constructed in the area is single-family homes. However, recently a number of larger apartment complexes have been approved in both Barnes and Stutsman counties. In 2006, the value of housing unit construction authorized in Barnes County was nearly \$3.4 million while the value in Stutsman County exceeded \$8.0 million.

(Table 6)

INFRASTRUCTURE CAPACITY

A review of Wimbledon's infrastructure indicates no major concerns regarding future housing construction. A rural water project is currently underway that will provide city water within the next year. City sewer capacity is sufficient to accommodate future construction projects. No major concerns exist regarding roads or city streets that would hamper future housing initiatives.

SPECIAL POPULATIONS (see Appendix A, Tables 7-8)

It is important to examine any subgroups of the population which may have very different housing needs. Two specific groups are of interest in the Wimbledon area. The first is the elderly population. In 2000, there were 28 homeowners in Wimbledon city and 225 homeowners in the larger service area who were 55 years of age and older. Of these homeowners, 11 percent in Wimbledon and 14 percent in the service area paid more than 30 percent of their income before taxes in housing costs. This ratio is referred to as "cost burden." Closer inspection reveals that all of those seniors with a cost burden in Wimbledon were 75 years of age and older. In contrast, 58 percent of seniors in the larger service area with a cost burden were 75 years of age and older. *(Table 7A)*

The cost burden ratio among elderly residents who rent their home is much higher. In Wimbledon there were six residents 55 years of age and older who were renters, two of whom were cost burdened and they were both 75 years of age and older. In the larger service area, 29 percent of the 42 elderly renters were cost burdened and the majority were younger than 75 years of age. *(Table 7B)*

A second important special population are those who are disabled. In 2000, there were 33 individuals in Wimbledon and 301 residents in the larger service area who were disabled. The majority of these individuals in Wimbledon were 65 years of age and older and had multiple disabilities. This has important consequences when thinking about long-term housing arrangements. *(Table 8)*

FORECAST OF HOUSING DEMAND (see Appendix A, Tables 1-2)

The housing demand forecasts were accomplished through a two-step process. First, an age-specific distribution of householders was calculated for both Wimbledon city and its service area using Census 2000 data. This is the same process that was used in the 2004 statewide housing projections conducted for the North Dakota Housing Finance Agency and the North Dakota Department of Commerce (available online at www.ndsu.edu/sdc/data/housingneedsassessment.htm). In the second step, we applied these coefficients to age-specific population projections discussed earlier.

Projected Trends in Households

Given the projected shifts in the age distribution, the number of occupied housing units in Wimbledon is expected to increase by 5 percent by 2020 and possibly by 19 percent if the changes anticipated in Projection Series II take place. It is of interest to note that occupied housing units in the larger service area are expected to decline by 1 percent over the projection period if no changes are implemented. In contrast, if the changes noted in Projection Series II are realized, the number of occupied housing units is projected to grow by 14 percent reaching more than 1,300 units. *(Tables 1B, 2B)*

Household Projections by Age

As noted earlier in the discussion of demographic trends, the proportion of young adults is expected to markedly decline in both Wimbledon and its corresponding service area. In contrast, the number of elderly are expected to increase sharply. Similarly, therefore, in Projection Series I, the number of young adult households (i.e., 15 to 34 years) both in Wimbledon and its service area are projected to decline by 2020 while older households will grow substantially. Projections indicate that over the next 13 years, the percentage of households younger than 35 years of age will drop by 6 percent in Wimbledon and 12 percent in the service area. In contrast, if the assumptions hold as noted in Projections Series II, then Wimbledon will see a modest 6 percent increase in its young adult households and the service area will moderate its decline to only 3 percent. A much more dramatic loss will occur in the middle-age households (i.e., 35 to 54 years). This decline mainly reflects the aging of the baby-boom cohort into the next age category. For example, in Projection Series I, the overall loss of middle-age households in Wimbledon is expected to be 40 percent and 43 percent for the service area. The positive impact of changes assumed in Projections Series II nearly cuts those losses in half. In contrast, householders in their early retirement or retirement years will dramatically increase by 2020. In Wimbledon, the number of households with a householder between 55 and 74 years of age will grow by 90 percent within 13 years while householders 75 years of age and older will expand by 57 percent. Similar substantial increases will occur in the larger service area. It is of interest to note that this sizeable growth overrides any modest shifts that are expected to occur as a result of the assumptions built into Projections Series II. This means that the aging population will create an overwhelming demand for elderly housing while easing the demand for starter homes that typically accommodate younger householders. (Tables 1A, 1B, 2B)

Household Projections by Income

A second area of housing demand that needs to be monitored is change in households by income. We forecast household shift by income using a three-step procedure. First, the distribution of household income by age of householder was calculated for six broad income categories using data from Census 2000. The income categories used align with various housing support programs and include a) Extremely low income = households earning less than \$15,000; b) Low income = households earning \$15,000 to \$24,999; c) Tax Credit = households earning \$25,000 to \$34,999; d) Moderate income = households earning \$25,000 to 49,999; e) Middle income = households earning \$50,000 to \$74,999; and f) Upper income = households earning \$75,000 or more. Next, the usefulness of using proportional assignment of income to householders by age for the purpose of forecasting was assessed by cross-checking the distributions found in 2000 against the corresponding age-specific income distributions found in the 1990 Census. The value of this approach is that it eliminates the need to project future income and associated inflation. Instead, the forecast focuses on changes in the distribution of households relative to income type. Similar proportions of age-specific households were found in each income category; thus, it was assumed that these proportions would hold throughout the projection period. The final step was to apply the age-specific proportions based on Census 2000 to the forecast of householders by age.

The forecast indicates a general upward trend in extremely low- and low-income households in Wimbledon and its service area. This reverses the trend found between 1990 and 2000. One explanation for this shift is the movement of aging baby boomers out of the paid workforce. The forecast modeling indicates that the proportion of moderate- to upper-income households will decline modestly. However, this trend is likely to be reversed with success in economic development initiatives which may retain and attract such households. (Tables 1B, 2B)

Household Projections by Homebuyer Type

Finally, demand for housing by type of homebuyer also was forecast. Modeling for this forecast was very similar to that used to project household income in that proportional allocation was used. Five types of homebuyers were classified based on historical profiles of these homebuyers. The first-time homebuyer was assumed to be younger than 35 years of age and have a household income between \$25,000 and \$74,999 (based on the dollar value in 2000). Low-income homebuyers were assumed to be younger than 75 years of age and have a household income under \$25,000 (based on the dollar value in 2000). Moderate-income homebuyers were assumed to be between 35 and 74 years of age and have a household income between \$25,000 and \$49,999 (based on the dollar value in 2000). Upscale homebuyers were assumed to be between 35 and 74 years of age and have a household income of \$75,000 or more (based on the dollar value in 2000). Finally, elderly homebuyers were classified as any homebuyer 75 years of age and older.

The greatest demand for future housing will be among the elderly. If current trends continue, there will be a demand for 18 additional elderly homes by the year 2020 which is a 69 percent increase for Wimbledon. A similar growing demand is forecast for the larger service area with a projected increase of 34 units or 21 percent. In contrast, forecasts suggest a general decline in demand for first-time homebuyers. This is largely due to the relative drop in young adults throughout the region. Greater economic development activities can moderate this trend according to the forecast. Housing demand in the service area for low-income households is forecast to increase largely as a result of the movement of aging baby boomers out of the paid workforce. A modest decline in moderate-income and upscale households is forecast if no significant change in economic development occurs within the area.

HOUSING SURVEY RESULTS (See Appendix B)

A telephone survey of residents within a 40-mile radius of Wimbledon was conducted in August 2007. Since the survey was a probability sample of households, we can use the data to draw conclusions regarding the behavior and perceptions of adults within a 40-mile radius of Wimbledon. These data offer some interesting insights that are useful in making decisions regarding future housing in Wimbledon or in close proximity to the city. Highlights of the results include:

Mobility of Residents

The survey data suggest that, on average, one in four households within a 40-mile radius of Wimbledon are likely to make a housing shift within the next 5 years. The main reason for this shift will be downsizing (22 percent) due to the significant demographic changes that were mentioned earlier in the report. The second leading reason mentioned by residents is the desire to be near services or amenities typically found in larger cities (e.g., 21 percent want to be near medical services and 16 percent want the amenities of larger cities). A third main reason for the likely housing shifts will be for employment reasons (19 percent). It is of interest to note that nearly two-thirds of the residents likely to move within the next 5 years indicated a desire to stay within the area. Finally, of those likely to move within the next 5 years, 44 percent indicated that they are most interested in single-family homes for purchase while 16 percent indicated they are looking for senior apartments.

Perceived Housing Needs

Data from the survey provide interesting insight into what residents perceive are the most important housing needs within the area. Based on the data, residents indicated three specific types of housing are needed in the area. The first is low-income housing. One in five residents said that low-income housing is “quite needed” using a 5 point scale from 1=not at all needed to 5= quite needed. Similarly, senior housing is viewed as an important area of need. The proportions of residents reporting that the following types of senior housing are “quite needed” are a) senior apartments – 22 percent, b) congregate senior housing – 23 percent, c) assisted living – 24 percent, and d) skilled nursing care – 17 percent. The third perceived housing need was for single-family homes. About 15 percent of the residents reported single-family renter-occupied units are “quite needed” and 12 percent reported single-family owner-occupied homes are “quite needed”.

Housing Priority

We asked respondents to prioritize the housing needs they felt were important in the area. The sentiment among residents is that some form of senior housing is the highest priority for the area (i.e., 39 percent combined), with assisted living (15 percent) the largest single choice among the different types of elderly housing. The second highest ranked priority was low-income housing (18 percent) followed by single-family homes for purchase (17 percent). This rank ordering process is a useful way of determining what residents think is most important as a whole.

Future Housing Needs

We asked residents to assess their short-term and long-term housing needs. We used a 5-year time frame for short-term and 15 years as a measure of long-term needs. It is important to note that the short-term needs are different from long-term needs. For example, on average, the need for single-family housing to purchase is greatest in the short-term (14 percent) and drops to 4 percent for the long-term. In contrast, perceived future need for ownership in multiple-unit housing doubles from 3 percent in the short-term to 6 percent in the long-term. What is very telling is that the shift in perceived need for the various types of senior housing has little fluctuation over time. For example, the perceived need for congregate senior housing and assisted living shifts from around 9 percent in the short-term to around 10 percent in the long-term.

Caregiving Roles

In an attempt to gauge what events may play a role in future housing decisions, we asked residents to comment on their perceived future caregiving roles. Specifically, we asked residents if they were likely to be in a position, in the future, to care for a family member such as an aging parent or sibling. Thirty percent indicated that they were likely to be caregivers in the future. What is very telling is that 60 percent said that if appropriate housing were available in the area, they would be “very likely” to relocate that family member to the area. This highlights the importance of considering shifting demographic trends when making critical decisions on future housing.

Amenities for Future Housing

We also asked residents to consider the importance of various features or amenities for future housing. We focused our attention on three main types of housing. The first was housing in general. Residents indicated that full bathrooms, laundry hook-ups, and full kitchens are the most essential. The second type of housing we explored was multiple-unit structures. Residents indicated that snow removal/lawn care and smoke-free facilities were of most importance. Finally, senior housing facilities were examined. The largest proportion of residents indicated that emergency Lifeline services, individually controlled thermostats, and transportation services were very important.

APPENDIX A: DEMOGRAPHIC AND ECONOMIC PROFILE

Table 1. Demographic Trends for Wimbledon, North Dakota: 1990 and 2000 Census and Projections for 2010, 2015, and 2020

Characteristic	Wimbledon, North Dakota										
	Census		% Change 1990-2000	Projections Series I ¹			% Change 2000-2020	Projections Series II ¹			% Change 2000-2020
	1990	2000		2010	2015	2020		2010	2015	2020	
A. POPULATION											
Total Persons	275	237	-13.8	227	226	231	-2.5	243	252	265	11.8
0 to 14 years (Youth)	56	42	-25.0	37	38	40	-4.8	39	44	47	11.9
15 to 24 years (Young adults)	41	25	-39.0	21	18	18	-28.0	21	18	18	-28.0
25 to 34 years (Entry labor force)	32	24	-25.0	30	31	26	8.3	35	37	32	33.3
35 to 54 years (Prime labor force)	60	81	35.0	61	48	45	-44.4	67	58	60	-25.9
55 to 64 years (Pre-retirement)	17	18	5.9	25	30	27	50.0	25	30	27	50.0
65 years and older (Retirees)	69	47	-31.9	53	61	75	59.6	56	65	81	72.3
B. HOUSEHOLDS											
Total households (occupied housing units)	125	103	-17.6	107	103	108	4.9	115	116	123	19.4
<i>By tenure and age of householder:</i>											
Owner-occupied households	100	90	-10.0	93	89	94	4.4	99	100	107	18.9
15 to 34 years	21	14	-33.3	16	16	13	-7.1	17	17	15	7.1
35 to 54 years	33	44	33.3	36	28	27	-38.6	40	34	36	-18.2
55 to 74 years	24	10	-58.3	14	16	19	90.0	14	18	18	80.0
75 years and older	22	22	0.0	27	29	35	59.1	28	31	38	72.7
Renter-occupied households	25	13	-48.0	14	14	14	7.7	16	16	16	23.1
15 to 34 years	9	3	-66.7	4	3	3	0.0	4	4	3	0.0
35 to 54 years	6	4	-33.3	3	3	2	-50.0	4	3	3	-25.0
55 to 74 years	3	0	-100.0	0	0	0	--	0	0	0	--
75 years and older	7	6	-14.3	7	8	9	50.0	8	9	10	66.7
Total households	125	103	-17.6	107	103	108	4.9	115	116	123	19.4
15 to 34 years	30	17	-43.3	20	19	16	-5.9	21	21	18	5.9
35 to 54 years	39	48	23.1	39	31	29	-39.6	44	37	39	-18.8
55 to 74 years	27	10	-63.0	14	16	19	90.0	14	18	18	80.0
75 years and older	29	28	-3.4	34	37	44	57.1	36	40	48	71.4
<i>By income of householder²:</i>											
Extremely low income	44	22	-50.0	25	26	30	36.4	27	29	33	50.0
Low income	26	7	-73.1	8	9	10	42.9	9	9	10	42.9
Tax Credit	33	25	-24.2	26	25	27	8.0	29	28	29	16.0
Moderate income	55	50	-9.1	51	47	49	-2.0	56	54	56	12.0
Middle income	4	16	300.0	16	14	14	-12.5	17	16	18	12.5
Upper income	0	8	-	8	7	8	0.0	9	9	9	12.5
<i>By homebuyer type³:</i>											
First-time homebuyer	18	14	-22.2	14	14	12	-14.3	16	16	14	0.0
Low-income homebuyer	42	11	-73.8	10	9	9	-18.2	11	10	10	-9.1
Moderate-income homebuyer	36	30	-16.7	29	24	27	-10.0	31	29	31	3.3
Upscale homebuyer	0	8	-	8	7	8	0.0	9	9	9	12.5
Elderly homebuyer	29	26	-10.3	34	38	44	69.2	37	40	48	84.6

Notes:

¹Projection Series I is a baseline and data reflect what is likely to occur if historical trends remain steady. Projection Series II data reflect what is likely to occur if policy changes are made that alter the economy or the structural characteristics of the area.

²Householder income types are defined as follows: Extremely low income = households earning less than \$15,000; Low income = households earning \$15,000 to \$24,999; Tax Credit = households earning \$25,000 to \$34,999; Moderate income = households earning \$25,000 to 49,999; Middle income = households earning \$50,000 to \$74,999; Upper income = households earning \$75,000 or more.

³Household buyer types are defined as follows: First-time homebuyer = householder 15 to 34 years with household income between \$25,000 and \$74,999; Low-income homebuyer = householder 15 to 74 years with household income less than \$25,000; Moderate-income homebuyer = householder 35 to 74 years with household income between \$25,000 and \$49,999; Upscale homebuyer = householder 35 to 74 years with household income of \$75,000 or more; Elderly homebuyer = householder 75 years and older regardless of income.

Table 2. Demographic Trends for the Wimbledon, North Dakota, Service Area: 1990 and 2000 Census and Projections for 2010, 2015, and 2020

Characteristic	Service Area for Wimbledon, North Dakota										
	Census		% Change	Projections Series I ¹			% Change	Projections Series II ¹			% Change
	1990	2000	1990-2000	2010	2015	2020	2000-2020	2010	2015	2020	2000-2020
A. POPULATION											
Total Persons	3,245	2,993	-7.8	2,857	2,879	2,873	-4.0	3,067	3,199	3,295	10.1
0 to 14 years (Youth)	777	626	-19.4	542	558	580	-7.3	581	626	675	7.8
15 to 24 years (Young adults)	350	345	-1.4	275	252	240	-30.4	275	252	240	-30.4
25 to 34 years (Entry labor force)	430	291	-32.3	359	377	318	9.3	431	455	383	31.6
35 to 54 years (Prime labor force)	796	955	20.0	711	567	542	-43.2	780	690	719	-24.7
55 to 64 years (Pre-retirement)	326	311	-4.6	441	508	433	39.2	441	514	460	47.9
65 years and older (Retirees)	566	465	-17.8	529	617	760	63.4	559	662	818	75.9
B. HOUSEHOLDS											
Total households (occupied housing units)	1,204	1,154	-4.2	1,127	1,135	1,145	-0.8	1,203	1,256	1,311	13.6
<i>By tenure and age of householder:</i>											
Owner-occupied households	990	971	-1.9	952	962	976	0.5	1,013	1,062	1,117	15.0
15 to 34 years	124	87	-29.8	86	86	76	-12.6	97	97	85	-2.3
35 to 54 years	365	472	29.3	352	280	267	-43.4	385	341	355	-24.8
55 to 74 years	322	297	-7.8	390	458	473	59.3	398	471	499	68.0
75 years and older	179	115	-35.8	124	138	160	39.1	133	153	178	54.8
Renter-occupied households	214	183	-14.5	175	173	169	-7.7	190	194	194	6.0
15 to 34 years	111	76	-31.5	76	75	67	-11.8	84	84	74	-2.6
35 to 54 years	46	61	32.6	45	36	35	-42.6	50	44	46	-24.6
55 to 74 years	36	19	-47.2	25	29	30	57.9	25	30	32	68.4
75 years and older	21	27	28.6	29	33	37	37.0	31	36	42	55.6
Total households	1,204	1,154	-4.2	1,127	1,135	1,145	-0.8	1,203	1,256	1,311	13.6
15 to 34 years	235	163	-30.6	162	161	143	-12.3	181	181	159	-2.5
35 to 54 years	411	533	29.7	397	316	302	-43.3	435	385	401	-24.8
55 to 74 years	358	316	-11.7	415	487	503	59.2	423	501	531	68.0
75 years and older	200	142	-29.0	153	171	197	38.7	164	189	220	54.9
<i>By income of householder²:</i>											
Extremely low income	427	180	-57.8	181	192	199	10.6	191	208	222	23.3
Low income	296	181	-38.9	187	200	203	12.2	198	217	225	24.3
Tax Credit	227	227	0.0	214	212	213	-6.2	230	238	246	8.4
Moderate income	386	424	9.8	401	396	397	-6.4	430	443	459	8.3
Middle income	91	255	180.2	240	233	233	-8.6	256	261	273	7.1
Upper income	28	125	346.4	119	115	114	-8.8	128	128	134	7.2
<i>By household buyer type³:</i>											
First-time homebuyer	108	104	-3.7	97	97	86	-17.3	108	108	95	-8.7
Low-income homebuyer	585	287	-50.9	298	314	312	8.7	314	338	347	20.9
Moderate-income homebuyer	243	285	17.3	270	259	258	-9.5	288	290	304	6.7
Upscale homebuyer	28	110	292.9	105	101	101	-8.2	112	112	119	8.2
Elderly homebuyer	183	162	-11.5	154	170	196	21.0	163	190	220	35.8

Notes:

¹Projection Series I is a baseline and data reflect what is likely to occur if historical trends remain steady. Projection Series II data reflect what is likely to occur if policy changes are made that alter the economy or the structural characteristics of the area.

²Householder income types are defined as follows: Extremely low income = households earning less than \$15,000; Low income = households earning \$15,000 to \$24,999; Tax Credit = households earning \$25,000 to \$34,999; Moderate income = households earning \$25,000 to 49,999; Middle income = households earning \$50,000 to \$74,999; Upper income = households earning \$75,000 or more.

³Household buyer types are defined as follows: First-time homebuyer = householder 15 to 34 years with household income between \$25,000 and \$74,999; Low-income homebuyer = householder 15 to 74 years with household income less than \$25,000; Moderate-income homebuyer = householder 35 to 74 years with household income between \$25,000 and \$49,999; Upscale homebuyer = householder 35 to 74 years with household income of \$75,000 or more; Elderly homebuyer = householder 75 years and older regardless of income.

Table 3. Demographic and Employment Characteristics for Wimbledon, North Dakota, and the Wimbledon Service Area: 1990 and 2000 Census

Characteristic	Wimbledon, North Dakota				Service Area for Wimbledon, ND			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. HOUSEHOLD INCOME								
Median household income (in dollars)	\$20,750	--	\$34,107	--	\$20,598	--	\$34,680	--
<i>By age of householder:</i>								
Under 25 years	--	--	\$8,750	--	--	--	\$24,028	--
25 to 34 years	--	--	\$32,188	--	--	--	\$32,159	--
35 to 44 years	--	--	\$37,500	--	--	--	\$38,295	--
45 to 54 years	--	--	\$53,750	--	--	--	\$50,000	--
55 to 64 years	--	--	\$52,500	--	--	--	\$33,500	--
65 to 74 years	--	--	\$33,750	--	--	--	\$29,063	--
75 years and older	--	--	\$14,375	--	--	--	\$25,875	--
B. MIGRATION								
Population 5 years and older	271	100.0%	221	100.0%	3,059	100.0%	2,814	100.0%
Live in same house as did 5 years ago	166	61.3%	124	56.1%	2,386	78.0%	2,090	74.3%
Live in different house as did 5 years ago	105	38.7%	97	43.9%	673	22.0%	724	25.7%
<i>By place of relocation:</i>								
In the United States	105	100.0%	97	100.0%	668	99.3%	717	99.0%
Same county	46	43.8%	42	43.3%	419	62.3%	404	55.8%
Different county	59	56.2%	55	56.7%	249	37.0%	313	43.2%
Same state	48	45.7%	46	47.4%	164	24.4%	213	29.4%
Different state	11	10.5%	9	9.3%	85	12.6%	100	13.8%
In foreign country	0	0.0%	0	0.0%	5	0.7%	7	1.0%
C. LABOR FORCE								
Total persons 16 years and older	229	100.0%	186	100.0%	2,416	100.0%	2,304	100.0%
In labor force	127	55.5%	111	59.7%	1,443	59.7%	1,462	63.5%
Civilian labor force	127	55.5%	109	58.6%	1,443	59.7%	1,457	63.2%
Employed	114	49.8%	102	54.8%	1,364	56.5%	1,398	60.7%
Unemployed	13	5.7%	7	3.8%	79	3.3%	59	2.6%
Percent of civilian labor force	10.2%	--	6.4%	--	5.5%	--	4.0%	--
Armed Forces	0	0.0%	2	1.1%	0	0.0%	5	0.2%
Not in labor force	102	44.5%	75	40.3%	973	40.3%	842	36.5%
D. PLACE OF WORK - COMMUTING								
Workers 16 years and older	114	100.0%	104	100.0%	1,342	100.0%	1,384	100.0%
Live in a city	114	100.0%	104	100.0%	370	27.6%	346	25.0%
Work in city of residence	61	53.5%	57	54.8%	175	13.0%	106	7.7%
Work outside city of residence	53	46.5%	47	45.2%	195	14.5%	240	17.3%
Live outside a city	0	0.0%	0	0.0%	972	72.4%	1,038	75.0%
Work in state of residence	114	100.0%	102	98.1%	1,328	99.0%	1,372	99.1%
Work in county of residence	74	64.9%	68	65.4%	1,158	86.3%	1,084	78.3%
Work outside county of residence	40	35.1%	34	32.7%	170	12.7%	288	20.8%
Work outside state of residence	0	0.0%	2	1.9%	14	1.0%	12	0.9%
E. EMPLOYMENT BY INDUSTRY								
Total employed civilian labor force	114	100.0%	102	100.0%	1,364	100.0%	1,398	100.0%
<i>By industry:</i>								
Agriculture, forestry, fishing, hunting, mining	14	12.3%	7	6.9%	526	38.6%	288	20.6%
Construction	5	4.4%	5	4.9%	78	5.7%	90	6.4%
Manufacturing	10	8.8%	15	14.7%	44	3.2%	151	10.8%
Wholesale trade	22	19.3%	9	8.8%	72	5.3%	39	2.8%
Retail trade	16	14.0%	10	9.8%	144	10.6%	136	9.7%
Transportation and warehousing, and utilities	5	4.4%	6	5.9%	90	6.6%	95	6.8%
Information	--	--	0	0.0%	--	--	3	--
Finance, insurance, and real estate	3	2.6%	3	2.9%	39	2.9%	56	4.0%
Professional, scientific, management, administrative, and waste management services	6	5.3%	4	3.9%	61	4.5%	43	3.1%
Educational, health and social services	33	28.9%	31	30.4%	264	19.4%	311	22.2%
Arts, entertain., rec., accom., & food svcs.	0	0.0%	2	2.0%	7	0.5%	71	5.1%
Other services (except public administration)	--	--	2	2.0%	--	--	81	5.8%
Public administration	0	0.0%	8	7.8%	39	2.9%	34	2.4%
F. HOUSEHOLD SIZE								
Persons per household	2.3	--	2.1	--	2.7	--	2.6	--

Table 4. List of Employers in the North Dakota Cities of Courtenay, Dazey, Glenfield, Hannaford, Kensal, Leal, Rogers, Sanborn, Spiritwood Lake, and Wimbledon as of 9-14-2007 (Sorted alphabetically by employee class size)

Source: Businesses obtained from the Workforce Intelligence Network website hosted by Job Service North Dakota, www.ndworkforceintelligence.com/

Count	Company Name	City	Employee Class Size
1	Glenfield Fire Dept	Glenfield	20 to 49
2	Kensal City Fire Dept	Kensal	20 to 49
3	North Central School Dist 65	Rogers	20 to 49
4	Sanborn Fire Dept	Sanborn	20 to 49
5	Wimbledon Courtenay School	Wimbledon	20 to 49
6	Barnes County Equipment	Wimbledon	10 to 19
7	Community Cafe	Kensal	10 to 19
8	Courtenay Ambulance	Courtenay	10 to 19
9	Farmers Union Oil Co	Wimbledon	10 to 19
10	Hannaford Fire Alarm	Hannaford	10 to 19
11	HLDAG Honolod Mechanical	Spiritwood	10 to 19
12	Inter Community Telephone Co	Dazey	10 to 19
13	Kensal Public School	Kensal	10 to 19
14	Kensal School District 19	Kensal	10 to 19
15	Midkota Junior Senior High	Glenfield	10 to 19
16	Rogers Fertilizer Co	Rogers	10 to 19
17	Rokiwan Camp	Spiritwood	10 to 19
18	Wesley Acres Methodist Camp	Dazey	10 to 19
19	Wolsky's RV Park	Kensal	10 to 19
20	Agiliance LLC	Hannaford	5 to 9
21	Agroline	Wimbledon	5 to 9
22	Arrowwood Prairie Coop	Wimbledon	5 to 9
23	Benson-Quinn Commodities Inc	Rogers	5 to 9
24	Central Dakota Telecom Consort	Glenfield	5 to 9
25	CHS Inc	Courtenay	5 to 9
26	Didier's Ag Ctr	Sanborn	5 to 9
27	Double 'D' Bar	Hannaford	5 to 9
28	Harold Spickler Farm	Glenfield	5 to 9
29	Heartland Veterinary Svc	Glenfield	5 to 9
30	Kensal Farmers Elevator Co	Kensal	5 to 9
31	M & J's Grocery	Wimbledon	5 to 9
32	Miller Elevator Co	Hannaford	5 to 9
33	Northern Plains Petroleum	Hannaford	5 to 9
34	Sacred Heart Catholic Church	Sanborn	5 to 9
35	Security State Bank	Wimbledon	5 to 9
36	Security State Bank Holding Co	Hannaford	5 to 9
37	Security State Bank of ND	Hannaford	5 to 9
38	Spiritwood Public Schools	Spiritwood	5 to 9
39	St John's Catholic Church	Kensal	5 to 9
40	Stri-King Lanes	Hannaford	5 to 9
41	Terry Bryn Farm	Dazey	5 to 9
42	Tough-T Mfg Inc	Glenfield	5 to 9
43	Wimbledon Cafe	Wimbledon	5 to 9
44	A Holistic Touch	Sanborn	1 to 4
45	Agrium US Inc	Rogers	1 to 4
46	Alan Scanson Farm	Glenfield	1 to 4
47	Albrecht Farms	Wimbledon	1 to 4
48	Albrecht Farms-Elevator	Wimbledon	1 to 4
49	Allen Marler Farm	Rogers	1 to 4
50	Arrowwood Electric	Kensal	1 to 4
51	Assembly of God Church	Dazey	1 to 4
52	Benson Steven	Wimbledon	1 to 4
53	Benson-Quinn Commodities Inc	Rogers	1 to 4
54	Big Jakes	Dazey	1 to 4
55	Blumler Trucking	Sanborn	1 to 4
56	Bremer Insurance	Courtenay	1 to 4
57	Brian's Body Shop	Hannaford	1 to 4
58	Bruce's Repair	Wimbledon	1 to 4
59	Bull Pen	Kensal	1 to 4
60	C M's Place	Wimbledon	1 to 4
61	Cal Vincent Construction Co	Hannaford	1 to 4
62	Chapparrell Bar & Grill	Wimbledon	1 to 4
63	Cheryl's Cutting Corners	Rogers	1 to 4
64	Country Impressions	Glenfield	1 to 4
65	Courtenay Repair & Sales	Courtenay	1 to 4
66	Custom Automatics	Dazey	1 to 4
67	Dakota Signs	Sanborn	1 to 4
68	Darrell Michaelis Construction	Hannaford	1 to 4
69	Darwin Topp Farm	Glenfield	1 to 4
70	Dazey Basics	Dazey	1 to 4
71	Dazey Repair	Dazey	1 to 4
72	Dome Pipeline Corp Pump Station	Sanborn	1 to 4
73	Duane Farnquist Farm	Sanborn	1 to 4
74	Dybwad Robert Trust	Hannaford	1 to 4
75	Ehm Trucking	Wimbledon	1 to 4
76	Einar Ellingson Farm	Glenfield	1 to 4
77	Ekren Trailers & Truck Bodies	Kensal	1 to 4
78	Ellison Enterprises Inc	Sanborn	1 to 4

Table 4. List of Businesses and Employers (Continued)

Count	Company Name	City	Employee Class Size
79	Elroy Ellingson Farm	Glenfield	1 to 4
80	Elwanda Lueck Farm	Spiritwood	1 to 4
81	Eve Grain Farms	Leal	1 to 4
82	Farmers Union Insurance	Wimbleton	1 to 4
83	Fehr Bret D	Wimbleton	1 to 4
84	Franklin Ellingson Farm	Glenfield	1 to 4
85	Full Throttle Saloon & Grill	Sanborn	1 to 4
86	G & G Sales	Wimbleton	1 to 4
87	General Grain Cleaning Karnak	Hannafor	1 to 4
88	Glenfield Bar	Glenfield	1 to 4
89	Glenfield City Park Campground	Glenfield	1 to 4
90	Glenfield Community Clinic	Glenfield	1 to 4
91	Glenfield Lutheran Church	Glenfield	1 to 4
92	Glenfield Lutheran Parsonage	Glenfield	1 to 4
93	Glenfield Senior Ctr Inc	Glenfield	1 to 4
94	Greshik Farms-shop	Courtenay	1 to 4
95	Greshik Paint & Glass	Wimbleton	1 to 4
96	Grotberg Electric	Spiritwood	1 to 4
97	H E Everson Inc	Wimbleton	1 to 4
98	Hair P'zazz & More	Sanborn	1 to 4
99	Hannafor Fire Department	Hannafor	1 to 4
100	Haugen Farms	Hannafor	1 to 4
101	Heyerdahl Farm	Hannafor	1 to 4
102	Jorissen Farms	Rogers	1 to 4
103	K & K Beach Electric Inc	Wimbleton	1 to 4
104	Keith Shape Farm	Glenfield	1 to 4
105	Kensal City Auditor's Office	Kensal	1 to 4
106	Kensal Grocery Store	Kensal	1 to 4
107	Kevin Black Farm	Glenfield	1 to 4
108	Kingdom's Collection	Dazey	1 to 4
109	KXMC TV Inc	Wimbleton	1 to 4
110	Margaret's Beauty Shoppe	Wimbleton	1 to 4
111	Marsolek's Pub & Grub	Courtenay	1 to 4
112	Mc Millan Farms	Wimbleton	1 to 4
113	Mueller & Mueller	Dazey	1 to 4
114	Nails Etc	Hannafor	1 to 4
115	National Audubon Society	Spiritwood	1 to 4
116	North Dakota Highway Dept	Courtenay	1 to 4
117	Northern Plains Electric Co-op	Glenfield	1 to 4
118	Outdoor Connection	Sanborn	1 to 4
119	Prairie Painting	Sanborn	1 to 4
120	Randean Inc	Hannafor	1 to 4
121	Rod Larson Auctions	Spiritwood	1 to 4
122	Roger Dahl Farm	Hannafor	1 to 4
123	Rogers Fire Dept	Rogers	1 to 4
124	Rondestvedt Service	Hannafor	1 to 4
125	Roy Carlson Manure Hauler	Wimbleton	1 to 4
126	Sanborn Fertilizer Plant	Sanborn	1 to 4
127	Sanborn Rural Fire District	Sanborn	1 to 4
128	Security Insurance	Wimbleton	1 to 4
129	Security Insurance	Hannafor	1 to 4
130	Spickler Ranch	Glenfield	1 to 4
131	Spiritwood Township Garage	Spiritwood	1 to 4
132	Sportsman's Bar	Spiritwood	1 to 4
133	St Boniface Catholic Church	Wimbleton	1 to 4
134	St John's United Methodist Church	Wimbleton	1 to 4
135	St Paul Lutheran Church	Wimbleton	1 to 4
136	St Paul's Lutheran Church	Kensal	1 to 4
137	Tabbert Farm	Spiritwood	1 to 4
138	Tarp Products	Courtenay	1 to 4
139	Tee Pee	Rogers	1 to 4
140	Terry Johnson Construction	Sanborn	1 to 4
141	Topp Charolais Ranch	Glenfield	1 to 4
142	Tri Link Telemanagement	Hannafor	1 to 4
143	Tri-County Insurance	Wimbleton	1 to 4
144	Trinity Parish	Hannafor	1 to 4
145	Triple-B Bar	Glenfield	1 to 4
146	UAP	Glenfield	1 to 4
147	Union Lutheran Church	Hannafor	1 to 4
148	United Methodist Church-Kensal	Kensal	1 to 4
149	US Post Office	Dazey	1 to 4
150	US Post Office	Wimbleton	1 to 4
151	US Post Office	Courtenay	1 to 4
152	US Post Office	Spiritwood	1 to 4
153	US Post Office	Hannafor	1 to 4
154	US Post Office	Glenfield	1 to 4
155	US Post Office	Kensal	1 to 4
156	US Post Office	Sanborn	1 to 4
157	Vining Oil & Gas	Rogers	1 to 4
158	Weber Brothers	Spiritwood	1 to 4
159	Wimbleton City Office	Wimbleton	1 to 4

Table 5. Housing Characteristics for Wimbledon, North Dakota, and the Wimbledon Service Area: 1990 and 2000 Census

Characteristic	Wimbledon, North Dakota				Service Area for Wimbledon, ND			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. HOUSING UNITS								
Total housing units	141	100.0%	122	100.0%	1,549	100.0%	1,414	100.0%
Occupied housing units	125	88.7%	103	84.4%	1,204	77.7%	1,154	81.6%
Owner-occupied	100	70.9%	90	73.8%	990	63.9%	971	68.7%
Renter-occupied	25	17.7%	13	10.7%	214	13.8%	183	12.9%
Vacant housing units	16	11.3%	19	15.6%	345	22.3%	260	18.4%
For rent	2	1.4%	5	4.1%	16	1.0%	12	0.8%
For sale only	6	4.3%	3	2.5%	31	2.0%	36	2.5%
Rented or sold, not occupied	2	1.4%	0	0.0%	10	0.6%	8	0.6%
For seasonal, recreational, or occasional use	2	1.4%	4	3.3%	122	7.9%	135	9.5%
For migrant workers	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other vacant	4	2.8%	7	5.7%	166	10.7%	69	4.9%
B. OWNER-OCCUPIED HOUSING UNITS								
Total owner-occupied housing units	100	100.0%	90	100.0%	990	100.0%	971	100.0%
<i>By units in structure:</i>								
Single-family units	80	80.0%	84	93.3%	903	91.2%	903	93.0%
Multiple-family units	0	0.0%	0	0.0%	4	0.4%	2	0.2%
2 to 4 units per structure	0	0.0%	0	0.0%	4	0.4%	2	0.2%
5 to 9 units per structure	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10 units or more per structure	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile homes	20	20.0%	6	6.7%	78	7.9%	64	6.6%
Other	0	0.0%	0	0.0%	5	0.5%	2	0.2%
<i>By year structure built:</i>								
Built 1980 to present	11	11.0%	8	8.9%	84	8.5%	115	11.8%
Built 1940 to 1979	36	36.0%	36	40.0%	459	46.4%	415	42.7%
Built prior to 1940	53	53.0%	46	51.1%	447	45.2%	441	45.4%
<i>By quality indicators:</i>								
Lacking complete plumbing facilities	0	0.0%	0	0.0%	18	1.8%	12	1.2%
Lacking complete kitchen facilities	--	--	0	0.0%	--	--	6	0.6%
Overcrowded (more than 1 person per room)	0	0.0%	0	0.0%	10	1.0%	4	0.4%
<i>By value:</i>								
Specified owner-occupied housing units	77	100.0%	81	100.0%	457	100.0%	537	100.0%
Less than \$40,000	72	93.5%	61	75.3%	310	67.8%	276	51.4%
\$40,000 to \$59,999	5	6.5%	6	7.4%	59	12.9%	70	13.0%
\$60,000 to \$79,999 ¹	0	0.0%	8	9.9%	50	10.9%	42	7.8%
\$80,000 to \$124,999 ²	0	0.0%	6	7.4%	25	5.5%	79	14.7%
\$125,000 to \$199,999	0	0.0%	0	0.0%	13	2.8%	51	9.5%
\$200,000 or more	0	0.0%	0	0.0%	0	0.0%	19	3.5%
Median value (in dollars)	\$15,700	--	\$28,500	--	\$25,250	--	\$38,600	--
<i>By overburden status:</i>								
Specified owner-occupied housing units	77	100.0%	81	100.0%	457	100.0%	537	100.0%
Cost-burdened (30% or more of household income toward housing costs/mortgage)	10	100.0%	7	100.0%	58	100.0%	63	100.0%
<i>By household income:</i>								
Less than \$10,000	10	100.0%	2	28.6%	43	74.1%	21	33.3%
\$10,000 to \$19,999	0	0.0%	5	71.4%	0	0.0%	26	41.3%
\$20,000 to \$34,999	0	0.0%	0	0.0%	2	3.4%	8	12.7%
\$35,000 to \$49,999	0	0.0%	0	0.0%	13	22.4%	0	0.0%
\$50,000 to \$74,999 ³	0	0.0%	0	0.0%	0	0.0%	8	12.7%
\$75,000 to \$99,999	--	--	0	0.0%	--	--	0	0.0%
\$100,000 or more	--	--	0	0.0%	--	--	0	0.0%

Notes: ¹ 1990 data represent \$60,000 to \$74,999 ² 1990 data represent \$75,000 to \$124,999 ³ 1990 data represent \$50,000 or more

Table 5. Housing Characteristics for Wimbledon, North Dakota, and the Wimbledon Service Area: 1990 and 2000 Census (Continued)

Characteristic	Wimbledon, North Dakota				Service Area for Wimbledon, ND			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
C. RENTER-OCCUPIED HOUSING UNITS								
Total renter-occupied housing units	25	100.0%	13	100.0%	214	100.0%	183	100.0%
<i>By units in structure:</i>								
Single-family units	14	56.0%	2	15.4%	160	74.8%	136	74.3%
Multiple-family units	11	44.0%	11	84.6%	25	11.7%	33	18.0%
2 to 4 units per structure	6	24.0%	6	46.2%	13	6.1%	22	12.0%
5 to 9 units per structure	5	20.0%	5	38.5%	12	5.6%	9	4.9%
10 units or more per structure	0	0.0%	0	0.0%	0	0.0%	2	1.1%
Mobile homes	0	0.0%	0	0.0%	29	13.6%	12	6.6%
Other	0	0.0%	0	0.0%	0	0.0%	2	1.1%
<i>By year structure built:</i>								
Built 1980 to present	4	16.0%	4	30.8%	32	15.0%	30	16.4%
Built 1940 to 1979	21	84.0%	9	69.2%	101	47.2%	86	47.0%
Built prior to 1940	0	0.0%	0	0.0%	81	37.9%	67	36.6%
<i>By quality indicators:</i>								
Lacking complete plumbing facilities	0	0.0%	0	0.0%	6	2.8%	2	1.1%
Lacking complete kitchen facilities	--	--	0	0.0%	--	--	2	1.1%
Overcrowded (more than 1 person per room)	0	0.0%	0	0.0%	8	3.7%	0	0.0%
<i>By gross rent:</i>								
Specified renter-occupied housing units paying cash rent	18	100.0%	13	100.0%	80	100.0%	79	100.0%
Less than \$250	13	72.2%	0	0.0%	48	60.0%	11	13.9%
\$250 to \$349	5	27.8%	13	100.0%	24	30.0%	37	46.8%
\$350 to \$449	0	0.0%	0	0.0%	8	10.0%	19	24.1%
\$450 to \$549	0	0.0%	0	0.0%	0	0.0%	9	11.4%
\$550 to \$749	0	0.0%	0	0.0%	0	0.0%	3	3.8%
\$750 or more	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Median gross rent (in dollars)	\$228	--	\$296	--	\$229	--	\$325	--
<i>By overburden status:</i>								
Specified renter-occupied housing units	25	100.0%	13	100.0%	121	100.0%	116	100.0%
Cost-burdened (30% or more of household income toward housing costs/gross rent)	6	100.0%	4	100.0%	22	100.0%	20	100.0%
<i>By household income:</i>								
Less than \$10,000	6	100.0%	4	100.0%	20	90.9%	16	80.0%
\$10,000 to \$19,999	0	0.0%	0	0.0%	2	9.1%	4	20.0%
\$20,000 to \$34,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$35,000 to \$49,999	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$50,000 to \$74,999 ¹	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$75,000 to \$99,999	--	--	0	0.0%	--	--	0	0.0%
\$100,000 or more	--	--	0	0.0%	--	--	0	0.0%
D. VACANT HOUSING UNITS								
Total vacant housing units	16	100.0%	19	100.0%	345	100.0%	260	100.0%
<i>By units in structure:</i>								
Single-family units	13	81.3%	16	84.2%	275	79.7%	216	83.1%
Multiple-family units	3	18.8%	3	15.8%	6	1.7%	8	3.1%
2 to 4 units per structure	2	12.5%	0	0.0%	5	1.4%	2	0.8%
5 to 9 units per structure	1	6.3%	3	15.8%	1	0.3%	6	2.3%
10 units or more per structure	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile homes	0	0.0%	0	0.0%	57	16.5%	32	12.3%
Other	0	0.0%	0	0.0%	7	2.0%	4	1.5%

Note: ¹ 1990 data represent \$50,000 or more.

Table 6. Housing Units Authorized for Construction by Building Permits in Barnes, Foster, Griggs, and Stutsman Counties in North Dakota: 2000-2006

Characteristic by County	Housing Units Authorized for Construction by Building Permits						
	2000	2001	2002	2003	2004	2005	2006
BARNES COUNTY							
Total housing units authorized for construction	11	25	15	53	49	50	47
<i>In structures with:</i>							
One unit (single-family home)	9	9	11	15	22	23	20
2 units	2	0	0	0	0	0	0
3 or 4 units	0	16	4	0	0	0	0
5 units or more	0	0	0	38	27	27	27
Total construction value of housing units authorized for construction (in thousands of dollars)	\$727,000	\$1,149,500	\$886,000	\$3,511,286	\$3,507,366	\$3,572,084	\$3,366,802
<i>In structures with:</i>							
One unit (single-family home)	\$660,000	\$489,500	\$757,000	\$1,011,286	\$1,731,050	\$1,795,768	\$1,590,486
2 units	\$67,000	\$0	\$0	\$0	\$0	\$0	\$0
3 or 4 units	\$0	\$660,000	\$129,000	\$0	\$0	\$0	\$0
5 units or more	\$0	\$0	\$0	\$2,500,000	\$1,776,316	\$1,776,316	\$1,776,316
FOSTER COUNTY							
Total housing units authorized for construction	3	4	2	3	4	5	1
<i>In structures with:</i>							
One unit (single-family home)	3	4	2	3	4	5	1
2 units	0	0	0	0	0	0	0
3 or 4 units	0	0	0	0	0	0	0
5 units or more	0	0	0	0	0	0	0
Total construction value of housing units authorized for construction (in thousands of dollars)	\$310,000	\$415,000	\$230,000	\$355,000	\$605,000	\$1,005,000	\$125,000
<i>In structures with:</i>							
One unit (single-family home)	\$310,000	\$415,000	\$230,000	\$355,000	\$605,000	\$1,005,000	\$125,000
2 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 or 4 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 units or more	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GRIGGS COUNTY							
Total housing units authorized for construction	0	0	0	0	0	0	0
<i>In structures with:</i>							
One unit (single-family home)	0	0	0	0	0	0	0
2 units	0	0	0	0	0	0	0
3 or 4 units	0	0	0	0	0	0	0
5 units or more	0	0	0	0	0	0	0
Total construction value of housing units authorized for construction (in thousands of dollars)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>In structures with:</i>							
One unit (single-family home)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3 or 4 units	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 units or more	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STUTSMAN COUNTY							
Total housing units authorized for construction	51	20	29	28	48	38	78
<i>In structures with:</i>							
One unit (single-family home)	24	20	17	28	32	30	34
2 units	0	0	0	0	0	0	4
3 or 4 units	0	0	0	0	0	0	3
5 units or more	27	0	12	0	16	8	37
Total construction value of housing units authorized for construction (in thousands of dollars)	\$4,692,359	\$2,591,316	\$2,866,503	\$4,616,268	\$6,407,409	\$6,134,405	\$8,038,691
<i>In structures with:</i>							
One unit (single-family home)	\$3,186,499	\$2,591,316	\$2,328,503	\$4,616,268	\$4,757,801	\$5,309,405	\$5,645,115
2 units	\$0	\$0	\$0	\$0	\$0	\$0	\$458,576
3 or 4 units	\$0	\$0	\$0	\$0	\$0	\$0	\$360,000
5 units or more	\$1,505,860	\$0	\$538,000	\$0	\$1,649,608	\$825,000	\$1,575,000

Table 7. Cost Burden for Wimbledon, North Dakota, and the Wimbledon Service Area: Census 2000

Characteristic	Census 2000			
	Wimbledon, North Dakota		Service Area for Wimbledon, ND	
	Number	Percent	Number	Percent
A. HOMEOWNERS				
Specified owner-occupied housing units	81	100.0%	537	100.0%
<i>By age:</i>				
15 to 24 years	2	100.0%	6	100.0%
Cost burdened ¹	2	100.0%	2	33.3%
25 to 34 years	10	100.0%	49	100.0%
Cost burdened	0	0.0%	3	6.1%
35 to 44 years	14	100.0%	122	100.0%
Cost burdened	2	14.3%	19	15.6%
45 to 54 years	27	100.0%	135	100.0%
Cost burdened	0	0.0%	8	5.9%
55 to 64 years	4	100.0%	86	100.0%
Cost burdened	0	0.0%	9	10.5%
65 to 74 years	4	100.0%	60	100.0%
Cost burdened	0	0.0%	4	6.7%
75 years and older	20	100.0%	79	100.0%
Cost burdened	3	15.0%	18	22.8%
<i>By household income:</i>				
Less than \$10,000	2	100.0%	29	100.0%
Cost burdened	2	100.0%	21	72.4%
\$10,000 to \$19,999	12	100.0%	92	100.0%
Cost burdened	5	41.7%	26	28.3%
\$20,000 to \$34,999	23	100.0%	131	100.0%
Cost burdened	0	0.0%	8	6.1%
\$35,000 to \$49,999	22	100.0%	103	100.0%
Cost burdened	0	0.0%	0	0.0%
\$50,000 to \$74,999	14	100.0%	122	100.0%
Cost burdened	0	0.0%	8	6.6%
\$75,000 to \$99,999	6	100.0%	38	100.0%
Cost burdened	0	0.0%	0	0.0%
\$100,000 and more	2	100.0%	22	100.0%
Cost burdened	0	0.0%	0	0.0%
B. RENTERS				
Specified renter-occupied housing units	13	100.0%	116	100.0%
<i>By age:</i>				
15 to 24 years	0	100.0%	21	100.0%
Cost burdened	0	0.0%	4	19.0%
25 to 34 years	3	100.0%	25	100.0%
Cost burdened	0	0.0%	2	8.0%
35 to 44 years	2	100.0%	17	100.0%
Cost burdened	2	100.0%	2	11.8%
45 to 54 years	2	100.0%	11	100.0%
Cost burdened	0	0.0%	0	0.0%
55 to 64 years	0	100.0%	6	100.0%
Cost burdened	0	0.0%	4	66.7%
65 to 74 years	0	100.0%	11	100.0%
Cost burdened	0	0.0%	4	36.4%
75 years and older	6	100.0%	25	100.0%
Cost burdened	2	33.3%	4	16.0%
<i>By household income:</i>				
Less than \$10,000	4	100.0%	22	100.0%
Cost burdened	4	100.0%	16	72.7%
\$10,000 to \$19,999	6	100.0%	25	100.0%
Cost burdened	0	0.0%	4	16.0%
\$20,000 to \$34,999	3	100.0%	35	100.0%
Cost burdened	0	0.0%	0	0.0%
\$35,000 to \$49,999	0	100.0%	19	100.0%
Cost burdened	0	0.0%	0	0.0%
\$50,000 to \$74,999	0	100.0%	10	100.0%
Cost burdened	0	0.0%	0	0.0%
\$75,000 to \$99,999	0	100.0%	4	100.0%
Cost burdened	0	0.0%	0	0.0%
\$100,000 and more	0	100.0%	1	100.0%
Cost burdened	0	0.0%	0	0.0%

Note: ¹ Cost burdened references those households spending at least 30 percent of their income on housing costs.

Table 8. Disability Status for Wimbledon, North Dakota, and the Wimbledon Service Area: Census 2000

Characteristic	Census 2000			
	Wimbledon, North Dakota		Service Area for Wimbledon, ND	
	Number	Percent	Number	Percent
Total civilian non-institutionalized persons 65 years and older	45	100.0%	465	100.0%
With a disability	23	51.1%	139	29.9%
<i>By type of disability:</i>				
With one disability	6	13.3%	67	14.4%
Sensory	4	8.9%	11	2.4%
Physical	2	4.4%	28	6.0%
Mental	0	0.0%	2	0.4%
Self-care	0	0.0%	2	0.4%
Go-outside-the-home	0	0.0%	24	5.2%
With two or more disabilities	17	37.8%	72	15.5%
Including self-care disability	6	13.3%	21	4.5%
No self care disability	11	24.4%	51	11.0%
No disability	22	48.9%	326	70.1%
Total civilian non-institutionalized persons 21 to 64 years	126	100.0%	1,603	100.0%
With a disability	10	7.9%	162	10.1%
<i>By type of disability:</i>				
With one disability	3	2.4%	95	5.9%
Sensory	3	2.4%	21	1.3%
Physical	0	0.0%	16	1.0%
Mental	0	0.0%	11	0.7%
Self-care	0	0.0%	0	0.0%
Go-outside-the-home	0	0.0%	8	0.5%
Employment	0	0.0%	39	2.4%
With two or more disabilities	7	5.6%	67	4.2%
Including self-care disability	2	1.6%	3	0.2%
No self care disability	5	4.0%	64	4.0%
No disability	116	92.1%	1,441	89.9%

APPENDIX B: HOUSING SURVEY RESULTS

Introduction

- A generalizeable telephone survey was conducted in August 2007 of 324 randomly selected households in Wimbledon, North Dakota, and the surrounding service area. The Wimbledon service area includes people who live within an area of approximately 40 miles from Wimbledon (excluding residents of Valley City and Jamestown). This survey is part of the larger Wimbledon Housing Demand Analysis being conducted by the North Dakota State Data Center on behalf of the Wimbledon Housing and Redevelopment Authority. The larger study is designed to explore a range of housing issues and place those concerns within a social-economic context.
- The objective of the Wimbledon Housing Survey was to collect a representative perspective of residents' views in Wimbledon and the surrounding service area regarding housing. The survey topics included residents' a) perceived needs for housing, b) preferences for types of housing, c) likelihood of using different types of housing including a potential timetable for use, d) issues that would limit their use of different types of housing, and e) demographics. Results of the study will assist community leaders in understanding the current and future housing market in Wimbledon, North Dakota, and the surrounding service area.
- The survey instrument was designed by staff at the North Dakota State Data Center (see attached survey instrument), with input from members of the Wimbledon Housing and Redevelopment Authority. The telephone interviews were conducted by a pool of trained interviewers supervised by North Dakota State Data Center staff. The survey had 87 questions and took approximately 15 minutes to complete. The results of the survey have an error rate of below 5 percent and a confidence level of 95 percent. The response rate for the survey was 59 percent. This rate is within normal range of 50 to 60 percent for telephone interviewing given the proliferation of telemarketing and the intervention of screening devices such as answering machines and caller identification systems. The refusal rate for the survey was 44 percent. North Dakota State University Institutional Review Board (IRB) approval was obtained for this study, ensuring that proper protocol was used and the rights of human subjects maintained.
- Respondents were provided with definitions for each of the five types of senior housing discussed in the study:
 - ▶ A Senior Apartment Community is independent living that includes multiple units for seniors whose lifestyle requires minimal or no extra help. These units do not include supportive services.
 - ▶ A Congregate Senior Housing Community is independent living with separate apartments that includes supportive services.
 - ▶ An Assisted Living Community provides help with non-medical aspects for seniors who are less able to function independently.
 - ▶ A Skilled Nursing Care Facility is also referred to as "nursing home care" or 24-hour nursing care for frail and ill individuals.
 - ▶ A Continued Care Retirement Community provides a continuum of housing and care arrangements for seniors including independent living, congregate housing, assisted living, and skilled nursing care. This kind of facility allows seniors to "age in place" in the same facility through the aging process.

Profile of Perceived Housing Needs

One-fourth of respondents anticipated changing their housing arrangement in the next five years (25.0 percent).

Table 1. Whether respondent anticipates changing housing arrangement in the next five years

Response	Percent
Yes	25.0
No	73.8
Do not know/refused	1.2
Total	100.0

N=324

- Among respondents who DO NOT plan to change housing arrangements in the next five years, the vast majority indicated they do not want or need to move (94.2 percent). Additional reasons for not moving included wanting to stay near family and friends (22.2 percent), because of respondent’s job (17.3 percent), the cost of new construction (12.3 percent), the cost of financing a new house (12.3 percent), and the cost of relocating (11.1 percent).
- Some respondents indicated an “other” reason for not changing housing arrangements in the next five years (4.1 percent). These included owning their home, wanting it peaceful/staying away from town, not finding the unit respondent is looking for, liking privacy and wanting to stay in own home, living on a farm and wanting to stay there, needing to stay due to a disability, and needing housing that’s accessible.

Table 2. Among respondents who DO NOT plan to change housing arrangements in the next five years, reasons why not

Reason why not	Percent
Do not want or need to move	94.2
To stay near family and friends	22.2
Because of my job	17.3
Cost of new construction	12.3
Cost of financing a new house	12.3
Cost of relocating	11.1
Cannot get financing	3.7
Other	4.1
Do not know/refused	1.2

N=243; percents do not add to 100.0 due to multiple responses

- Among respondents who DO plan to change housing arrangements in the next five years, there were a variety of reasons for why they plan to change. The largest proportions of respondents indicated their home is too large and they want to downsize (22.2 percent), the desire to be near available medical services (21.0 percent), employment opportunities (18.5 percent), and the desire to live in town (18.5 percent). The desire for a one-story structure with no stairs (16.0 percent), the desire to be in a larger community with more amenities (16.0 percent), and that their home is too small (14.8 percent) were the next most common factors.
- An additional 21.0 percent of respondents indicated an “other” reason for changing housing arrangements in the next five years. These included the desire to own rather than rent, waiting until respondent’s pet dies, the desire for a nicer apartment, current housing is too old, wanting to be in a quieter place (e.g., in the country), a divorce, desire for a newer home, a preference to live in (or move away from) a specific town, needing to move due to handicapped needs or medical needs, and having a young family and wanting to purchase a home.

Table 3. Among respondents who DO plan to change housing arrangements in the next five years, reasons why

Reason why	Percent
Home is too large – want to downsize	22.2
Desire to be near available medical services	21.0
Employment opportunities	18.5
Desire to live in town	18.5
Desire a one-story structure (no stairs)	16.0
Desire to be in a larger community with more amenities	16.0
Home is too small	14.8
Home is too costly to maintain	12.3
Safety is a concern	12.3
Desire to be closer to family and friends	12.3
Desire to be closer to work	11.1
Desire to live with other seniors	11.1
Would like assistance with personal care	8.6
Desire to have assistance with meal preparation and housekeeping	8.6
Retirement (respondent or other household member)	4.9
Cannot afford mortgage or rent payment	4.9
Desire to be closer to school	4.9
The death of a spouse	3.7
Unable to drive – inadequate transportation	1.2
Other	21.0
Do not know/refused	1.2

N=81; percents do not add to 100.0 due to multiple responses

- Among respondents who DO plan to change housing arrangements in the next five years, 61.7 percent plan to remain in the area while 33.3 percent plan to relocate to a different area.

Table 4. Among respondents who DO plan to change housing arrangements in the next five years, whether respondent will remain in the area or relocate to a different area

Response	Percent
Remain in the area	61.7
Relocate to a different area	33.3
Do not know/refused	4.9
Total	99.9

N=81

- Among respondents who DO plan to change housing arrangements in the next five years, a variety of types of housing would best serve the respondents' needs. However, the largest proportion of respondents indicated a single-family house for purchase would best serve their needs (44.4 percent). No respondents indicated that temporary housing, a congregate senior housing community, or a continued care retirement community would best serve their needs.
- Some respondents indicated an "other" type of housing that will best serve their needs (6.2 percent). These included building own home, going to school and living with a family member, a handicapped-accessible home and care, and low-income senior apartments.

Table 5. Among respondents who DO plan to change housing arrangements in the next five years, type of housing arrangement that will best serve respondent's needs

Type of housing	Percent
Housing with multiple-units for rent	7.4
Housing with multiple-units for purchase	9.9
Single-family houses for rent	2.5
Single-family houses for purchase	44.4
Mobile homes	1.2
Temporary housing	0.0
Low-income housing	4.9
Senior apartment community	16.0
Congregate senior housing community	0.0
Assisted living community	4.9
Skilled nursing care facility	1.2
Continued care retirement community	0.0
Other	6.2
Do not know/refused	1.2
Total	99.8

N=81

- On average, respondents perceived the need for various types of housing to be moderate, at most. The types considered most needed were an assisted living community (mean=3.15), a congregate senior housing community (mean=3.10), and a senior apartment community (mean=3.08). The types considered least needed were mobile homes (mean=1.87), housing with multiple-units for purchase (mean=1.93), and temporary housing (mean=1.94).

Table 6. Perceived need for various types of housing in respondent’s area

Type of housing	Mean	Percent Perceived Need (1=“not needed at all”, 5=“quite needed”)						
		1	2	3	4	5	DNK/R	Total
Housing with multiple-units for rent	2.60	29.6	17.6	27.5	10.8	13.3	1.2	100.0
Housing with multiple-units for purchase	1.93	49.4	23.5	12.3	7.1	5.2	2.5	100.0
Single-family houses for rent	2.87	23.5	13.9	27.5	18.5	14.8	1.9	100.1
Single-family houses for purchase	2.69	29.3	13.9	25.3	18.2	12.0	1.2	99.9
Mobile homes	1.87	52.5	18.5	17.0	6.2	3.4	2.5	100.1
Temporary housing	1.94	49.4	19.8	14.5	8.0	4.3	4.0	100.0
Low-income housing	3.02	23.1	13.0	22.2	21.0	20.1	0.6	100.0
Senior apartment community	3.08	20.7	14.5	21.3	20.1	21.9	1.5	100.0
Congregate senior housing community	3.10	20.7	13.9	21.0	20.1	22.5	1.9	100.1
Assisted living community	3.15	19.8	12.3	24.1	17.6	24.4	1.9	100.1
Skilled nursing care facility	2.51	39.5	15.1	13.9	12.3	17.0	2.2	100.0
Continued care retirement community	2.95	26.9	13.3	16.7	19.8	21.0	2.5	100.2

N=324; mean is calculated on a scale from 1 (“not needed at all”) to 5 (“quite needed”), and excludes “do not know/refused” responses

- Respondents were then asked if there were “other” types of housing needed; 7.4 percent indicated “yes.” These included: affordable housing for the work force, affordable single-family homes, apartments with garages, fixing up current housing stock, eldercare, handicapped accessible housing, affordable housing for people who do not qualify for low-income housing, housing for mentally challenged people, affordable housing for people with bad credit, community action homes (e.g., Habitat for Humanity), home health for elderly so they can stay in their homes, assisted living for very low-income seniors, group homes for the handicapped, apartment buildings with no stairs for older people with disabilities, low-income or sliding fee retirement home, new houses, newer houses for young families, low-income housing for seniors, storage units, more middle-class homes, and affordable rental places.

- When asked to choose only one type of housing to be built in the respondent’s area in the next five years, responses were diverse. Respondents were nearly evenly split between single-family houses for purchase (16.7 percent), low-income housing (18.2 percent), and an assisted living community (15.1 percent). However, overall interest in senior housing is high, with 38.9 percent of respondents indicating one of the five types of senior housing.
- Some respondents indicated an “other” type of housing should be built (4.9 percent). These included single-family housing for low income, handicapped friendly housing, new housing for mid-income people, group home for handicapped, and low-income housing for seniors.

Table 7. If only one type of housing could be built in respondent’s area in the next five years, what it should be

Type of housing	Percent
Housing with multiple-units for rent	6.5
Housing with multiple-units for purchase	1.2
Single-family houses for rent	6.2
Single-family houses for purchase	16.7
Mobile homes	0.0
Temporary housing	0.3
Low-income housing	18.2
Senior apartment community	9.3
Congregate senior housing community	4.0
Assisted living community	15.1
Skilled nursing care facility	1.2
Continued care retirement community	9.3
Other	4.9
Do not know/refused	7.1
Total	100.0

N=324

- Respondents indicated a wide variety of types of housing they will have some use of, or need for, in the future. In the next 5 years, 14.2 percent of respondents indicated interest in single-family houses for purchase, 12.0 percent in a senior apartment community, and 10.2 percent in housing with multiple-units for rent. In 10 years, respondents indicated interest in a senior apartment community. In 15 years, approximately one in 10 respondents indicated they may need a congregate senior housing community (10.5 percent) and an assisted living community (10.2 percent).
- In the next 15 years, more than one in three respondents indicated they would not have a need for the five types of senior housing: a senior apartment community (36.7 percent), a congregate senior housing community (36.1 percent), an assisted living community (40.7 percent), a skilled nursing care facility (46.6 percent), and a continued care retirement community (41.4 percent). Compared to the other types of housing, smaller proportions of respondents, approximately one-third, indicated they would never have a use of, or need for, any of the five types of senior housing: a senior apartment community (32.1 percent), a congregate senior housing community (36.7 percent), an assisted living community (30.9 percent), a skilled nursing care facility (31.2 percent), and a continued care retirement community (33.0 percent).
- The vast majority of respondents indicated they would never have a need for mobile homes (88.6 percent) or temporary housing (82.1 percent). Three-fourths of respondents indicated they would never have a need for single-family houses for rent (74.7 percent) or low-income housing (74.7 percent). More than half indicated they would never have a need for housing with multiple-units for purchase (65.4 percent), single-family houses for purchase (59.3 percent), or housing with multiple-units for rent (50.3 percent)

Table 8. Respondent’s use of, or need for, different types of housing in the future

Type of housing	Percent						
	5 years	10 years	15 years	Not in next 15 years	Never	DNK/R	Total
Housing with multiple-units for rent	10.2	6.5	6.5	24.4	50.3	2.2	100.1
Housing with multiple-units for purchase	3.4	4.6	6.2	18.5	65.4	1.9	100.0
Single-family houses for rent	6.5	2.2	1.9	13.0	74.7	1.9	100.2
Single-family houses for purchase	14.2	5.2	3.7	13.9	59.3	3.7	100.0
Mobile homes	3.1	0.6	0.3	6.5	88.6	0.9	100.0
Temporary housing	4.3	1.2	1.5	8.0	82.1	2.8	99.9
Low-income housing	6.5	2.8	3.7	10.5	74.7	1.9	100.1
Senior apartment community	12.0	9.9	7.4	36.7	32.1	1.9	100.0
Congregate senior housing community	9.3	4.6	10.5	36.1	36.7	2.8	100.0
Assisted living community	9.0	5.6	10.2	40.7	30.9	3.7	100.1
Skilled nursing care facility	7.4	4.0	7.7	46.6	31.2	3.1	100.0
Continued care retirement community	7.7	4.6	9.3	41.4	33.0	4.0	100.0

N=324

- Respondents were then asked if there was a need for “other” types of housing in the future; 7.4 percent indicated “yes.” Other types of needed housing included a cabin, a farm, handicapped housing with a basic care facility, moving in with children, a low-income senior apartment, a larger senior apartment in a larger town, a mid-range condo to buy or rent, a townhouse with a double garage, an RV, and moving to a more rural environment.

- When respondents were asked whether they are in a position where they may be providing care to a family member in the future, 30.2 percent indicated they may be.

Table 9. Whether respondent is in a position where, in the future, they may be providing care to a family member (such as an aging parent or sibling)

Response	Percent
Yes	30.2
No	68.5
Do not know/refused	1.2
Total	99.9

N=324

- Among respondents who may be providing care to a family member in the future, respondents were quite likely (mean=3.96) to relocate a family member living outside the area who needed care to their area if a senior housing facility with necessary amenities was available. While 15.3 percent said they were not at all likely to do so, 60.2 percent were very likely to relocate the family member.

Table 10. Among respondents who may be providing care to a family member in the future, if a senior housing facility with necessary amenities was available, likelihood respondent would relocate a family member living outside the area who needed care to the respondent's area

Likelihood	Percent
1 - not at all likely	15.3
2	4.1
3	10.2
4	8.2
5 - very likely	60.2
Do not know/refused	2.0
Total	100.0
Mean	3.96

N=98; mean is calculated on a scale from 1 ("not at all likely") to 5 ("very likely"), and excludes "do not know/refused" responses

- Respondents were asked to rate the importance of various features and amenities for housing in general, multiple-unit housing, and senior housing.
- For housing in general, full bathrooms were rated as the most important (mean=4.83), followed by laundry hook-up (mean=4.71) and a full kitchen (mean=4.57). Other features considered quite important included step-in showers (mean=4.30), central air conditioning (mean=4.29), two or more bedrooms (mean=4.12), and handicapped access (mean=4.04).
- A patio, balcony, or deck (mean=2.95) and a master suite (mean=2.98) were considered only moderately important.

Table 11. Importance of various features/amenities for HOUSING IN GENERAL

Type of feature/amenity	Mean	Percent Importance (1="not at all important", 5="very important")						
		1	2	3	4	5	DNK/R	Total
Full bathrooms	4.83	0.6	0.3	4.0	5.2	89.8	0.0	99.9
Laundry hook-up	4.71	1.2	0.9	5.6	10.2	82.1	0.0	100.0
Full kitchen	4.57	1.2	1.9	8.6	15.4	72.8	0.0	99.9
Step-in showers	4.30	3.4	3.4	14.2	17.3	61.1	0.6	100.0
Central air conditioning	4.29	3.7	4.6	13.3	16.0	62.3	0.0	99.9
Two or more bedrooms	4.12	4.3	9.0	12.3	18.8	55.6	0.0	100.0
Handicapped access	4.04	4.3	8.0	17.9	19.1	50.6	0.0	99.9
Cable hook-up	3.81	9.9	9.3	18.8	13.9	47.8	0.3	100.0
Dishwasher	3.49	18.8	8.6	16.4	16.7	39.5	0.0	100.0
Two or more bathrooms	3.48	14.5	14.8	14.5	20.4	35.8	0.0	100.0
Large, walk-in closets	3.46	11.7	14.8	22.8	17.0	33.3	0.3	99.9
Two car garage	3.18	18.5	15.1	25.3	11.4	29.3	0.3	99.9
Master suite	2.98	19.8	18.8	26.2	14.5	20.7	0.0	100.0
Patio, balcony, or deck	2.95	19.8	17.9	28.4	15.7	18.2	0.0	100.0

N=324; mean is calculated on a scale from 1 ("not at all important") to 5 ("very important"), and excludes "do not know/refused" responses

- For multiple-unit housing, snow removal and lawn care (mean=4.51) and being smoke-free (mean=4.36) were considered the most important features/amenities.
- Pets (mean=2.90) were considered only moderately important.

Table 12. Importance of various features/amenities for MULTIPLE-UNIT HOUSING

Type of feature/amenity	Mean	Percent Importance (1="not at all important", 5="very important")						
		1	2	3	4	5	DNK/R	Total
Snow removal and lawn care	4.51	0.9	2.5	8.0	21.0	66.7	0.9	100.0
Smoke-free	4.36	7.4	1.5	8.3	5.2	65.1	12.3	99.8
24 hour security entrance	3.64	11.1	13.3	17.6	13.3	42.6	2.2	100.1
Indoor recreation area	3.04	17.3	17.0	27.5	19.4	17.9	0.9	100.0
Outdoor gardening space	3.03	16.0	18.5	28.4	18.8	17.6	0.6	99.9
Outdoor recreation area	3.02	17.9	17.6	27.2	18.5	18.2	0.6	100.0
Pets	2.90	23.8	13.0	17.6	13.3	19.4	13.0	100.1

N=324; mean is calculated on a scale from 1 ("not at all important") to 5 ("very important"), and excludes "do not know/refused" responses

- For senior housing, emergency Lifeline services (mean=4.59), an individually controlled thermostat (mean=4.55), transportation services (mean=4.37), medication supervision services (mean=4.20), meal service (mean=4.18), and activities and social programs (mean=4.08) were considered the most important features/amenities.
- Internet access (mean=2.93) and a rental unit for guests (mean=2.97) were considered only moderately important.

Table 13. Importance of various features/amenities for a SENIOR HOUSING FACILITY

Type of feature/amenity	Mean	Percent Importance (1="not at all important", 5="very important")						DNK/R	Total
		1	2	3	4	5			
Emergency Lifeline services	4.59	1.5	2.2	6.2	16.4	73.8	0.0	100.1	
Individually controlled thermostat	4.55	1.9	1.9	7.4	17.3	71.6	0.0	100.1	
Transportation services	4.37	2.2	3.7	9.9	23.8	60.5	0.0	100.1	
Medication supervision services	4.20	4.3	4.3	14.5	20.4	55.9	0.6	100.0	
Meal service	4.18	2.2	4.0	18.8	23.1	51.2	0.6	99.9	
Activities and social programs	4.08	3.7	6.2	16.0	26.5	47.5	0.0	99.9	
Weekly housekeeping service	3.98	3.4	4.3	24.7	26.2	41.4	0.0	100.0	
24 hour on-site staff	3.92	5.6	9.3	17.3	22.5	44.4	0.9	100.0	
Furnished units	3.08	15.1	16.4	31.8	17.9	18.2	0.6	100.0	
Rental unit for guests	2.97	18.5	17.9	26.5	21.3	15.1	0.6	99.9	
Internet access	2.93	23.1	14.5	27.2	14.8	19.4	0.9	99.9	

N=324; mean is calculated on a scale from 1 ("not at all important") to 5 ("very important"), and excludes "do not know/refused" responses

- Respondents were then asked if there were any "other" features/amenities for housing in general, multiple unit housing, or a senior housing facility that had not been covered; 8.0 percent indicated "yes." These included handicapped accessibility, basements, cable hook-ups in senior housing, an activity director, fire alarms, quiet, access ramps, an evacuation plan, garages, natural gas heat, basic phone service so people can call for help, love and caring in the senior housing facilities, laundry for seniors, multiple bathrooms for all the housing, library with periodicals, no steps/ground level, short distance to medical care, not allow people/other family members to move in with seniors, plug-ins for cars, recreation for seniors, patios/decks for seniors, apartments with garages, beauty salon, walk-in shower in senior housing, snow removal, medical assistance in senior housing facility, and energy efficiency to improve affordability.

Profile of Respondent

- More than half of respondents work outside the home (55.6 percent).

Table 14. Whether respondent works outside the home

Response	Percent
Yes	55.6
No	44.4
Do not know/refused	0.0
Total	100.0

N=324

- Among respondents who work outside the home, more than one-fourth travel less than one mile each way to work (27.2 percent). Another 20.5 percent travel one to nine miles each way, 15.0 percent travel 10 to 19 miles each way, and 36.1 percent travel 20 or more miles each way to work.

Table 15. Among respondents who work outside the home, how many miles one way respondent travels to work

Miles	Percent
Less than 1 mile	27.2
1 to 4 miles	11.1
5 to 9 miles	9.4
10 to 19 miles	15.0
20 to 29 miles	11.7
30 to 39 miles	13.3
40 or more miles	11.1
Do not know/refused	1.1
Total	99.9

N=180

- Approximately one-third of respondents have an annual household income before taxes of less than \$35,000 (34.2 percent). An additional 40.4 percent make between \$35,000 and \$74,999, and 10.2 percent make \$75,000 or more. Some respondents declined to answer the income question (15.1 percent).

Table 16. Respondent’s annual household income before taxes

Household income	Percent
Less than \$20,000	16.0
\$20,000 to \$34,999	18.2
\$35,000 to \$49,999	22.5
\$50,000 to \$74,999	17.9
\$75,000 to \$99,999	5.6
\$100,000 or more	4.6
Refused	15.1
Total	99.9

N=324

- More than half of respondents do not have a monthly mortgage or rent payment (56.8 percent). One-fourth of respondents pay less than \$450 per month (24.7 percent) and 13.0 percent pay \$450 or more per month.

Table 17. Respondent’s current monthly mortgage/rent payment

Current monthly payment	Percent
Less than \$250	11.1
\$250 to \$349	5.6
\$350 to \$449	8.0
\$450 to \$549	3.1
\$550 to \$649	3.7
\$650 to \$749	2.5
\$750 or more	3.7
No payment/house paid off	56.8
Refused	5.6
Total	100.1

N=324

- While one-third of respondents indicated they could not pay more than their current mortgage or rent payment in order to live in new housing if it was made available (34.6 percent), 60.2 percent of respondents said they could pay more.

Table 18. Whether respondent could pay more than current mortgage or rent payment in order to live in new housing, if it was made available

Response	Percent
Yes	60.2
No	34.6
Do not know/refused	5.2
Total	100.0

N=324

- The vast majority of respondents own their residence (89.2 percent), while 9.9 percent of respondents rent.

Table 19. Whether respondent currently rents or owns residence

Response	Percent
Rent	9.9
Own	89.2
Refused	0.9
Total	100.0

N=324

- The vast majority of respondents currently live in a single-family home (90.1 percent).

Table 20. Type of dwelling in which respondent currently lives

Type of dwelling	Percent
Housing with multiple units	5.2
Single-family home	90.1
Mobile home	3.4
Other	0.9
Refused	0.3
Total	99.9

N=324

- One-fifth of respondents have lived at their current address four years or less (19.7 percent). Two-fifths of respondents have lived at their current address for 20 years or more (42.3 percent).

Table 21. How long respondent has lived at current address

Years	Percent
Less than 1 year	4.9
1 to 4 years	14.8
5 to 9 years	16.4
10 to 19 years	21.3
20 years or more	42.3
Do not know/refused	0.3
Total	100.0

N=324

- Two-thirds of respondents live at least 30 miles away from Wimbledon (65.8 percent).

Table 22. How far respondent lives from Wimbledon

Miles	Percent
0 to 9 miles	9.0
10 to 19 miles	7.7
20 to 29 miles	10.8
30 or more miles	65.8
Do not know/refused	6.8
Total	100.1

N=324

- More than half of respondents live within the boundaries of a city (57.1 percent), while one-third live on a farm (34.3 percent).

Table 23. Whether respondent lives inside a city's limits, outside a city's limits, or on a farm

Response	Percent
Inside a city's limits	57.1
Outside a city's limits, but not on a farm	8.6
On a farm	34.3
Do not know/refused	0.0
Total	100.0

N=324

- The vast majority of respondents reside in the area year-round (91.4 percent).

Table 24. Whether respondent resides in the area 12 months of the year

Response	Percent
Yes	91.4
No	8.6
Refused	0.0
Total	100.0

N=324

- One-fifth of respondents live alone (20.1 percent). Half of respondents live with one other person (48.1 percent).

Table 25. How many people reside in respondent's household

Number of people	Percent
One person	20.1
Two people	48.1
Three or more people	31.5
Do not know/refused	0.3
Total	100.0

N=324

- Slightly more than one-fourth of respondents have children younger than 18 living at home (27.2 percent).

Table 26. Whether there are children younger than 18 living in respondent's home

Response	Percent
Yes	27.2
No	72.5
Do not know/refused	0.3
Total	100.0

N=324

- A small proportion of respondents, 6.5 percent, indicated that a household member is in need of specially designed housing arrangements due to a disability or other impairment needs.

Table 27. Whether any household member is in need of specially designed housing arrangements (e.g., disability or other impairment needs)

Response	Percent
Yes	6.5
No	93.5
Do not know/refused	0.0
Total	100.0

N=324

- Nearly three-fourths of respondents are married (72.8 percent).

Table 28. Respondent's marital status

Marital status	Percent
Married or living with partner	72.8
Single	11.7
Widowed	15.1
Refused	0.3
Total	99.9

N=324

- More than half of respondents are age 55 or older (55.3 percent) and more than half of the respondents' spouses were age 55 or older (55.5 percent).

Table 29. Age of respondent, and spouse (if applicable)

Age	Percent	
	Respondent (N=324)	Spouse (N=236)
Less than 21 years of age	0.6	0.0
21 to 24 years of age	1.2	0.8
25 to 34 years of age	9.3	7.2
35 to 44 years of age	13.3	15.7
45 to 54 years of age	20.1	19.9
55 to 64 years of age	20.7	25.8
65 years or older	34.6	29.7
Refused	0.3	0.8
Total	100.1	99.9

- Half of respondents work full- or part-time (39.5 percent and 11.1 percent, respectively). More than one-third of respondents are retired (36.4 percent). Half of respondents' spouses work full- or part-time (45.3 percent and 13.6 percent, respectively). One-fourth of respondents' spouses are retired (25.8 percent).
- Some respondents indicated an "other" occupational status for themselves (3.1 percent) or their spouse (0.8 percent). These included being disabled, being unemployed, and being on social security.

Table 30. Occupational status of respondent, and spouse (if applicable)

Occupational status	Percent*	
	Respondent (N=324)	Spouse (N=236)
Retired	36.4	25.8
Work part-time	11.1	13.6
Work full-time	39.5	45.3
Work multiple jobs	3.4	3.0
Farmer/rancher	9.3	20.3
Self-employed	11.1	10.6
Student	0.6	0.0
Homemaker	24.1	15.7
Other	3.1	0.8
Do not know/refused	1.2	0.0

*Percents do not add to 100.0 due to multiple responses

- The highest level of education for one-third of respondents is a high school graduate (34.3 percent), with an additional 11.7 percent of respondents who did not complete high school. One-fourth of respondents have a college or graduate degree (25.3 percent).

Table 31. Respondent's current level of education

Level of education	Percent
Less than high school	11.7
High school graduate	34.3
Some vocational/technical school, but no degree	6.2
Vocational/technical degree	7.4
Some college, but no degree	14.5
College degree	18.2
Graduate school or professional degree	7.1
Refused	0.6
Total	100.0

N=324

- A much higher proportion of respondents are female (71.9 percent) than male (28.1 percent).

Table 32. Respondent's gender

Gender	Percent
Male	28.1
Female	71.9
Total	100.0

N=324

Wimbledon Housing Survey
August 2007

Hello, my name is _____ and I'm calling on behalf of the Wimbledon Housing Authority. This is not a sales call. We are calling to speak with people who live within an area approximately 40 miles from Wimbledon to gather opinions regarding issues related to housing. Do you have 10 to 15 minutes to answer some questions?

Let me give you a brief description of what this research study is all about. This survey will address the need for housing, the types of housing options, the likelihood of using different types of housing, and issues that would limit the use of different types of housing.

Results from this research study will assist community leaders in understanding the current and future housing market in the Wimbledon area. [when finished, press ENTER]

The survey is being conducted at the Center for Social Research at North Dakota State University. You are invited to participate in this research study. The survey is voluntary and you may quit at any time. The information you provide will be combined with that of other residents in your area and your identity will be kept confidential. It should take about 15 minutes to complete the survey.

If you have questions about the study, you may call Dr. Richard Rathge at 701-231-8621. If you have questions about the rights of human research participants or to report a problem, you may call the North Dakota State University Institutional Review Board at 701-231-8908. [press any key to continue]

Q1. To begin, the first series of questions relates to the PERCEIVED NEED for various types of housing in your area. Using a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for ...

- Housing with multiple-units for rent (duplexes/apartments)
- Housing with multiple-units for purchase (townhouses/condos)
- Single-family houses for rent
- Single-family houses for purchase
- Mobile homes
- Temporary housing
- Low-income housing

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Next, I'd like to ask you about the need for different types of housing for SENIORS. I'll be using the same one to five scale. [press any key to continue]

Q1f. A SENIOR APARTMENT COMMUNITY, is independent living that includes multiple units for seniors whose lifestyle requires minimal or no extra help. These units do not include supportive services.

On a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for a SENIOR APARTMENT COMMUNITY.

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Q1g. A CONGREGATE SENIOR HOUSING COMMUNITY, is independent living with separate apartments that includes supportive services.

On a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for a CONGREGATE SENIOR HOUSING COMMUNITY.

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Q1h. An ASSISTED LIVING COMMUNITY provides help with non-medical aspects for seniors who are less able to function independently.

On a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for an ASSISTED LIVING COMMUNITY.

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Q1i. A SKILLED NURSING CARE FACILITY is also referred to as "nursing home care" or 24-hour nursing care for frail and ill individuals.

On a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for a SKILLED NURSING CARE FACILITY.

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Q1j. A CONTINUED CARE RETIREMENT COMMUNITY provides a continuum of housing and care arrangements for seniors including independent living, congregate housing, assisted living, and skilled nursing care. This kind of facility allows seniors to "age in place" in the same facility through the aging process.

On a one to five scale, with one being "not needed at all" and five being, "quite needed," please rate the need for a CONTINUED CARE RETIREMENT COMMUNITY.

1. not needed at all
- 2.
- 3.
- 4.
5. quite needed
6. [do not know/refused]

Q1k. Are there OTHER types of housing that you think are needed that have not been previously mentioned?

1. Yes (Specify: _____)
2. No
3. [Do not know/refused]

Q1_a. If only ONE type of housing could be built in your area in the NEXT FIVE YEARS, what should it be? [read list, check ONE answer, then press ENTER]

- Housing with multiple-units for rent (duplexes/apartments)
- Housing with multiple-units for purchase (townhouses/condos)
- Single-family houses for rent
- Single-family houses for purchase
- Mobile homes
- Temporary housing
- Low-income housing
- Senior apartments
- Congregate senior housing
- Assisted living community
- Skilled nursing facility
- Continued care retirement community ("age in place")
- Other (Specify: _____)
- [Do not know/refused]

Next, I would like to ask you about YOUR use of, or need for, different types of housing in the future. Thinking about what your needs may be in the next 5, 10, and 15 years, please indicate whether you would pursue a living arrangement in each of the following locations. [press any key to continue]

Q2. Do you see yourself pursuing a living arrangement in ...

- Housing with multiple-units for rent (duplex/apartment)
- Housing with multiple-units for purchase (townhouse/condo)
- A single-family house for rent
- A single-family house for purchase
- A mobile home
- Temporary housing
- Low-income housing
- A senior apartment
- Congregate senior housing
- An assisted living community
- A skilled nursing facility
- A continued care retirement community ("age in place")

in the next ...

1. 5 years
2. 10 years
3. 15 years
4. Not in the next 15 years
5. Never
6. [Do not know/refused]

Q2a. Are there other types of housing, not already mentioned, that you are likely to pursue in the next 5, 10, or 15 years?

1. Yes (Specify: _____)
2. No
3. [Do not know/refused]

Q3. Do you ANTICIPATE changing your housing arrangement in the NEXT FIVE YEARS?

1. Yes
2. No
3. [Do not know/refused]

Q3a. [If Q3=2 or 3] If you do not see yourself pursuing a different living arrangement, why not? [Check all that apply, then press ENTER]

- Do not want or need to move
- Cost of relocating
- Cost of new construction
- Cost of financing a new house
- Cannot get financing
- To stay near family and friends
- Because of my job
- Other (Specify: _____)
- [Do not know/refused]

Q3b. [If Q3=1] Why will you be changing your housing arrangement? [read list, check answers of all that apply, then press ENTER]

- Retirement (you or other household member)
- Employment opportunities
- Home is too large - want to downsize
- Home is too small
- Home is too costly to maintain
- Cannot afford mortgage or rent payment
- Desire a one-story structure (no stairs)
- Safety is a concern
- The death of a spouse
- Unable to drive - inadequate transportation
- Would like assistance with personal care
- Desire to be near available medical services
- Desire to be in a larger community with more amenities
- Desire to have assistance with meal preparation and housekeeping
- Desire to be closer to family and friends
- Desire to be closer to work
- Desire to be closer to school
- Desire to live with other seniors
- Desire to live in town
- Other (Specify: _____)
- [Do not know/refused]

Q3c. [If Q3=1] Will you remain in your area or relocate to a different area?

1. Remain in your area
2. Relocate to a different area
3. [Do not know/refused]

Q3d. [If Q3=1] What type of housing arrangement will best serve your needs? [Read list, check ONE answer, then press ENTER]

- Housing with multiple-units for rent (duplexes/apartments)
- Housing with multiple-units for purchase (townhouses/condos)
- Single-family houses for rent
- Single-family houses for purchase
- Mobile homes
- Temporary housing
- Low-income housing
- Senior apartments
- Congregate senior housing
- Assisted living community
- Skilled nursing facility
- Continued care retirement community ("age in place")
- Other (Specify: _____)
- [Do not know/refused]

Q4. Are you in a position where, in the future, you may be providing care to a family member, such as an aging parent or sibling?

1. Yes
2. No
3. [Do not know/refused]

Q4a. [If Q4=1] On a one to five scale, with one being "not at all likely" and five being "very likely," if a senior housing facility with necessary amenities was available in your area, and you had a family member or members outside the area needing care, how likely would you be to relocate them your area?

1. not at all likely
- 2.
- 3.
- 4.
5. very likely
6. [do not know/refused]

Next, I'd like to ask you about features and amenities that would be important for housing in general, multiple unit housing, and senior housing. We will use a one to five scale, with one being "not at all important" and five being "very important." [press any key to continue]

Q5. How important are each of the following for HOUSING IN GENERAL?

- Full bathrooms
- Step-in showers
- Master suite
- Large, walk-in closets
- Two or more bedrooms
- Two or more bathrooms
- Full kitchen
- Dishwasher
- Handicapped access
- Laundry hook-up
- Cable hook-up
- Central air conditioning
- Patio, balcony, or deck
- Two car garage

1. not at all important
- 2.
- 3.
- 4.
5. very important
6. [Do not know/refused]

Now I'll ask you about the importance of features in MULTIPLE UNIT HOUSING. [press any key to continue]

Q5a. Using the same one to five scale, how important are each of the following for MULTIPLE UNIT HOUSING?

- 24 hour security entrance
- Indoor recreation area
- Outdoor gardening space
- Outdoor recreation area
- Snow removal and lawn care
- Pets
- Smoke-free

1. not at all important
- 2.
- 3.
- 4.
5. very important
6. [Do not know/refused]

Now we'll discuss the importance of features in a SENIOR HOUSING FACILITY. [press any key to continue]

Q6. Again, using the same one to five scale, how important are the following for a SENIOR HOUSING FACILITY?

- 24 hour on-site staff
- Furnished units
- Rental unit for guests
- Individually controlled thermostat
- Meal service
- Internet access
- Emergency Lifeline services
- Activities and social programs
- Medication supervision services
- Weekly housekeeping service
- Transportation services

1. not at all important
- 2.
- 3.
- 4.
5. very important
6. [Do not know/refused]

Q7. Are there other features, not already mentioned, that you think would be important for housing in general, multiple unit housing or a senior housing facility?

1. Yes (Specify: _____)
2. No
3. [Do not know/refused]

Just a few more questions about who responded to the survey. [press any key to continue]

Q8. Which category best describes your age?

1. Less than 21 years of age
2. 21 to 24 years of age
3. 25 to 34 years of age
4. 35 to 44 years of age
5. 45 to 54 years of age
6. 55 to 64 years of age
7. 65 years or older
8. [Refused]

Q9. What is your occupational status? [check all that apply, then press ENTER]

- Retired
- Work part-time
- Work full-time
- Work multiple jobs
- Farmer/rancher
- Self-employed
- Student
- Homemaker
- [Do not know/refused]
- Other (Specify:_____)

Q10. Do you work outside the home?

1. Yes
2. No
3. [Do not know/refused]

Q10a. [If Q10=1] How many miles ONE WAY do you travel to work?

1. Less than 1 mile
2. 1 to 4 miles
3. 5 to 9 miles
4. 10 to 19 miles
5. 20 to 29 miles
6. 30 to 39 miles
7. 40 or more miles
8. [Do not know/refused]

Q11. What is your marital status?

1. Married or living with partner
2. Single
3. Widowed
4. [Refused]

Q12. [If Q11=1] What is the age of your spouse or partner?

1. Less than 21 years of age
2. 21 to 24 years of age
3. 25 to 34 years of age
4. 35 to 44 years of age
5. 45 to 54 years of age
6. 55 to 64 years of age
7. 65 years or older
8. [Refused]

Q13. [If Q11=1] What is the occupation of your spouse or partner? [check all that apply, then press ENTER]

- Retired
- Work part-time
- Work full-time
- Work multiple jobs
- Farmer/rancher
- Self-employed
- Student
- Homemaker
- [Do not know/refused]
- Other (Specify: _____)

Q14. Which category best describes your annual household income before taxes?

1. Less than \$20,000
2. \$20,000 to \$34,999
3. \$35,000 to \$49,999
4. \$50,000 to \$74,999
5. \$75,000 to \$99,999
6. \$100,000 or more
7. [Refused]

Q15. Which category best describes your current level of education?

1. Less than high school
2. High school graduate
3. Some vocational/technical school, but no degree
4. Vocational/technical degree
5. Some college, but no degree
6. College degree
7. Graduate school or professional degree
8. [Refused]

Q16. What is your current monthly mortgage/rent payment?

1. Less than \$250
2. \$250 to \$349
3. \$350 to \$449
4. \$450 to \$549
5. \$550 to \$649
6. \$650 to \$749
7. \$750 or more
8. [Refused]
9. No payment/house paid off

Q17. Do you currently rent or own your residence?

1. Rent
2. Own
3. [Refused]

Q18. In which type of dwelling do you currently live?

1. Housing with multiple-units
2. Single-family home
3. Mobile home
4. Other (Specify: _____)
5. [Refused]

Q19. How long have you lived at your current address?

1. Less than 1 year
2. 1 to 4 years
3. 5 to 9 years
4. 10 to 19 years
5. 20 years or more
6. [Do not know/refused]

Q20. How far do you live from Wimbledon?

1. 0 to 9 miles
2. 10 to 19 miles
3. 20 to 29 miles
4. 30 to 39 miles
5. 40 or more miles
6. [Do not know/refused]

Q21. Do you live ...

1. Inside a city's limits
2. Outside a city's limits, but not on a farm
3. On a farm
4. [DNK/refused]

Q22. Do you reside in your area 12 months of the year?

1. Yes
2. No
3. [Refused]

Q23. How many people reside in your household?

1. One person
2. Two people
3. Three or more people
4. [DNK/refused]

Q24. Are there children younger than 18 living in your home?

1. Yes
2. No
3. [DNK/refused]

Q25. Are any household members in need of specially designed housing arrangements (e.g., disability or other impairment needs)?

1. Yes
2. No
3. [DNK/refused]

Q26. If new housing was made available to you, could you pay more than your current mortgage or rent payment in order to live there? [If you currently do not have a mortgage or rent payment, could you pay something?]

1. Yes
2. No
3. [DNK/refused]

That concludes our survey. Thank you so much for helping us with this important study. Goodnight. [press any key to continue]

Q27. Enter gender based on voice.

1. Male
2. Female