

NATIVE AMERICAN INDIAN RESERVATIONS IN NORTH DAKOTA

POPULATION CHANGE

- The population within North Dakota reservations grew 15 percent between 1990 and 2000, with Spirit Lake and Turtle Mountain having the largest increases (24 percent and 17 percent, respectively). Projections indicate that each reservation could have an increase of 10 percent or more in population between 2000 and 2015 with Spirit Lake potentially increasing by 35 percent.
- Projections for the reservations indicate that the population will grow steadily within all age groups by 2015. Each reservation shows consistent growth, with Spirit Lake having the largest growth of at least 35 percent within each age group.

TRENDS IN HOUSING

- Each reservation had an increase in the total number of housing units between 1990 and 2000. If building trends continue (Model 1), projections indicate a growth of 25 percent for Spirit Lake, as well as a steady increase for the other three reservations.
- Using projections based on shifts in population and housing demand (Model 2) rather than on building trends (Model 1), patterns of growth for the state's reservation areas will be similar to those determined in Model 1.
- Within reservations, the number of occupied housing units as a whole grew considerably between 1990 and 2000. Projections indicate a similar pattern between 2000 and 2015. Spirit Lake and Turtle Mountain had the largest percentage increases between 1990 and 2000. They are projected to have the largest percentage increases between 2000 and 2015 (35 percent and 25 percent, respectively).
- Owner- and renter-occupied housing units show a fairly even split within the reservations, though Standing Rock has a larger proportion of renter-occupied housing.
- Renter-occupied housing units are projected to increase considerably within the reservations between 2000 and 2015. All reservations show projected increases of more than 10 percent between 2000 and 2015, with Spirit Lake projected to grow 35 percent.
- There were 1,283 vacant housing units among the four reservations, with 57 percent occurring in Fort Berthold. The largest proportions of vacant units for the reservations were for seasonal, recreational, or occasional use.
- Overcrowding was the most common substandard issue in the reservations with Spirit Lake having slightly larger proportions of overcrowding in both owner- and renter-occupied housing (12 percent and 31 percent, respectively). Standing Rock had the largest proportions of both owner- and renter-occupied housing units lacking complete plumbing and kitchen facilities (all less than 4 percent).
- A majority of owner- and renter-occupied housing units in Fort Berthold and Standing Rock were built between 1940 and 1979. Nearly half of owner- and renter-occupied housing units in Turtle Mountain were built after 1979. The remainder of housing within the reservations was generally newer developments built after 1979.

ECONOMICS OF HOUSING

- Median values of owner-occupied housing units for reservations ranged from \$33,600 in Spirit Lake to \$50,300 in Turtle Mountain. Median monthly rental costs for the region ranged from \$235 in Standing Rock to \$295 in Fort Berthold.
- Nearly one-half of owner-occupied housing units within the reservations were valued at less than \$40,000 in 2000. Spirit Lake had the largest percentage of owner-occupied housing under \$40,000 (58 percent) and Turtle Mountain had the smallest percentage (43 percent).
- Approximately 44 percent of renter-occupied housing units rented for less than \$250 within the reservations; 57 percent rented at this level in Standing Rock.
- Projections for reservations indicate an increase in the number of households within each income category. Increases for each reservation are consistent across each income category with Spirit Lake showing the largest increases, at least 35 percent within each category. Standing Rock is projected to have the smallest increases of just more than 10 percent within each category.

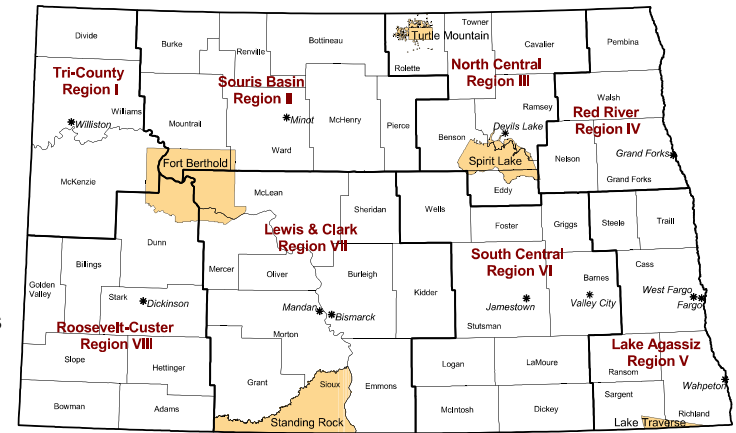


TABLE 1. TOTAL POPULATION, 1990 to 2015

Area	1990	2000	% Change: 1990 to 2000	Projections			% Change: 2000 to 2015
				2005	2010	2015	
North Dakota	638,800	642,200	0.5	640,200	645,325	648,972	1.1
Fort Berthold	5,387	5,915	9.8	6,202	6,484	6,771	14.5
Spirit Lake	3,574	4,435	24.1	4,958	5,479	6,004	35.4
Standing Rock	3,761	4,044	7.5	4,195	4,348	4,503	11.4
Turtle Mountain	7,101	8,307	17.0	9,008	9,710	10,413	25.4

TABLE 3. TOTAL HOUSING UNITS, 1990 to 2015 (Building Trends - Model 1)

Area	1990	2000	% Change: 1990 to 2000	Projections - Model 1			% Change: 2000 to 2015
				2005	2010	2015	
North Dakota	276,340	289,677	4.8	300,838	310,534	320,239	10.6
Fort Berthold	2,738	2,881	5.2	2,956	3,031	3,107	7.8
Spirit Lake	1,317	1,534	16.5	1,660	1,787	1,913	24.7
Standing Rock	1,175	1,216	3.5	1,237	1,258	1,280	5.3
Turtle Mountain	2,322	2,640	13.7	2,821	3,002	3,182	20.5

TABLE 2. POPULATION BY AGE, 2000 and 2015

Area	Less Than 25 Years of Age			Ages 25 to 54			Ages 55 to 64			65 Years and Older		
	2000	2015	% Change: 2000 to 2015	2000	2015	% Change: 2000 to 2015	2000	2015	% Change: 2000 to 2015	2000	2015	% Change: 2000 to 2015
North Dakota	233,967	203,337	-13.1	260,322	231,605	-11.0	53,433	86,767	62.4	94,478	127,263	34.7
Fort Berthold	2,643	3,025	14.5	2,166	2,480	14.5	458	524	14.4	648	742	14.5
Spirit Lake	2,333	3,158	35.4	1,498	2,028	35.4	310	420	35.5	294	398	35.4
Standing Rock	2,077	2,312	11.3	1,482	1,650	11.3	259	289	11.6	226	252	11.5
Turtle Mountain	4,298	5,388	25.4	3,037	3,807	25.4	538	674	25.3	434	544	25.3

TABLE 4. TOTAL OCCUPIED HOUSING UNITS, 1990 to 2015

Area	1990	2000	% Change: 1990 to 2000	Projections			% Change: 2000 to 2015
				2005	2010	2015	
North Dakota	240,878	257,152	6.8	263,280	272,586	279,234	8.6
Fort Berthold	1,735	1,894	9.2	1,986	2,075	2,167	14.4
Spirit Lake	967	1,253	29.6	1,400	1,547	1,697	35.4
Standing Rock	1,022	1,095	7.1	1,136	1,177	1,219	11.3
Turtle Mountain	2,105	2,483	18.0	2,693	2,901	3,112	25.3

TABLE 5. OCCUPIED HOUSING UNITS BY TENURE, 2000

Area	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied	
		Number	Percent	Number	Percent
North Dakota	257,152	171,310	66.6	85,842	33.4
Fort Berthold	1,894	1,116	58.9	778	41.1
Spirit Lake	1,253	709	56.6	544	43.4
Standing Rock	1,095	505	46.1	590	53.9
Turtle Mountain	2,483	1,604	64.6	879	35.4

TABLE 6. VACANT HOUSING UNITS BY STATUS, 2000

Area	Total Vacant Housing Units	For Rent		For Sale Only		Rented or Sold, Not Occupied		For Seasonal, Recreational, or Occasional Use		For Migrant Workers		Other Vacant	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
North Dakota	32,525	7,616	23.4	5,309	16.3	2,061	6.3	9,436	29.0	362	1.1	7,741	23.8
Fort Berthold	730	32	4.4	9	1.2	65	8.9	329	45.1	19	2.6	276	37.8
Spirit Lake	279	39	14.0	34	12.2	35	12.5	99	35.5	0	0.0	72	25.8
Standing Rock	121	17	14.1	10	8.3	12	9.9	30	24.8	0	0.0	52	43.0
Turtle Mountain	153	40	26.1	0	0.0	17	11.1	6	3.9	0	0.0	90	58.8

TABLE 7. SUBSTANDARD OCCUPIED HOUSING UNITS BY TENURE, 2000

Area	Owner-Occupied Housing Units							Renter-Occupied Housing Units						
	Total	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Overcrowded: 1.01 or More Occupants Per Room		Total	Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Overcrowded: 1.01 or More Occupants Per Room	
		Number	Percent	Number	Percent	Number	Percent		Number	Percent	Number	Percent	Number	Percent
North Dakota	171,310	710	0.4	503	0.3	1,989	1.2	85,842	414	0.5	970	1.1	3,227	3.8
Fort Berthold	1,116	9	0.8	3	0.3	62	5.6	778	7	0.9	2	0.3	141	18.1
Spirit Lake	709	7	1.0	9	1.3	82	11.6	544	0	0.0	2	0.4	171	31.4
Standing Rock	505	13	2.6	15	3.0	43	8.5	590	18	3.1	13	2.2	138	23.4
Turtle Mountain	1,604	28	1.7	12	0.7	171	10.7	879	0	0.0	0	0.0	152	17.3

TABLE 8. YEAR OCCUPIED HOUSING UNIT BUILT BY TENURE, 2000

Area	Owner-Occupied Housing Units							Renter-Occupied Housing Units						
	Total	Built 1980 to Present		Built 1940 to 1979		Built Prior to 1940		Total	Built 1980 to Present		Built 1940 to 1979		Built Prior to 1940	
		Number	Percent	Number	Percent	Number	Percent		Number	Percent	Number	Percent	Number	Percent
North Dakota	171,310	44,559	26.0	91,354	53.3	35,397	20.7	85,842	25,717	30.0	47,745	55.6	12,380	14.4
Fort Berthold	1,116	384	34.4	609	54.6	123	11.0	778	246	31.6	481	61.8	51	6.6
Spirit Lake	709	200	28.2	345	48.7	164	23.1	544	223	41.0	289	53.1	32	5.9
Standing Rock	505	177	35.1	278	55.1	50	9.9	590	139	23.6	419	71.0	32	5.4
Turtle Mountain	1,604	766	47.8	745	46.4	93	5.8	879	398	45.3	461	52.4	20	2.3

FIGURE 1. MEDIAN VALUE OF ALL OWNER-OCCUPIED HOUSING UNITS, 2000

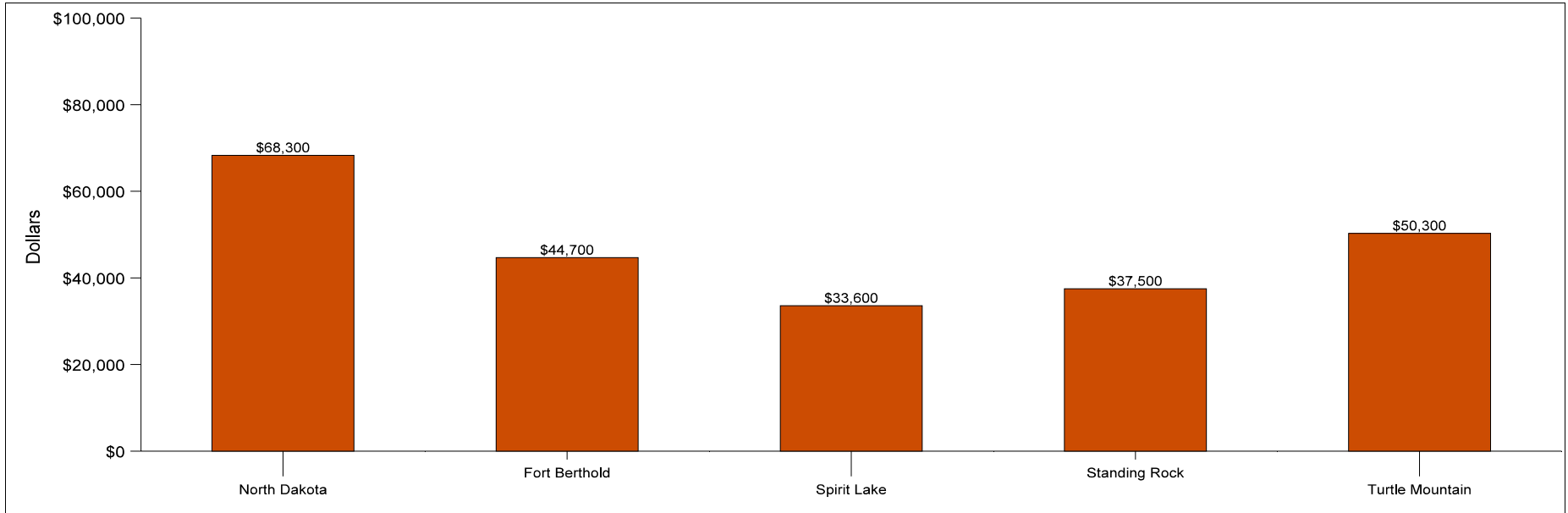


TABLE 9. VALUE OF ALL OWNER-OCCUPIED HOUSING UNITS, 2000

Area	Owner-Occupied Housing Units by Value												
	Total	Less Than \$40,000		\$40,000 to \$69,999		\$70,000 to \$89,999		\$90,000 to \$124,999		\$125,000 to \$199,999		\$200,000 or More	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
North Dakota	171,310	46,458	27.1	41,705	24.3	29,732	17.4	28,989	16.9	18,415	10.8	6,011	3.5
Fort Berthold	1,116	490	43.9	353	31.6	153	13.7	69	6.2	36	3.2	15	1.3
Spirit Lake	709	408	57.5	161	22.7	88	12.4	29	4.1	7	1.0	16	2.3
Standing Rock	505	257	50.9	99	19.6	82	16.2	42	8.3	7	1.4	18	3.6
Turtle Mountain	1,604	695	43.3	439	27.4	251	15.6	122	7.6	87	5.4	10	0.6

FIGURE 2. MEDIAN GROSS RENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT, 2000

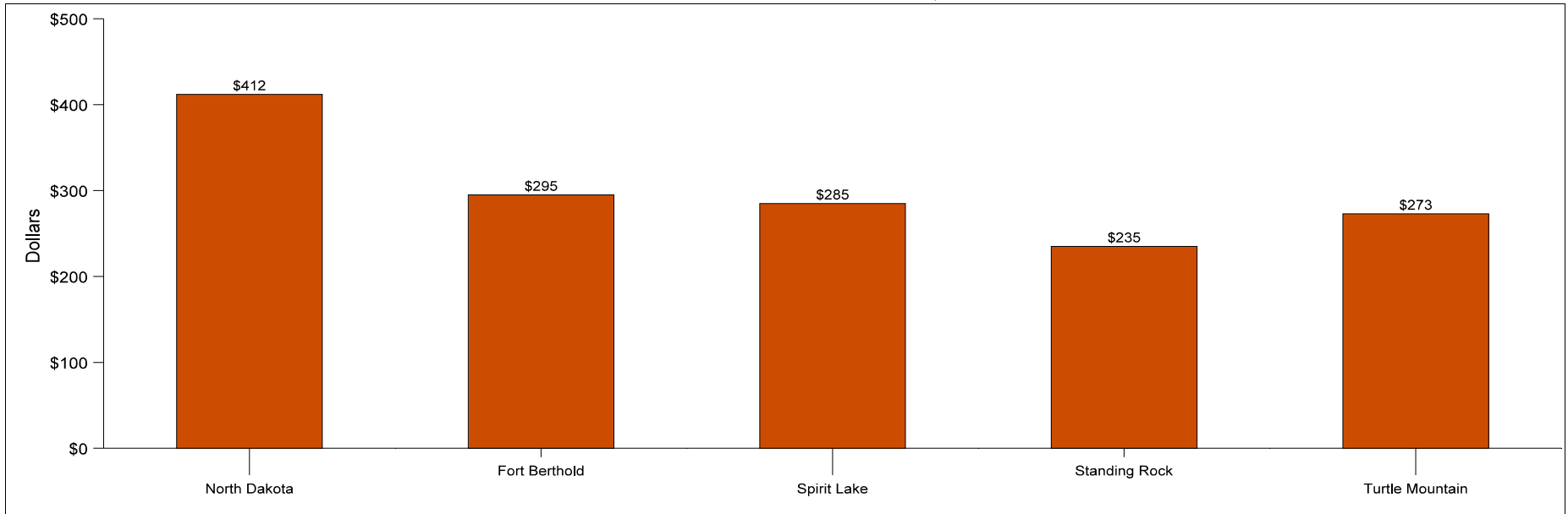


TABLE 10. GROSS RENT OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT, 2000

Area	Specified Renter-Occupied Housing Units Paying Cash Rent by Monthly Gross Rent (Specified Units Exclude 1-Family Houses on 10 Acres or More)												
	Total	Less Than \$250		\$250 to \$349		\$350 to \$449		\$450 to \$549		\$550 to \$749		\$750 or More	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
North Dakota	75,685	12,415	16.4	14,399	19.0	18,105	23.9	14,396	19.0	11,787	15.6	4,583	6.1
Fort Berthold	674	265	39.3	166	24.6	116	17.2	81	12.0	43	6.4	3	0.4
Spirit Lake	376	156	41.5	106	28.2	65	17.3	37	9.8	10	2.7	2	0.5
Standing Rock	459	263	57.3	97	21.1	62	13.5	22	4.8	12	2.6	3	0.7
Turtle Mountain	794	334	42.1	213	26.8	108	13.6	88	11.1	42	5.3	9	1.1

TABLE 11. NUMBER OF HOUSEHOLDS BY INCOME LEVELS AS A PERCENT OF THE MEDIAN FAMILY INCOME (MFI), 2000 and 2015

Area	Extremely Low: 0-30% MFI (Less than \$15,000 in 2000)			Low: 31-50% MFI (\$15,000 to \$24,999 in 2000)			Tax Credit: 51-60% MFI (\$25,000 to \$34,999 in 2000)			Moderate: 61-80% MFI (\$35,000 to \$49,999 in 2000)			Middle: 81-115% MFI (\$50,000 to \$74,999 in 2000)			Upper: Above 115% MFI (\$75,000 or more in 2000)		
	2000	2015	% Change	2000	2015	% Change	2000	2015	% Change	2000	2015	% Change	2000	2015	% Change	2000	2015	% Change
North Dakota	48,992	56,418	15.2	41,324	46,113	11.6	39,618	43,108	8.8	47,810	49,893	4.4	47,549	49,208	3.5	31,941	34,496	8.0
Fort Berthold	537	621	15.6	377	437	15.9	309	355	14.9	290	333	14.8	266	302	13.5	102	116	13.7
Spirit Lake	396	537	35.6	256	349	36.3	160	217	35.6	196	266	35.7	188	253	34.6	55	75	36.4
Standing Rock	350	388	10.9	246	273	11.0	155	174	12.3	151	171	13.2	143	161	12.6	46	51	10.9
Turtle Mountain	957	1,201	25.5	334	424	26.9	301	379	25.9	408	516	26.5	312	394	26.3	156	200	28.2

TABLE 12. TOTAL HOUSING UNITS, 2000 to 2015 (Projected Demand - Model 2)

Area	1990	2000	% Change: 1990 to 2000	Projections - Model 2			% Change: 2000 to 2015
				2005	2010	2015	
North Dakota	276,340	289,677	4.8	299,878	310,413	321,834	11.1
Fort Berthold	2,711	2,624	-3.2	2,961	3,037	3,114	18.7
Spirit Lake	1,319	1,532	16.1	1,634	1,730	1,823	19.0
Standing Rock	1,175	1,216	3.5	1,238	1,260	1,282	5.4
Turtle Mountain	2,352	2,636	12.1	2,810	2,976	3,141	19.2

TABLE 13. CHANGE IN RENTER-OCCUPIED HOUSING UNITS, 2000 to 2015

Area	Total Renter-Occupied Housing Units, 2000	Change in Renter-Occupied Housing Units					
		2000 to 2005		2000 to 2010		2000 to 2015	
		Numeric	Percent	Numeric	Percent	Numeric	Percent
North Dakota	85,842	2,079	2.4	3,864	4.5	4,936	5.8
Fort Berthold	778	38	4.9	74	9.5	112	14.4
Spirit Lake	544	64	11.8	128	23.5	192	35.3
Standing Rock	590	22	3.7	44	7.5	67	11.4
Turtle Mountain	879	74	8.4	148	16.8	222	25.3