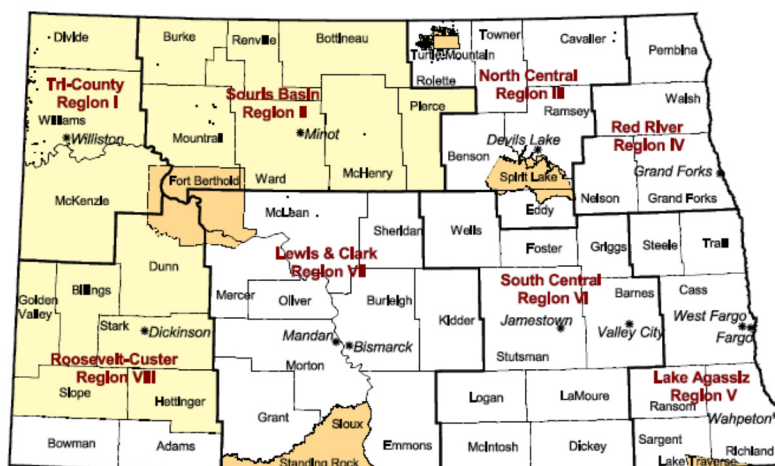


2016 North Dakota Statewide Housing Needs Assessment
Tri-County Region Summary

Projected Population Change Region I's population is expected to grow by 66.6 percent from 2014 to 2029, reaching an estimated 75,915 people. McKenzie County will grow 86.8 percent to 20,544. Williams County will increase 62.9 percent to 52,334. Divide County will grow 24.9 percent to 3,037 people. The City of Williston will grow by 53 percent to 37,578 people.



Age Distribution The number of residents age 65 and older will increase by 90.9 percent. The next highest growth will be among working age adults (25-44) at 82.5 percent. All counties in Region I will see increases in elderly populations led by McKenzie County with a 155 percent increase and Williams County at 88.1 percent growth. Divide County will essentially remain stable at 1.2 percent growth of the elderly population. The number of those under 25 will grow by 61.7 percent in Region I.

Projected Housing Need Housing need in Region I is projected to increase by 67.9 percent or by 18,054 housing units from 2014-2029. McKenzie County will see a 102.9 percent increase while Williams County increases 61 percent, and Divide County increases 12.7 percent. Williston is projected to see a 46.6 percent increase in housing units needed to 20,921.

Low-Income Households Households at or below 80 percent of Median Family Income (MFI) are projected to increase by 6,056 or 73 percent in Region I. Extremely low-income households (below 30 percent of MFI) will increase by 71 percent and very low-income households (30-50 percent of MFI) will see increases of 79.7 percent – the largest increases of all income categories.

Renter Households The majority of housing in Region I in 2014 was owner-occupied (68.8 percent), but the number of renter households is expected to increase by 69.7 percent or by 4,835 units. McKenzie County renters will increase by 100 percent with Williams County increasing 61.9 percent, and Divide County increasing 31.1 percent. The City of Williston will see a 48.9 percent increase in renters.

Projected Homebuyers The number of first-time homebuyers (householder less than 45 years old with income from \$35,000 to \$99,999) in Region I is expected to increase by 74.2 percent from 2014 to 2029. Low-income homebuyers (under 65 with a household income under \$60,000) is expected to increase by 60.8 percent. Moderate-income homebuyers (25-64 with an income from \$60,000 to \$99,999) will increase 65.4 percent. Elderly homebuyers (over 65) will increase 97.4 percent.

Region I Profile The Tri-County Region I Profile and full 2016 North Dakota Statewide Housing Needs Assessment, including Housing Forecast and Detailed Tables may be found online at www.ndhfa.org.

TABLE 1. TOTAL POPULATION, 2010 to 2029

Area	2010	2014	Change: 2010 to 2014	Projections			Change: 2014 to 2029
				2019	2024	2029	
Region I	30,829	45,558	47.8%	62,252	69,714	75,915	66.6%
Divide	2,071	2,432	17.4%	2,739	2,908	3,037	24.9%
McKenzie	6,360	10,996	72.9%	16,310	18,663	20,544	86.8%
Williams	22,398	32,130	43.5%	43,203	48,143	52,334	62.9%
Williston	14,716	24,560	66.9%	31,681	34,798	37,578	53.0%

TABLE 2. POPULATION BY AGE, 2014 and 2029

Area	Less Than 25 Years of Age			Ages 25 to 44			Ages 45 to 64			65 Years and Older		
	2014	2029	Change: 2014 to 2029	2014	2029	Change: 2014 to 2029	2014	2029	Change: 2014 to 2029	2014	2029	Change: 2014 to 2029
Region I	16,686	26,986	61.7%	13,198	24,086	82.5%	11,175	16,256	45.5%	4,499	8,587	90.9%
Divide	695	975	40.3%	486	860	77.0%	689	633	-8.1%	562	569	1.2%
McKenzie	4,292	7,112	65.7%	3,103	6,190	99.5%	2,686	4,909	82.6%	915	2,333	155.0%
Williams	11,690	18,899	61.5%	9,609	17,036	77.3%	7,800	10,714	37.4%	3,022	5,685	88.1%
Williston	8,395	13,523	61.1%	7,381	12,670	71.7%	6,107	7,561	23.8%	2,677	3,824	42.8%

TABLE 4. TOTAL HOUSING UNITS, 2010 to 2029 (Model 2)

Area	2010	2014	Change: 2010 to 2014	Projections - Model 2			Change: 2014 to 2029
				2019	2024	2029	
Region I	14,611	26,580	81.9%	36,180	40,577	44,634	67.9%
Divide	1,408	1,475	4.8%	1,579	1,606	1,662	12.7%
McKenzie	3,019	6,087	101.6%	9,060	10,709	12,351	102.9%
Williams	10,184	19,018	88.7%	25,541	28,262	30,621	61.0%
Williston	6,426	14,274	122.1%	18,145	19,586	20,921	46.6%

TABLE 7. CHANGE IN RENTER-OCCUPIED HOUSING UNITS, 2014 to 2029

Area	Renter-Occupied Housing Units, 2014	Change in Renter-Occupied Housing Units					
		2014 to 2019		2014 to 2024		2014 to 2029	
		Numeric	%	Numeric	%	Numeric	%
Region I	6,940	2,831	40.8%	3,982	57.4%	4,835	69.7%
Divide	190	40	21.1%	57	30.0%	59	31.1%
McKenzie	1,563	840	53.8%	1,256	80.4%	1,563	100.0%
Williams	5,187	1,951	37.6%	2,869	51.4%	3,213	61.9%
Williston	4,396	1,374	31.3%	1,795	40.8%	2,151	48.9%

TABLE 13. NUMBER OF HOUSEHOLDS BY INCOME LEVELS AS A PERCENTAGE OF THE MEDIAN FAMILY INCOME (MFI), 2014 and 2029

Area	Extremely Low: 0-30% MFI (Less than \$20,000 in 2014)			Very Low: 31-50% MFI (\$20,000 to \$34,999 in 2014)			Low Income: 51-80% MFI (\$35,000 to \$59,999 in 2014)			Lower Moderate: 81-115% MFI (\$60,000 to \$74,999 in 2014)			Moderate: 116-140% MFI (\$75,000 to \$99,999 in 2014)			Upper Income: Above 140% MFI (\$100,000 or more in 2014)		
	2014	2029	% Change	2014	2029	% Change	2014	2029	% Change	2014	2029	% Change	2014	2029	% Change	2014	2029	% Change
Region I	2,547	4,356	71.0%	2,405	4,322	79.7%	3,343	5,673	69.7%	2,318	3,935	69.8%	3,130	5,110	63.3%	8,491	13,960	64.4%
Divide	182	187	2.8%	154	158	2.3%	210	243	15.6%	112	145	29.8%	134	135	0.7%	290	352	21.6%
McKenzie	608	1,265	108.6%	668	1,511	126.3%	789	1,616	104.9%	614	1,183	92.8%	644	1,252	94.3%	1,651	3,260	97.4%
Williams	1,759	2,904	65.1%	1,583	2,653	67.6%	2,344	3,814	62.7%	1,593	2,607	63.7%	2,351	3,723	58.3%	6,550	10,348	58.0%
Williston	1,366	1,918	40.4%	1,238	1,881	52.0%	1,666	2,417	45.1%	1,120	1,726	54.1%	2,056	2,987	45.3%	4,936	7,219	46.2%