

**STATEWIDE OVERVIEW OF HOUSING SUPPLY AND DEMAND TRENDS RELEASED**

BISMARCK – The Industrial Commission of North Dakota has released The North Dakota Statewide Housing Needs Assessment, detailing the changes that have occurred in the state's housing stock over the past decade. The 170–page document also forecasts likely future shifts in supply and demand, based on current housing and population trends.

“This assessment provides policy-makers, developers, housing agency administrators, and others with a way to better understand the needs of our state and local markets for housing and housing-related services,” said Gov. John Hoeven. “The report can also help developers and community groups identify areas of opportunity.”

The first portion of the report reveals statewide changes in housing stock and the factors that will affect demand for housing over the next 10 years. In the second section, these same issues are profiled in tables that cover each of the state's eight regions, the corresponding counties in those regions, major cities and the Indian reservations. The report also includes a detailed analysis of a statewide survey of key leaders regarding housing issues.

“The report was prepared by the North Dakota State Data Center at the request of the North Dakota Housing Finance Agency (NDHFA) and the Department of Commerce Division of Community Services,” said Attorney General Wayne Stenehjem. “The information will enable these agencies to target and coordinate the federal, state and local resources available for housing.”

“One of the more significant changes occurring in the state is smaller households,” said Agriculture Commissioner Roger Johnson. “Over the past ten years, the number of occupied housing units in North Dakota increased by 16,274 units. During the same time period, the state's population increased by only 3,400 people or less than one percent.”

Other notable findings revealed by the assessment include:

- The number of North Dakotans nearing retirement, ages 55-64 and older, is expected to increase significantly between the years 2000 and 2015 resulting in a greater demand for elderly housing.
- One in five owner-occupied housing units in the state was built prior to 1940. The large number of older homes may pose a problem as the population ages. Many of these homes may require remodeling to accommodate seniors.
- The greatest increase in demand for housing is expected to be for low and moderate income homes, including public housing. Statewide forecasts suggest that by 2015 the proportion of low income households that fall below 30 percent of the statewide median family income will increase 15 percent, and households between 31 to 50 and 51 to 60 percent will increase 12 and 9 percent respectively.

In addition to the written report, the web-based Statewide Housing Assessment Resource Project, "SHARP," model, which was originally created by the Eastern Dakota Housing Alliance and the Affordable Housing Developers, Inc., was restructured. SHARP offers a much broader dissemination of the housing assessment results. SHARP and other report information will be updated on an annual basis by the data center and may be accessed through the NDHFA website, [www.ndhfa.org](http://www.ndhfa.org).

Dr. Richard Rathge, data center director, plans to summarize the results of the study at a statewide housing conference, "Housing: a Journey of Discovery," on Feb. 23-24, 2005, at the Ramkota Hotel in Bismarck.

A copy of the report or more information on the assessment or the housing conference is available by contacting NDHFA at (701) 328-8080, (800) 292-8621, (800) 366-6888 (TTY), or [info@ndhfa.org](mailto:info@ndhfa.org).

The Industrial Commission of North Dakota, consisting of Gov. John Hoeven, as chairman, Attorney General Wayne Stenehjem and Agriculture Commissioner Roger Johnson, oversees the NDHFA.

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