



Helping your community plan for the future

North Dakota Communities Acutely Impacted by Oil and Gas Development: New Town Housing Demand Analysis

**Final Report
December 20, 2010**

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Study timeframe August—December 2010

North Dakota Communities Acutely Impacted by Oil and Gas Development

Introduction

Purpose

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis is a large-scale research project conducted to inform decision-makers about housing needs given the magnitude, trajectory, and sustainability of oil and gas development in northwest North Dakota. As such, the study has many stakeholders and given the evolving nature of the Bakken and Three Forks “plays” the report authors have had to reconcile many facts and opinions in order to develop models that best reflect reality and model likely futures. Nonetheless, the purpose of the study is to document and demonstrate permanent ongoing housing needs in the northwest North Dakota communities of Parshall, New Town, Stanley, Tioga, Watford City, and Williston for the next 20 years at five-year intervals.

Study Delimitations

Delimitations are the boundaries that confine the study’s extent in time, space, and subject matter. *North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis* is restricted to northwest North Dakota in particular the North Dakota Bakken/Three Forks footprint. An understanding of the extent of this footprint was derived from a *Bakken Drilling/Spacing and Well Spot Basemap* issued by the Oil and Gas Division of North Dakota’s Department of Mineral Resources in mid-November, 2010.

While a number of oil and gas impacted cities in northwest North Dakota were invited to join the study, the study was capped at six cities. The participating cities are Parshall, New Town, Stanley, Tioga, Watford City, and Williston. Furthermore, the study’s boundaries were fixed at these cities’ current city limits.

The study’s time frame was set to cover a 20-year span (2010 to 2030) featuring snapshots at five-year increments—2010, 2015, 2020, 2025 and 2030. The populations reported for the six cities are forecasted population potentials based on oil and gas drilling and production. Housing needs are determined for permanent ongoing population rather than short-term housing needs for transient workers.

Study Limitations

Limitations are weaknesses and this study has several. First, this study was completed in a short time window. Data collection, analysis, and report generation occurred between September and December, 2010. Second, the Bakken//Three Forks oil and gas play is very dynamic and its potential is not yet fully known. Third, one of the documents necessary to complete the study, an oil and gas occupation and employment study was late. Fourth, this study’s population forecasts assume all of the six study cities can absorb their

proportionate population potential. Fifth, the study does not include current or future temporary and permanent population increases from infrastructure construction projects, oil and gas construction projects, development of other industries, or development of other mineral formations.

Methodology

While the study's time dimension extends from 2010 to 2030, the actual study was more complex. Given that the 2010 census has not been released, it was necessary to determine a baseline 2010 population and demographic profile for each of the six study cities. The derived 2010 population baseline is in effect a count of each city's housing and includes those living in temporary quarters and those living in permanent housing. This baseline served as a performance milestone reported in an interim report circulated October 18, 2010.

The next challenge was to develop an understanding of Bakken/Three Forks oil and gas drilling, production, extent (footprint), duration, and lifecycle. While determining each city's 2010 population relied on visits, phone calls, and data requests to many individual informants across northwest North Dakota, this part of the study depended on gathering expert opinions from a small number of highly placed state and industry informants. Since industry estimates of the Bakken/Three Forks potential are so diverse, information supplied by Mr. Lynn Helms, Director of North Dakota's Oil and Gas Division, Department of Mineral Resources was used as the primary source to build a model of oil and gas development-driven population growth. This model was first derived for the entire Bakken/Three Forks footprint and recognizes permanent employment from primary, secondary, and induced sources. (Induced employment is employment needed to supply services to the primary and secondary sectors. Induced employment has been referred to as "the butchers, bakers, and candlestick makers.") These permanent employees were then converted to an estimate of household population.

The Bakken/Three Forks play has distinct lifecycle phases.

- Phase One is underway now and involves drilling to secure leaseholds. According to Director Helms, this phase should be completed by 2014 with the drilling of 7,000 wells.
- Phase Two has started in some districts and is pattern drilling, that is, drilling a number of wells to best exploit the oil and gas potential of a defined acreage.
- Phase Three is the production phase and has begun for completed wells. A key characteristic of the Bakken formation is that production output is gas-driven and total fluids recovered decline rapidly after the first years of production.

Phase Two pattern drilling information supplied by Director Helms spanned an upper and lower bound of 28,000 pattern wells to 14,000 pattern wells. To refine this spread three population scenarios were developed, one based on a Bakken/Three Forks expected pattern drilling of 21,000 wells as well as a pessimistic 14,000 wells and the optimistic 28,000 wells.

Total Phase One and Phase Two wells are a pessimistic 21,000 total wells (7,000 Phase One wells plus 14,000 Phase Two wells), an expected 28,000 total wells (7,000 Phase One wells plus 21,000 Phase Two wells), and an optimistic 35,000 total wells (7,000 Phase One wells plus 28,000 Phase Two wells).

The lifecycle phases, declining fluid production, and three pattern drilling options were incorporated into a unified model and population potentials for each of the six cities were determined. This is the brief report circulated December 6, 2010.

Again, population potentials are expected city populations if new comers can be accommodated. If a community falters and cannot provide housing, its share will live in those communities that can.

The final challenge was to allocate each city's population potential based on permanent employment projected at five-year intervals across key housing-related variables. These include the following.

- Housing projections by tenure and by type. (Tenure refers to renting versus owning and type includes single family, multi-family, and mobile homes. It is assumed that each city's housing tenure and type will normalize to pre-Bakken/Three Forks conditions. That is, while a city may in 2010 have a higher percentage of mobile homes than in 2000, by 2030 the percentage of mobile homes will be similar to what the city hosted in 2000.)
- Population by age cohort. (Population by age cohort reports cohorts in five-year increments and was derived by aging the current population, adding new comers at a ratio of 25 percent in cohorts 40 years and older and 75 percent to cohorts spanning zero to 39 years. Finally cohort increases and decreases were figured by applying North Dakota birth and mortality rates.)
- Households by age. (Households by age was determined using information developed in the first two variables described above to allocate householders to three age categories –young householders, 15 to 39 years of age; middle years householders, 40 to 64 years of age; and retired householders, 65 years and older— to three tenure categories owner, renter, and total households.)
- Household income by percent. (Known household median incomes and poverty rates for 2000 and 2010 anchored projections of future poverty rates and median incomes. Here it is assumed that over time poverty rates will fall to Mercer County, ND's current level (7.2 percent) since Mercer County reflects a mature extractive industrial base. It is assumed that median incomes and poverty thresholds will rise with the consumer price index (CPI). Median incomes should stabilize as less overtime will be paid as the oil and gas industry normalizes.)
- Household income by number of households. (This representation converts household income by percent to the number of households in particular income categories.)
- Households by affordable rent/mortgage. (This representation reports the level of rent affordable by the number of households in income categories. It assumes affordable rent and an affordable mortgage is 30 percent of household income.)

- Households by size. (Households by size report the number of individuals living in a household. These households were allocated across renter households and owner households.)

In addition, a model estimating new construction rental rates was generated. This model estimates the rental rates needed to pay back a multi-family apartment building in five, ten, 15, 20, and 25 years and is intended to provide an understanding of market-rate rent and investor time horizons.

Overall Findings for the Bakken/Three Forks Footprint

It is an exciting time to live in northwest North Dakota. Jobs are readily available and the population is growing rapidly. Newcomers are younger than the region's typical resident and the population mix is changing. In future years more attention will be commanded by the needs of younger households rather than older households. For example, school-aged cohorts will increase strongly. Since the 2000 census, median household incomes have zoomed and rates of poverty have dropped dramatically.

Since the 2000 census, over 23,000 people have been attracted to northwest North Dakota. While this is favorable given the region's long history of population decline, it is important to understand the region 20 years into the future so that over building does not occur. Given the three pattern drilling options (14,000, 21,000 and 28,000 wells), at 2030, the permanent population of the Bakken/Three Forks footprint would be approximately 92,500, 106,000, or 128,500 people respectively. However this permanent population is similar to that of the Bakken/Three Forks footprint attained at 2018.

The rig-related transient population of the Bakken/Three Forks footprint will be significantly higher. Rig-related transients (including, direct, secondary, and induced workers) add approximately 6,250 people to the overall Bakken/Three Forks footprint before leaving with the end of pattern drilling.

The buildup and relative decline of population presents challenges and opportunities across northwest North Dakota. While a stable core of housing is needed to house the region's ongoing permanent population, a large population will need decent housing all during Phase Two. Second, infrastructure and services needs to be funded at levels that service not only the region's ongoing permanent population but meet the needs of the large permanent and transient population experienced before pattern drilling ends.

Creative housing solutions of all types are needed. Crew camps providing controlled, safe, decent, and all-weather housing must be encouraged. Semi-permanent housing solutions are a must. Permanent housing that conforms to the oil and gas lifecycle should be pursued.

Given 2010 construction costs, market rate rents for new two-bedroom apartments easily top \$1200.00. Since little construction has occurred in prior decades and the large demand associated with Phase Two pattern drilling and construction projects, apartment rents

will remain high. Affordability is an issue across the region since only about half of the region's households can afford new market rate housing.

North Dakota decision makers need to monitor oil and gas activity, infrastructure and construction projects, and other new industries, and be prepared to act depending on the scenario that unfolds. The Bakken/Three Forks is dynamic and the future is still uncertain.

Report Organization

Each city's report is organized in the following manner. An executive summary highlighting key findings and concerns is followed by a recommendation section. After the recommendation comes Appendix A, Graphs and Tables. Here data elements for the city's population, housing units, mix of housing units, householders by age cohort, households by income, housing affordability by household income, and households by size are reported. Again, these customized data tables are constructed using the expected pattern drilling value of 21,000 wells (28,000 total wells). Also included in Appendix A is a model that develops market-rate rents for new apartment construction given paybacks set at five, ten, 15, 20, and 25 years. Appendix B is the interim report used to determine the city's 2010 population. This population includes transients as well as permanent people residing within the city's boundary, rental stock and rental rate information. Appendix C includes any materials received after December 6, 2010 about the city's infrastructure needed given population potentials.

New Town

Executive Summary

While the future is bright, if pattern drilling in the Bakken/Three Forks conforms to the expected 21,000 pattern wells, particular measures need to be taken. That is, New Town must plan for accommodating a sustainable population in permanent housing units and accommodating a peak population in temporary and semi-permanent housing. At 2030 the city's population and housing units are equivalent to the population and associated housing units expected in 2018. That is, New Town's 2018 and 2030 permanent population will be approximately 2,600 people requiring just over 1,100 total housing units.

While the median age of New Town is already younger than that of many cities in northwest North Dakota, newcomers will be on average younger still. In the case of New Town the median age cohort will decline from 30 to 34 years at 2000 to 25 to 30 years before increasing to 30 to 34 years at 2020 and returning to 30 to 34 years at 2030. Age demographics have significant implications for a city. First, those cohorts associated with primary and secondary education (five to nine years, ten to 14 years, and 15 to 19 years) will increase by 40 percent between 2000 and 2030. Second, those 65 years and older will increase by 32 percent from 2010 to 2030.

New Town is a much wealthier city in 2010 than in 2000. At the 2000 census New Town's median household income was \$29,524. By 2010 its median household income increased to \$44,900. While the oil and gas industry is responsible for this increase, in

subsequent years it is expected that employment will normalize and less overtime will be paid. Induced employment likely pays less well than does the oil and gas industry so it is likely that the city's median will only rise with the consumer price index. Using this logic by 2030, New Town's median household income will be approximately \$57,000.

In the next years New Town will see a dramatic decline in the rate of poverty. Nonetheless, affordability of housing will be an issue in New Town. Applying North Dakota Housing Finance Agency's rule of thumb, a median household income of \$44,900 will allow for a suggested 30 percent rent payment of \$1,123 per month. Since so few buildings have been constructed in the city in recent years, older buildings that should command lower rents are not available and new construction costs require rents that exceed this amount to payback an apartment building's cost in 20 years. (See Appendix A.)

Recommendations

As a general recommendation, decision makers need to monitor oil and gas activity to understand the sort of drilling scenario that develops. The city must plan to accommodate its peak population with temporary and semi-permanent housing and must plan to accommodate its sustainable population with permanent housing options. Some moderate overbuilding is healthy and will trigger the removal of less desirable housing and housing types.

One of New Town's biggest challenges is the lack of developable land. If New Town is to grow to its potential this problem needs to be solved. If possible, New Town should control and rationalize contiguous developments by annexations and by enlarging its extra-territorial zone. A very real possibility is that New Town will be unable to accommodate its share of new employees and these people will gravitate to those communities that can.

In addition to permanent housing, New Town needs to encourage the development of more temporary or semi-permanent housing that can be withdrawn or converted to other uses as temporary workers are no longer needed and if permanent employment falls. Thus, pressure must be placed on industry to provide crew camps that provide all-weather, safe, decent, and controlled housing for temporary construction and drilling-related employees.

A style of housing that might prove useful for oil and gas impacted cities is one designed for the oil and gas drilling/production lifecycle. Such housing might consist of attached single-story suites that initially are intended for extended-stay use. As need dictates, two of these suites could be joined as an apartment. Later as need dictates, the apartments could be sold as condos.

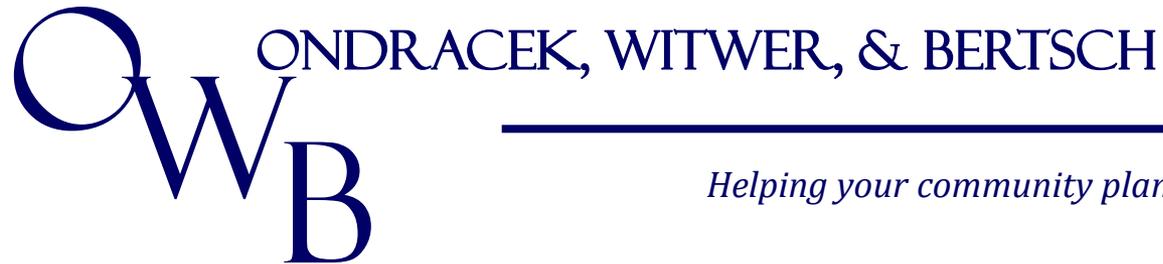
Currently there is little need for additional market-rate senior housing in New Town. New Town will need infrastructure that accommodates a younger rather than older population.

Housing affordability is an issue in New Town. New construction is expensive and is affordable for those whose earnings are above the city's median income level. The city needs subsidized housing for its poor and lower income earners. Those who do not qualify for subsidized housing and do not earn incomes approaching the city's median are under extreme pressure.

Given the large budget deficits and national debt, aid from the federal government will be limited. Solutions for affordable housing must be sought at the upcoming North Dakota Legislative session since market mechanisms will fail those earning below median incomes. A possible state-level solution would be housing tax credits. Housing tax credits would be superior to a simple appropriation since the state's input is magnified. Instead of an unmatched appropriation, the state's input is foregone tax collections leveraged with private tax-payer funds paid to receive the tax credit benefit.

A final recommendation is this. *North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis* contains a wealth of data that can be mined by a variety of stakeholders to understand New Town at 2010 and into the future. With this as a guide, fitting solutions can be crafted for many of the challenges facing the city.

Appendix A: Graphs and Tables



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**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis:
New Town Graphs and Tables**

December 20, 2010

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**North Dakota Communities Acutely Impacted
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- Purpose of study
 - To inform decision-makers about permanent housing needs given the magnitude, trajectory, and sustainability of oil and gas development in northwest ND

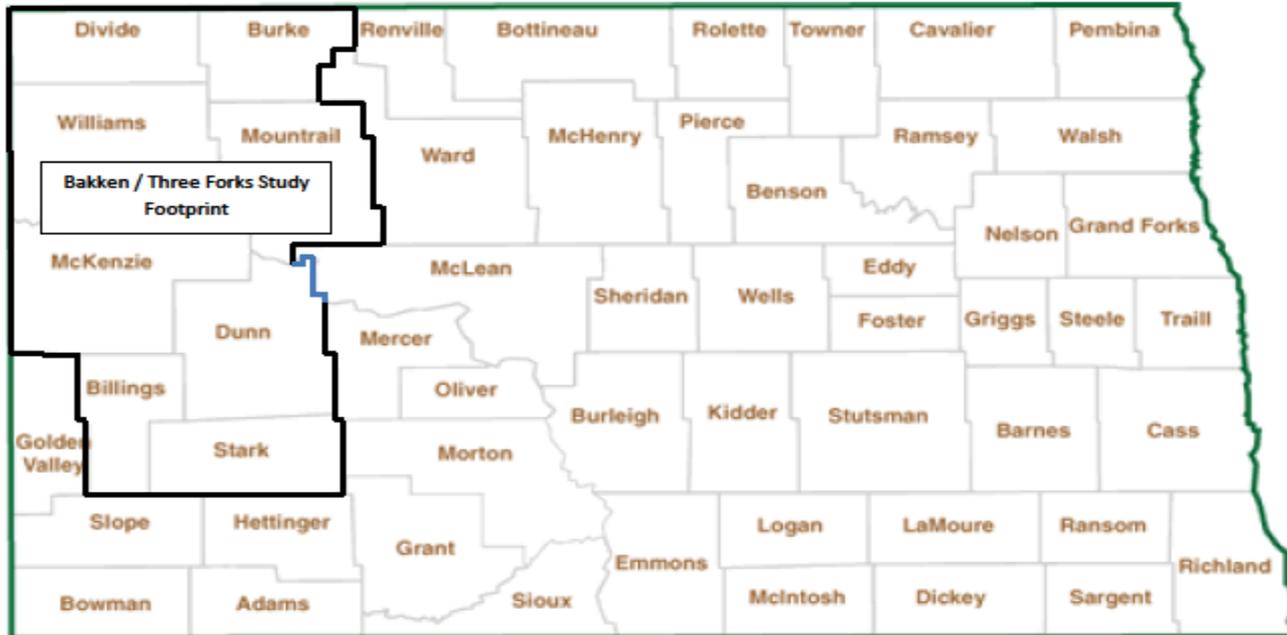
North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Study boundaries
 - Northwest North Dakota
 - ND Bakken/Three Forks footprint
 - Parshall, New Town, Stanley, Tioga, Watford City, and Williston – city limits
 - Twenty year span (2010 to 2030 in five-year increments)
 - Population potentials based on drilling and production
 - Housing needs of permanent population

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Study limitations
 - Short time frame (Sept.-Dec. 2010)
 - Dynamic situation
 - Workforce Needs Study late
 - Population forecasts assume all cities can absorb their proportionate population potential
 - Study does not include current or future temporary and permanent population increases from
 - Infrastructure construction projects
 - Oil/gas construction projects
 - Development of other industries
 - Development of other mineral formations

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

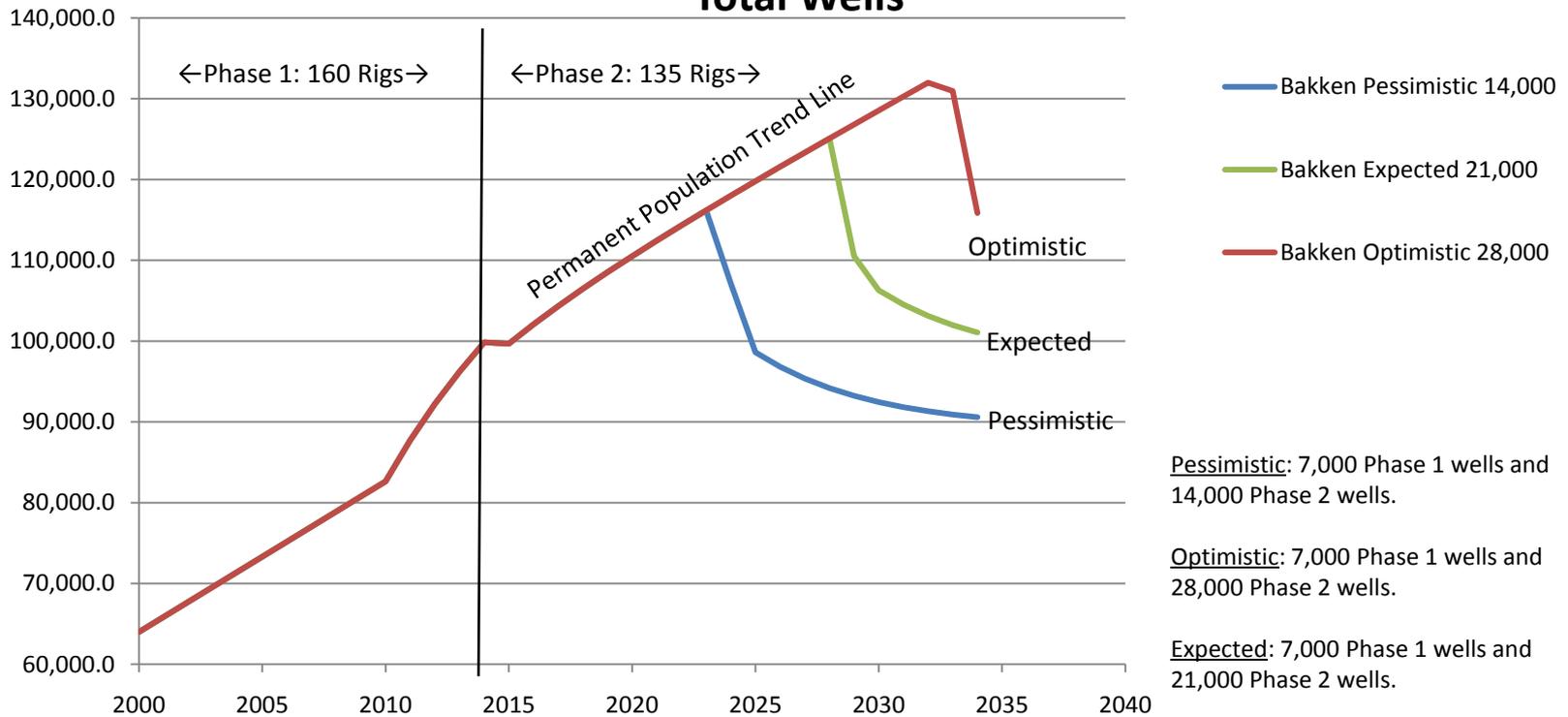


North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Bakken/Three Forks Population Forecast Based on Total Wells
 - Phase One: 7,000 wells completed 2014
 - Phase Two: Three scenarios
 - 14,000 pattern wells completed 2024-2025 (21,000 total wells)
 - 21,000 pattern wells completed 2029-2030 (28,000 total wells)
 - 28,000 pattern wells completed 2033-2034 (35,000 total wells)
 - Production
 - Permanent population includes permanent drilling-related and production-related primary, secondary, and induced workers with households
 - Transient population includes temporary drilling-related primary, secondary, and induced populations; does not include transient construction-related impacts

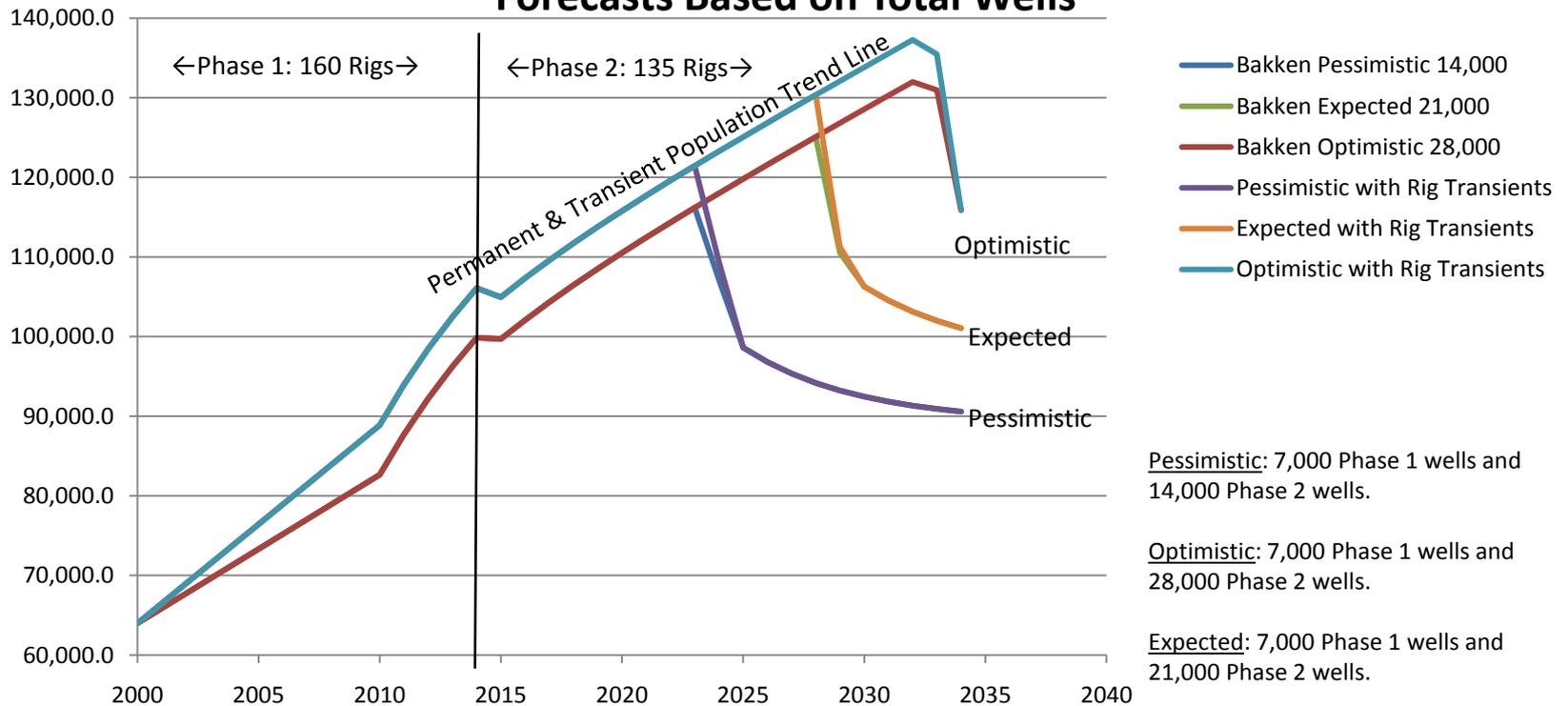
North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

Bakken / Three Forks Permanent Population Forecasts Based on Total Wells



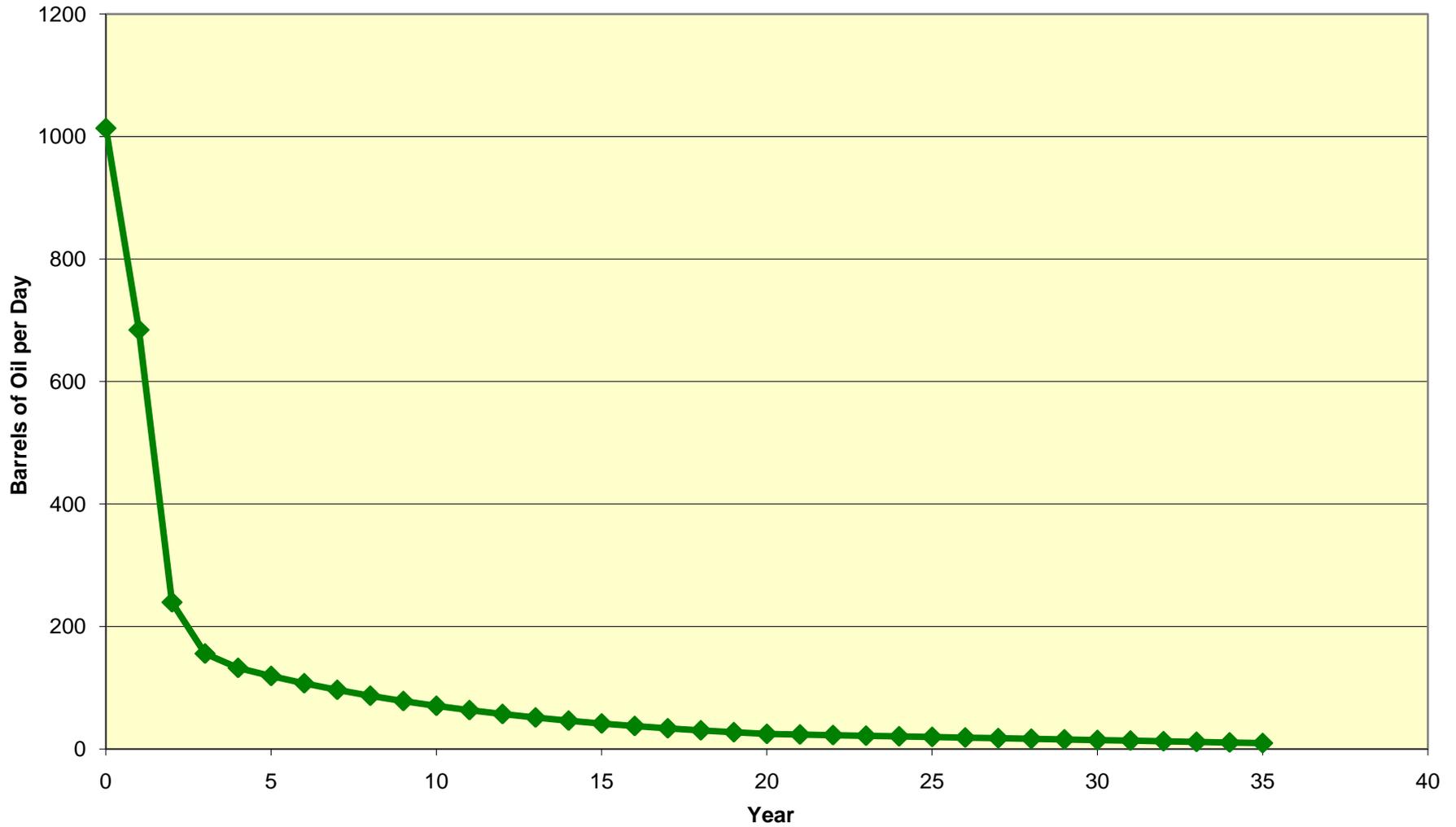
North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

Bakken / Three Forks Permanent and Transient Population Forecasts Based on Total Wells



Typical Bakken Well Production

Source: Lynn Helms, ND Oil and Gas Division

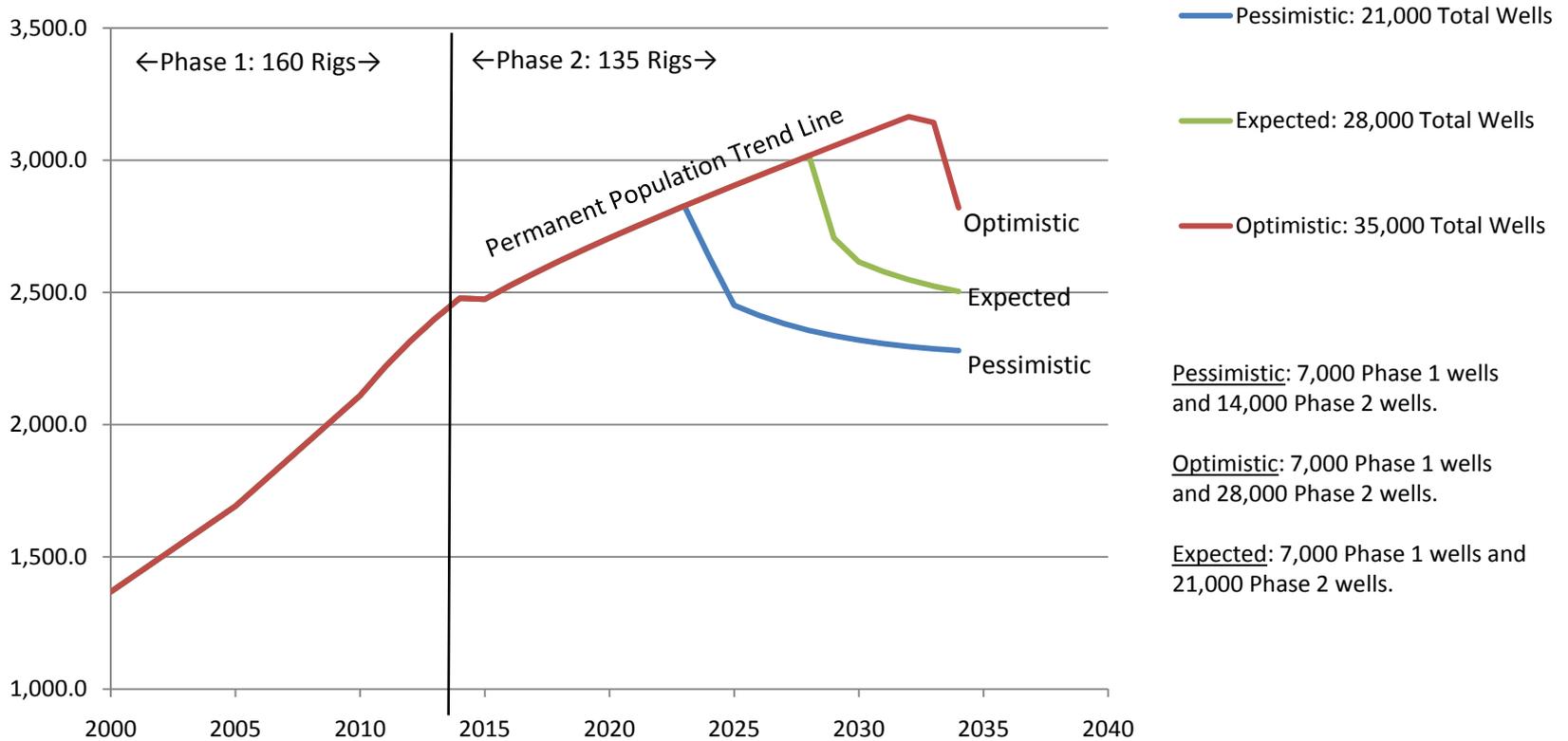


**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **City Population Potential Based on Rigs and Wells**
 - New Town
 - Allocation based on ND Bakken/Three Forks footprint population potential

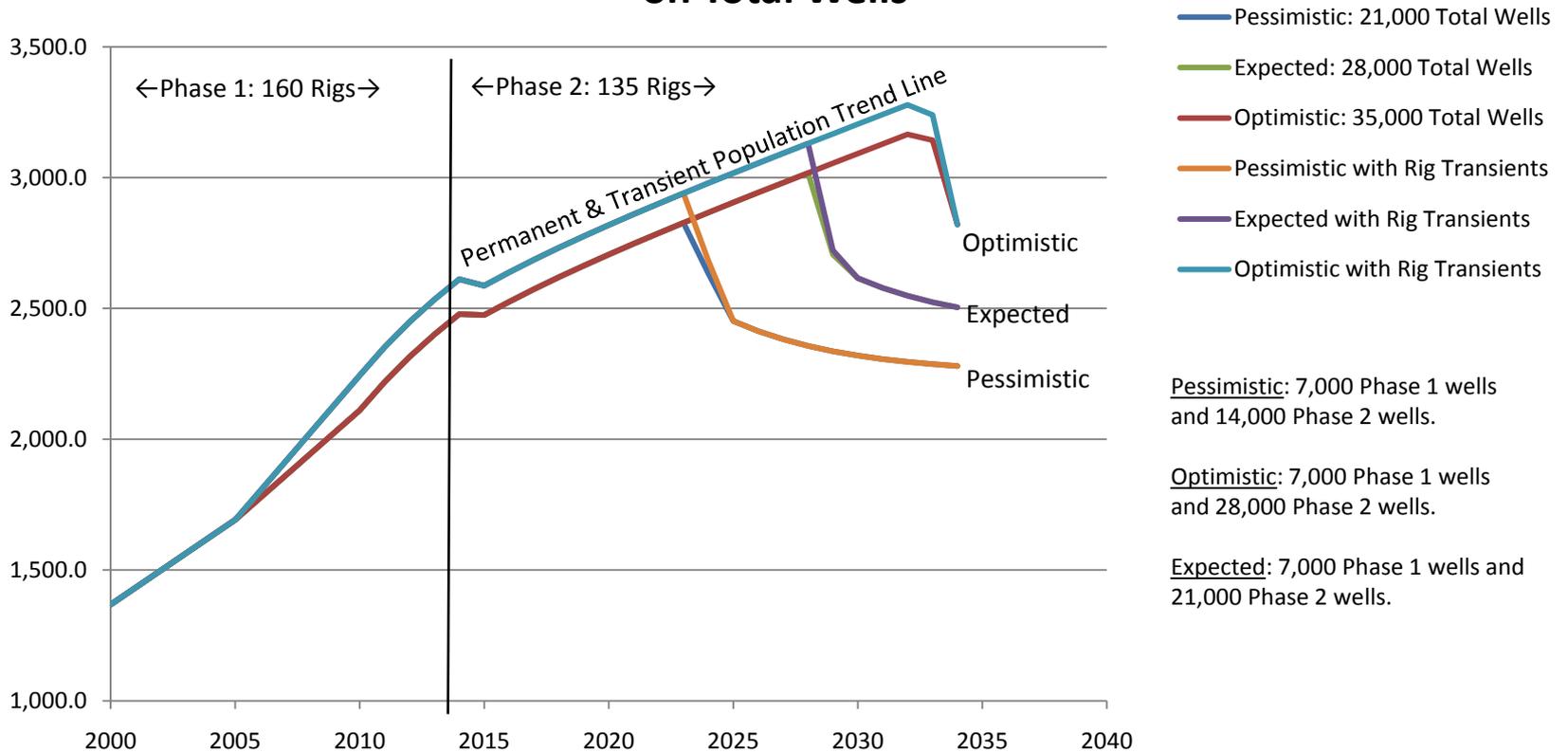
North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Permanent Population Potential Based on Total Wells



North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Permanent and Transient Population Potential Based on Total Wells



**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- New Town permanent population proportion based on...
 - Rig count of 160 through Phase One
 - Rig count of 135 through Phase Two
 - Phase Two 21,000 expected wells
 - Production recognizes rapid decline of total fluids per well

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **Housing Projections by Tenure by Type**
 - Tenure (rent/own) and housing types (single family, multi-family, and mobile home)
 - Assume tenure and type will normalize to pre-Bakken/Three Forks percentages

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Housing Projections By Tenure By Type					
	2010	2015	2020	2025	2030
Population:	2,110	2,474	2,706	2,905	2,615
Single Family Units	503	606	671	726	641
SF Owned	369	445	492	532	470
SF Rented	134	162	179	193	171
Multi Family Units	210	249	272	290	252
MF Owned	0	0	0	0	0
MF Rented	210	249	272	290	252
Mobile Home Units	162	202	231	258	235
MH Owned	115	143	164	183	166
MH Rented	47	59	67	75	68
Total Units	876	1058	1174	1273	1128
% SF Units	57.49%	57.33%	57.17%	57.00%	56.84%
% MF Units	23.98%	23.57%	23.17%	22.76%	22.35%
% MH Units	18.53%	19.10%	19.67%	20.24%	20.81%

Forecasted permanent population based on 21,000 Phase Two wells

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Population by Age Cohorts
 - Aged existing population cohorts
 - Added new comers
 - 75 percent 0-39 years
 - 25 percent 40 years and older
 - Applied ND birth and death rates

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Population By Age Cohorts						
	2000	2010	2015	2020	2025	2030
Total Population:	1367	2,110	2,474	2,706	2,905	2,615
Age Cohorts						
0-5 years	93	116	178	190	201	165
5- 9 years	134	154	146	193	206	178
10-14 years	120	219	196	166	206	182
15-19 years	134	275	271	224	183	185
20-24 years	75	172	307	302	247	155
25-29 years	81	189	207	327	326	209
30-34 years	70	129	213	228	343	287
35-39 years	96	157	158	228	245	314
40-44 years	112	70	170	174	240	216
45-49 years	85	96	83	174	182	222
50-54 years	73	112	110	90	176	165
55-59 years	59	85	120	117	94	163
60-64 years	62	73	92	124	120	82
65-69 years	41	59	74	90	118	101
70-74 years	40	62	62	73	86	101
75-79 years	37	41	54	53	61	65
80-84 years	24	40	37	46	45	46
85-89 years	18	37	24	20	24	22
90 years and older	13	24	21	13	11	12
% Error	0.00%	0.00%	2.01%	4.61%	7.19%	9.78%
Median Age Cohort:	30-34 years	25-29 years	25-29 years	30-34 years	30-34 years	35-39 years

Forecasted permanent population based on 21,000 Phase Two wells

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- Households by Age
 - Age cohorts of householders
 - Allocated across rent/own

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Households By Age					
	2010	2015	2020	2025	2030
Total Population:	2,110	2,474	2,706	2,905	2,615
All Households					
15-39 years	498	611	673	684	553
40-64 years	236	303	349	413	408
65 years and older	142	144	152	175	167
Total All Household Units	876	1058	1174	1272	1128
Owner Households					
15-39 years	275	339	376	384	312
40-64 years	130	169	195	232	230
65 years and older	79	80	85	98	94
Total Owner Household Units	484	588	656	714	636
Renter Households					
15-39 years	222	271	297	300	241
40-64 years	105	135	154	181	178
65 years and older	63	64	67	77	73
Total Renter Household Units	390	470	518	558	492

Forecasted permanent population based on 21,000 Phase Two wells

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **Household Income by Percent**
 - Began with current county-level median incomes and poverty rates
 - Assumed median incomes and poverty threshold rise with Consumer Price Index (CPI)
 - Assumed poverty will fall to Mercer Co. levels

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Household Income by Percent						
	2000	2010	2015	2020	2025	2030
Total Population:	1367	2,110	2,474	2,706	2,905	2,615
Indexed Poverty Level:	\$15,131	\$13,696	\$14,538	\$15,431	\$16,379	\$17,386
Indexed Median:	\$29,524	\$44,900	\$47,659	\$50,588	\$53,697	\$56,998
Below Poverty	25.06%	14.00%	12.30%	10.60%	8.90%	7.20%
Poverty to \$19,999	10%	8.99%	7.79%	6.52%	5.16%	3.73%
\$20,000-\$24,999	10.69%	7.74%	8.03%	8.33%	8.63%	8.95%
\$25,000-\$29,999	5.44%	3.94%	4.09%	4.24%	4.40%	4.56%
\$30,000-\$34,999	10.69%	7.74%	8.03%	8.33%	8.63%	8.95%
\$35,000-\$39,999	5.65%	4.09%	4.24%	4.40%	4.56%	4.73%
\$40,000-\$44,999	4.84%	3.50%	3.64%	3.77%	3.91%	4.05%
\$45,000-\$49,999	5.24%	9.35%	9.70%	10.07%	10.44%	10.82%
\$50,000-\$54,999	7.66%	13.67%	14.18%	14.71%	15.25%	15.81%
\$55,000-\$74,999	8.67%	15.47%	16.05%	16.65%	17.26%	17.89%
\$75,000-\$99,999	3.83%	6.83%	7.09%	7.36%	7.63%	7.91%
\$100,000-\$124,999	1.41%	2.52%	2.61%	2.71%	2.81%	2.91%
\$125,000-\$149,999	0.40%	0.72%	0.75%	0.77%	0.80%	0.83%
\$150,000-\$199,999	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,000 or more	0.81%	1.44%	1.49%	1.55%	1.61%	1.66%
Total %	100%	100%	100%	100%	100%	100%

Forecasted permanent population based on 21,000 Phase Two wells

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **Household Income by Number of Households**
 - Applied percentages of household income to number of household to determine number of households at particular income categories

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Household Income by Number of Households					
	2010	2015	2020	2025	2030
Total Population:	2,110	2,474	2,706	2,905	2,615
Below Poverty	123	130	124	113	81
Poverty to \$19,999	79	82	77	66	42
\$20,000-\$24,999	68	85	98	110	101
\$25,000-\$29,999	35	43	50	56	51
\$30,000-\$34,999	68	85	98	110	101
\$35,000-\$39,999	36	45	52	58	53
\$40,000-\$44,999	31	38	44	50	46
\$45,000-\$49,999	82	103	118	133	122
\$50,000-\$54,999	120	150	173	194	178
\$55,000-\$74,999	135	170	195	220	202
\$75,000-\$99,999	60	75	86	97	89
\$100,000-\$124,999	22	28	32	36	33
\$125,000-\$149,999	6	8	9	10	9
\$150,000-\$199,999	0	0	0	0	0
\$200,000 or more	13	16	18	20	19
Total Households:	876	1058	1174	1272	1128

Forecasted permanent population based on 21,000 Phase Two wells

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **Households by Affordable Rent/Mortgages**
 - Number of households in each income category and affordable rent/mortgage
 - Affordable rent 30% of income; affordable mortgage assumed to be same

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Households by Affordable Rent/Mortgage					
	2010	2015	2020	2025	2030
Total Population:	2,110	2,474	2,706	2,905	2,615
Affordable Rent/Mortgage (30%):					
Less than \$500	201	213	201	179	123
\$500 to \$625	68	85	98	110	101
\$625 to \$750	35	43	50	56	51
\$750 to \$875	68	85	98	110	101
\$875 to \$1000	36	45	52	58	53
\$1000 to \$1125	31	38	44	50	46
\$1125 to \$1250	82	103	118	133	122
\$1250 to \$1375	120	150	173	194	178
\$1375 to \$1875	135	170	195	220	202
\$1875 to \$2500	60	75	86	97	89
\$2500 to \$3125	22	28	32	36	33
\$3125 to \$3750	6	8	9	10	9
\$3750 to \$5000	0	0	0	0	0
Greater than \$5000	13	16	18	20	19
Total Households:	876	1058	1174	1272	1128

Forecasted permanent population based on 21,000 Phase Two wells

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- **Model Estimating New Construction Rental Rates**
 - Rental rates necessary to pay back eight-plex built using 2010 constructions costs
 - At five, ten, 15, 20 and 25 years

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

Appendix A: Model Estimating New Construction Rental Rates (Example of an 8-plex)

Structure		Lot & Site Development	
			Enter 'land' value:
		Land:	\$40,000.00
Enter first 2:		Grading, graveling, paving, water, sewer, storm sewer, curb, sidewalks, landscaping, and design fees (2)	
Square Feet Per Unit:	750		
Number of Units:	8		
Construction per Sq Ft: (1,4)	\$127.50		\$80,000.00
Contractor Fees (Included):	\$0.00		
Architect Fees (7%) (1,4):	\$0.00	Enter Per Unit Upgrades:	
Total Costs per Sq Ft:	\$127.50	\$10,000.00	
Grand Total Construction:	\$765,000.00	Total Lot & Improvements:	\$120,000.00

Enter APR for building loan: (4d) 6.50%

Per Unit Monthly (4)

	Monthly amortization per unit (4d)	Maint Fees (4a)	Mgmt Fees (4b)	Utility Costs (4c)	Taxes (6,6a,6b)	Insurance (4f,5)	Grand Total Per Unit *	
5 year payback	(2,164.51)	216.45		151.52	67.23	126.55	31.67	\$2,757.91
10 year payback	(1,256.12)	125.61		87.93	67.23	126.55	31.67	\$1,695.11
15 year payback	(963.66)	96.37		67.46	67.23	126.55	31.67	\$1,352.93
20 year payback	(824.79)	82.48		57.74	67.23	126.55	31.67	\$1,190.45
25 year payback	(746.95)	74.69		52.29	67.23	126.55	31.67	\$1,099.37

* Per unit rental rates assume a simple break even scenario. Any developer equity position is assumed to have an ROI equal to the APR of the loan.

Sources:

- (1) Wayne Whitty - 852-4850: Construction fees \$180 per sq ft with 7% architect fees
- (2) Ryan Ackerman - 852-6363
- (3) Lon Drevecky - 837-8737 - Left message on 9/27/2010
- (4) Bruce Walker - 852-0136: Construction costs (including contractor and architect fees) are about \$127.50 per sq ft.
- (4a) Approximate Maintenance Fees: 10% of rents collected
- (4b) Approximate Management Fees: 7% of rents collected
- (4c) Approximate Fuel Costs: 9% of rents collected
- (4d) Terms are running about 6.5% for up to 25 years. Lenders do not go beyond 25 years.
- (4e) Taxes are running 1.7% to 1.8% of assessed value
- (4f) Examples: \$1857 for a 5plex (\$371 per unit per year); \$14000 for a 36plex (\$389 per unit per year)
- (5) Kim Albert: Insurance is age-dependent (newer=cheaper)
- (6) Kevin Ternes - 857-4160, Minot City Assessor: Fair Market Value runs approximately 85% to 90% of total new construction and development costs
- (6a) Assessed value is allotted a 'leeway' of 5% of market value.
- (6b) Taxes are 1.7% of assessed value.

**North Dakota Communities Acutely Impacted
by Oil and Gas Development:
Housing Demand Analysis**

- Household by Size
 - Rental and owner households allocated based on number living in household

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

New Town Households by Size					
	2010	2015	2020	2025	2030
Population:	2,110	2,474	2,706	2,905	2,615
Total Owned Units	484	588	656	715	637
1-person household	150	182	203	222	198
2-person household	202	245	273	298	265
3-person household	90	109	122	133	119
4-person household	18	22	25	27	24
5-person household	11	14	15	16	15
6-person household	7	8	9	10	9
7-person household	6	7	8	9	8
Total Rented Units	391	470	518	558	491
1-person household	140	169	186	200	177
2-person household	82	98	108	116	103
3-person household	66	80	88	95	83
4-person household	47	57	63	68	60
5-person household	28	34	38	41	36
6-person household	19	23	25	27	24
7-person household	8	9	10	11	10
% Error:	-0.30%	-2.75%	-3.90%	-4.72%	-3.35%

Forecasted permanent population based on 21,000 Phase Two wells

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Caveats

- Monitor oil and gas developments to understand unfolding scenarios
- Oil and gas resources are finite. Production in the Bakken/Three Forks will end
- In northwest ND population due to oil and gas will not increase forever; there will be significant fall-offs
- New technology will affect all factors of the oil/gas industry including labor
- Rig numbers are fluid and influenced by
 - Economics
 - Politics/regulations

North Dakota Communities Acutely Impacted by Oil and Gas Development: Housing Demand Analysis

- Press inquiries should be directed to
 - Mr. Mike Anderson, Director, North Dakota Housing Finance Agency ,
Bismarck, ND, 701-328-8080, maanders@ndhfa.org
- Technical inquiries should be directed to
 - James Ondracek, Ph.D., ondracek@srt.com

Appendix B: Interim Report from October 18, 2010



North Dakota Communities Acutely Impacted by Oil and Gas Development

City of New Town

Housing Interim Report: Cumulative Data and Snapshot at the end of 2010

Ondracek, Witwer, and Bertsch

October 18, 2010

Contact Information:
James Ondracek, PhD
701-838-2645
ondracek@srt.com

Total Population in 2000 and 2010

Type	2000	Chg from 2000-2010 (2)	2010
Single Family units	295	+208	503
Avg. Household Size S.F.	2.6827968	(1)	1.8749658
Multi Family units	116	+94	210
Avg. Household Size M.F.	2.6047115	(1)	1.8203932
Mobile Home units	108	+72	180
Avg. Household Size M.H.	2.6801541	(1)	1.3429072
Total population in housing	1314.46		2006.2933
Group Quarters	54		54
Totals	1368.46		2060.2933
Cumulative % change from 2010			50.56%

(1) The average size of households have declined due to such factors as aging, child maturation, and other household considerations.

(2) This represents the number of additional units since 2000 (e.g. building permits, HUD data, annexations, and observations/interviews).

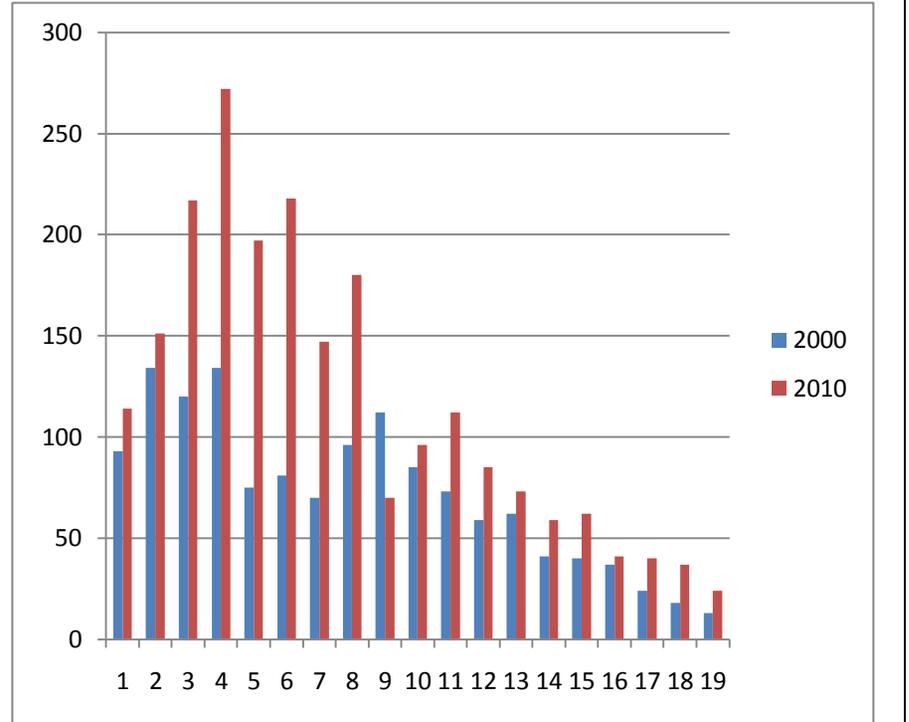
Additional Population Adjustments:				
"Double Up" @ 1% (National Avg)				20.602933
Informal RV Parking @ 1% Single Family Homes (units)				5.0338311
Informal RV Parking population				8.4539271
RV Parks in City (2010 only).				16.794221
Motel Dwellers (2010 only).				85.650525
Skid Shacks (2010 only).				0
Total population:				2191.7949
Cumulative % change from 2010				60.17%

Housing Units by Age: 2000 to 2010			
		2000	End of 2010
Median Year Built: All Owned		1967	1981.13395
Median Year Built: All Rentals		1974	1985.7482
		2000	End of 2010
Single Family % Owned		73.36%	73.36%
Single Family % Rented		26.64%	26.64%
Multi Family % Owned		0.00%	0.00%
Multi Family % Rented		100.00%	100.00%
Mobile Home % Owned		70.87%	70.87%
Mobile Home % Rented		29.13%	29.13%
Total Single Family Units		295	503.383114
	# owned	216.4014	369.263737
	# rented	78.59862	134.119376
	Avg Age S.F. Owned	33	19.7531122
	Avg Age S.F. Rented	26	15.6508689
	Avg Age all S.F.	31.13495	18.6601269
Total Multi Family Units		116	209.971207
	# owned	0	0
	# rented	116	209.971207
	Avg Age M.F. Owned	NA	NA
	Avg Age M.F. Rented	26	14.8114175
	Avg Age all M.F.	26	14.8114175
Total Mobile Homes		108	180.06738

	# owned	76.54369	127.62057
	# rented	31.45631	52.4468098
	Avg Age M.H. Owned	33	20.1928155
	Avg Age M.H. Rented	26	15.9943871
	Avg Age all M.H.	30.96117	18.9699722

Age Cohorts at 2000 and 2010

Category	Age Cohorts	2000	% of total	2010 Shifted	2010 Adj
1	0-5 years	93	6.80%	18	114
2	5- 9 years	134	9.80%	13	151
3	10-14 years	120	8.78%	93	217
4	15-19 years	134	9.80%	134	272
5	20-24 years	75	5.49%	120	197
6	25-29 years	81	5.93%	134	218
7	30-34 years	70	5.12%	75	147
8	35-39 years	96	7.02%	81	180
9	40-44 years	112	8.19%	70	70
10	45-49 years	85	6.22%	96	96
11	50-54 years	73	5.34%	112	112
12	55-59 years	59	4.32%	85	85
13	60-64 years	62	4.54%	73	73
14	65-69 years	41	3.00%	59	59
15	70-74 years	40	2.93%	62	62
16	75-79 years	37	2.71%	41	41
17	80-84 years	24	1.76%	40	40
18	85-89 years	18	1.32%	37	37
19	90 years and older	13	0.95%	24	24
		1367		1367	2195



Error: 0.15%

By Tenure By Type at 2010

Error = 0.25%

Total		2191.794884		
Single Family Dwellers		1180.232365	Population	Units
	SF Owners		865.7759909	369.2637374
	SF Renters		314.456374	134.1193763
Multi Family Dwellers		400.4634758		
	MF Owners		0	0
	MF Renters		400.4634758	209.9712068
Mobile Home Dwellers		420.2221061		
	MH Owners		297.8273179	127.6205704
	MH Renters		122.3947882	52.44680977
Group Quarters Dwellers		54	Renters	
Double Up Dwellers		20.60293278	Renters	
1% Informal RV Dwellers		8.453927087	Renters	
RV Dwellers		16.79422066	Renters	
Motel Dwellers		85.65052536	Renters	
Skid Shack Dwellers		0	Renters	
Total Renters:		1022.816244	46.78%	
Total Owners:		1163.603309	53.22%	
Total Owned Units		496.8843078		
Total Rented SF MF & MH Units		396.5373928		
Total Rented Motel, Skid Shacks, RV Spaces		61		

Householder by Age in 2000 and 2010

All Householder by Age	2000	% of Total	2010	% of Total
15-24 years	9	1.84%	24	3.42%
25-34 years	43	8.78%	84	11.97%
35-44 years	90	18.37%	187	26.64%
45-54 years	75	15.31%	90	12.82%
55-64 years	71	14.49%	75	10.68%
65-74 years	93	18.98%	71	10.11%
75-84 years	78	15.92%	93	13.25%
85 years and older	31	6.33%	78	11.11%
		This method	702	
		HUM method	704	
		Error	0.28%	
Owner Householder by Age	2000	% of Total	2010	% of Total
15-24 years	1	0.26%	3	0.43%
25-34 years	24	6.20%	47	6.70%
35-44 years	81	20.93%	168	23.93%
45-54 years	64	16.54%	77	10.97%
55-64 years	62	16.02%	65	9.26%
65-74 years	84	21.71%	64	9.12%
75-84 years	63	16.28%	75	10.68%
85 years and older	8	2.07%	20	2.85%
Renter Householder by Age	2000	% of Total	2010	% of Total
15-24 years	8	7.77%	21	2.99%
25-34 years	19	18.45%	37	5.27%
35-44 years	9	8.74%	19	2.71%
45-54 years	11	10.68%	13	1.85%
55-64 years	9	8.74%	10	1.42%
65-74 years	9	8.74%	7	1.00%

75-84 years	15	14.56%	18	2.56%
85 years and older	23	22.33%	58	8.26%

Household Income Levels by Percentage

	2000	Cum 2000	2010	Cum 2010
Below Poverty	25.06%	25.06%	14.00%	14.00%
Poverty to \$19,999	9.62%	34.68%	8.99%	22.99%
\$20,000-\$24,999	10.69%	45.36%	7.74%	30.73%
\$25,000-\$29,999	5.44%	50.81%	3.94%	34.67%
\$30,000-\$34,999	10.69%	61.49%	7.74%	42.41%
\$35,000-\$39,999	5.65%	67.14%	4.09%	46.50%
\$40,000-\$44,999	4.84%	71.98%	3.50%	50.00%
\$45,000-\$49,999	5.24%	77.22%	9.35%	59.35%
\$50,000-\$59,999	7.66%	84.88%	13.67%	73.02%
\$60,000-\$74,999	8.67%	93.55%	15.47%	88.49%
\$75,000-\$99,999	3.83%	97.38%	6.83%	95.32%
\$100,000-\$124,999	1.41%	98.79%	2.52%	97.84%
\$125,000-\$149,999	0.40%	99.19%	0.72%	98.56%
\$150,000-\$199,999	0.00%	99.19%	0.00%	98.56%
\$200,000 or more	0.81%	100.00%	1.44%	100.00%

Households by Size

	2000		2010	
Owner Household Size	Units	Percent	Units	Percent
Total owner occupied housing units	282	100.00%	496.8843078	100.00%
1-person household	70	24.82%	187.2020318	37.68%
2-person household	94	33.33%	251.3855856	50.59%
3-person household	42	14.89%	20.74966946	4.18%
4-person household	33	11.70%	16.30331172	3.28%
5-person household	20	7.09%	9.880794981	1.99%
6-person household	12	4.26%	5.928476989	1.19%
7-person household	11	3.90%	5.43443724	1.09%
	2000		2010	
Renter Household Size	Units	Percent	Units	Percent
Total renter occupied housing units	206	100.00%	396.5373928	100.00%
1-person household	74	35.92%	217.9656038	54.97%
2-person household	43	20.87%	126.6556887	31.94%
3-person household	35	16.99%	20.41644396	5.15%
4-person household	25	12.14%	14.58317426	3.68%
5-person household	15	7.28%	8.749904554	2.21%
6-person household	4	1.94%	2.333307881	0.59%
7-person household	10	4.85%	5.833269703	1.47%

Building Permits by Year: 2000 through 2010

	HUD (1)	Annexations	Corrected (2)
2010 single family		123	131
2010 multiple unit		50	56
2010 mobile home		63	72
2009 single family	17		17
2009 multiple unit	0		0
2009 mobile home			0
2008 single family	2		2
2008 multiple unit	32		32
2008 mobile home			0
2007 single family	8		8
2007 multiple unit	0		0
2007 mobile home			0
2006 single family	1		1
2006 multiple unit	0		0
2006 mobile home			0
2005 single family	7		7
2005 multiple unit	0		0
2005 mobile home			0
2004 single family	34		34
2004 multiple unit	0		0
2004 mobile home			0
2003 single family	6		6
2003 multiple unit	6		6
2003 mobile home			0
2002 single family	1		1
2002 multiple unit	0		0
2002 mobile home			0

2001 single family	1		1
2001 multiple unit	0		0
2001 mobile home			0
2000 single family	0		0
2000 multiple unit	0		0
2000 mobile home			0
total 2000-2010 all units	115	236	374
total 2000-2010 single family			208
total 2000-2010 multiple unit			94
total 2000-2010 mobile home			72

(1) <http://socds.huduser.org/permits/index.html>

(2) Building permit records, observations and interviews

2010 Rents

City of New Town Market-Rent Levels

Condition	Single family home	Multi-family apartment (One- bedroom unit)	Multi-family apartment (Two bedroom unit)	Multi-family apartment (Three bedroom unit)	Multi-family apartment (Four bedroom unit)	Mobile home	Mobile home court rental	RV court rental
Existing (facility/building) new tenant	\$437->\$600/mo	\$400--\$600/mo.	\$525/mo.	\$600-\$650/mo.	---	>\$350/mo.	\$100-\$200/mo.	\$15/day (\$450/mo.)
New facility/building constructed 2007 or later)	---	---	---	---	---	---	---	---

Source: Ondracek, Witwer, & Bertsch

Vacancy Rates

All rental properties are full absorbed at 2010. See Appendix A.

Model Estimating New Construction Rental Rates (Example of an 8-plex)

Structure		Lot & Site Development	
			Enter 'land' value: \$40,000.00
		Land:	
	Enter first 2:	Grading, graveling, paving, water, sewer, storm sewer, curb, sidewalks, landscaping, and design fees (2)	Enter Per Unit Upgrades: \$10,000.00
Square Feet Per Unit:	861		
Number of Units:	8		
Construction per Sq Ft: (1,4)	\$127.50		
Contractor Fees (Included):	\$0.00		\$80,000.00
Architect Fees (7%) (1,4):	\$0.00		
Total Costs per Sq Ft:	\$127.50		
Grand Total Construction:	\$878,220.00	Total Lot & Improvements:	\$120,000.00

Enter APR for building loan: (4d)

6.50%

Per Unit Monthly (4)

Monthly amortization per unit		Maint Fees (4a)	Mgmt Fees (4b)	Utility Costs (4c)	Taxes (4e)	Insurance (4f,5)	Total Per Unit
5 year payback	(2,441.42)	244.14	170.90	219.73	42.72	31.67	\$3,150.57
10 year payback	(1,416.82)	141.68	99.18	127.51	24.79	31.67	\$1,841.66
15 year payback	(1,086.95)	108.69	76.09	97.83	19.02	31.67	\$1,420.24
20 year payback	(930.31)	93.03	65.12	83.73	16.28	31.67	\$1,220.13
25 year payback	(842.51)	84.25	58.98	75.83	14.74	31.67	\$1,107.97

(1) Wayne Whitty - 852-4850: Construction fees \$180 per sq ft with 7% architect fees

(2) Ryan Ackerman - 852-6363

(3) Lon Drevecky - 837-8737 - Left message on 9/27/2010

(4) Bruce Walker - 852-0136: Construction costs (including contractor and architect fees) are about \$127.50 per sq ft.

(4a) Approximate Maintenance Fees: 10% of rents collected

(4b) Approximate Management Fees: 7% of rents collected

(4c) Approximate Fuel Costs: 9% of rents collected

(4d) Terms are running about 6.5% for up to 25 years.

(4e) Taxes are running 1.7% to 1.8% of assessed value

(4f) Examples: \$1857 for a 5plex (\$371 per unit per year); \$14000 for a 36plex (\$389 per unit per year)

(5) Insurance is age-dependent (newer=cheaper)

Discussion of Developments and Developable Land

City of New Town: Developments and Developable Land

Commercial land	Number of lots	Type	Owner/identifier	Description	Comments
Total commercial lots					
Residential lots					
City of New Town					
Total residential lots					

Source:

According to a 2007/2008 Ameritech Engineering Corporation report, City of New Town's Municipal Wastewater Treatment Improvements, New Town since the 2000 census, has annexed four subdivisions, Sandhill, Rainbow, Breslin, and Northern Lights. According to a New Town Public School study, the first three subdivisions added 233 people to New Town's population. According to Ameritech Engineering, the annexation of Northern Lights added 174 people.

New Town's options to grow by annexation are limited since it sits inside the Fort Berthold Indian Reservation. New Town maintains an x mile extra territorial area (ETA).

Property Values

Mountrail County Home Sales

Home sales	2010*	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Number of sales	63	46	32	54	33	34	34	37	37	47	53
Average value	\$78,292	\$60,546	\$52,507	\$56,047	\$58,259	\$33,271	\$34,532	\$37,497	\$32,820	\$34,435	\$37,136
Sales volume	\$4,932,400	\$2,785,136	\$1,680,235	\$3,026,550	\$1,922,550	\$1,131,200	\$1,174,075	\$1,387,400	\$1,214,350	\$1,618,460	\$1,968,210

Source: North Dakota Tax Department

*2010 data is tabulated from the first two quarters of 2010

Mountrail County Lot Sales

Lot sales	2010*	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Number of sales	11	22	18	14	7	4	6	4	7	6	3
Average value	\$17,980	\$16,773	\$12,483	\$19,450	\$10,821	\$9,225	\$13,033	\$13,225	\$12,000	\$8,433	\$3,083
Sales volume	\$197,775	\$369,000	\$224,700	\$272,300	\$75,750	\$36,900	\$78,200	\$52,900	\$84,000	\$50,600	\$9,250

Source: North Dakota Tax Department

*2010 data is tabulated from the first two quarters of 2010

Mountrail County Mobile Home Sales

Mobile home sales	2010*	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Number of sales	14	18	27	14	6	16	17	17	12	7	18
Average value	\$22,200	\$22,500	\$16,750	\$30,811	\$18,000	\$16,388	\$13,168	\$10,796	\$14,471	\$5,571	\$12,881
Sales volume	\$459,826	\$448,905	\$692,381	\$431,354	\$18,000	\$262,213	\$223,860	\$183,526	\$173,655	\$39,000	\$231,871

Source: North Dakota Tax Department

*2010 data is tabulated from the first two quarters of 2010

City of New Town Real Estate Historical Sales: Home Sales

Home sales	2010	2009	2008	2007	2006	2005
Number of sales	2	4	3	5	5	5
Average value	\$81,500	\$120,000	\$76,883	\$74,600	\$52,700	\$78,630
Median value	\$81,500	\$132,500	\$55,000	\$70,000	\$56,000	\$86,650
Maximum price	\$98,000	\$150,000	\$150,000	\$115,000	\$70,000	\$102,000
Minimum price	\$65,000	\$65,000	\$25,650	\$55,000	\$25,000	\$45,500

Source: Carrie Montoya, Watne Realty, Minot, ND; Multi-List Service accessed October 1, 2010

City of New Town Real Estate Historical Sales: Lot Sales

Lot sales	2010	2009	2008	2007	2006	2005
Number of sales			1	1		
Average value			\$25,000	\$25,000		

Source: Carrie Montoya, Watne Realty, Minot, ND; Multi-List Service accessed October 1, 2010

Discussion of City of New Town Infrastructure

Steven Ike, AmeriTech Engineering (ATEC), has been Stanley’s City Engineer for a number of years. ATEC is currently completing several projects for the City of Stanley. The following is an outline of existing infrastructure and condition/capacity provided by Mr. Ike.

- Streets conditions were evaluated (see New Town’s Pavement Management Plan).
- Curb and gutter conditions vary from poor to new.
- Sidewalks conditions vary from no sidewalk to new sidewalk.
- Street lighting – No Information.
- Storm sewers are generally in good condition.
- Sanitary sewer in some areas needs improvements; the City of New Town has upgraded certain areas.
- Sewer treatment –A project in process to expand the wastewater treatment system. The construction of a new primary treatment cell will increase the capacity to serve 2,165 people.

- Garbage collection – The City of New Town collects garbage. It is transferred and hauled to Waste Management’s (private) landfill.
- Recycling facilities – No Information
- Landfill – The city has an inert landfill; municipal waste is trucked to Waste Management’s landfill
- Water supply is provided by municipal water wells. They are in good condition after recent upgrades.
- Water treatment was completed six years ago; its capacity is 950 gallons per minute (GPM). Fort Berthold Rural Water is to make connection (for up to 225GPM) during fall 2010.
- Water lines in the original town site have been replaced/upgraded.
- Parks – No Information.
- Recreation facilities – No Information.
- City offices – No Information.
- City shop – No Information.

City of New Town Utility Rates

Awaiting Report

Appendix A

Housing Particulars

City of New Town Subsidized, Low-Income Tax Credit, Market-Rate, and Income Targeted/Moderate Income Apartments

City identifier and age	Contact	Units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	Garage	Current rent, waiting list, number of calls in last week	Number living in the building; percent under 18	Percent permanent; percent temporary	Renter (company or individual)	Notes	Comments	Type
Subsidized															
Golden Manor Housing Authority of Mountrail County 1978	Sheila Steele 701-862-3383 Bud Zwaltney 701-862-3551	24		24				0	30% AGI; all utilities included in rent; \$401 max. 5 people on waiting list; 20-25 calls in last week;	24 people 1 child	100%/0%	individual	long-term tenants; most elderly; more demand for housing in New Town than in Parshall	22 of 24 units occupied; 2 evicted and units should be available in 1-2 weeks	30% AGI Section 8 Family and elderly
Subsidized and Market															
J&J Apartments	Tony 720-6532	26		13	7	6		5 total-only with 3bed	\$400/mo-1-bed; \$525/mo approx. 2-bed; \$650/mo 3-bed; additional \$100 for garage; utilities provided. 4 to 5 calls week	Approx 50; 3 to 4 families with children	80%/20%	Individual and company; 2 units rented to 4-Bears	Owned for 3 years	Remodeling 2 apts.-only fair to keep current rates	Market--24 units 30% AGI—2 units HUD
Market															

Hiland Estates	Craig Wollenburg, Rugby, ND 701-776-6633	12			12				Rent not disclosed; 10 on list; 4 calls per week		100%/0%	Individual and company; 7 units rented to one company		Can't expand on tribal land	Market Will raise rents when vacated
Main Street Apartments Terry and Marsha Wilber 1950s renovated movie theater	Marsha Wilber 627-3508	5		2	1	2		0	\$450/mo—1-bed; \$525/mo—2bed; \$600/mo—3 bed; includes all utilities; keep list in mind; 2 calls last week	11+/5; 1 3 bed is rented to an oil company that uses it for an office and to house workers on an occasional basis	100%/0%	Individual and company		Considering raising the rent. (If a 3-bed came vacant would charge \$1000/mo)	Market
Terry Matson basement studio apartment	Mark Bluestone, 701-421-0865	1		1					\$600/mo.—does not include utilities						Market
Income Targeted/Moderate Income (Provided for Employees)															
New Town Public School 511 3 rd Street North	Mark Bluestone, Superintendent 701-421-0865	4-plex		2	2			0	\$380/mo.—does not include utilities						Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Public School 151 5 th Avenue East	Mark Bluestone, Superintendent 701-421-0865	4-plex		4				0	\$400/mo.—does not include utilities				3-1 bed; 1 bed handicap accessible		Income Targeted/ Moderate Income Subsidized by New Town Public School

Apartments Under Construction															
New Town Public School 201 2 nd Avenue East (to be completed in late 2010)	Mark Bluestone, Superintendent 701-421-0865	6		1	5			0	\$450/mo.— does not include utilities				1 unit is a handicap-accessible unit all on 1 floor; units include unfinished basement		Income Targeted/ Moderate Income Subsidized by New Town Public School
Potential Developments															
Elbow Woods Clinic	Jim Foote 701-627-8100	60 units (30 duplexes) in 2011 and 60 units later			X	X			Not decided				Built by TAT not IHS; 40 acres NE of college; will house tribal and non-tribal employees; mix of 2 and 3 bedroom apts not finalized. According to Foote, TAT needs 700 housing units		Housing for Elbow Woods personnel; 120 are expected to be employed at the clinic

Source: Kayla Burnette, New Town City Auditor; Dan Uran, Mayor of New Town; Named contacts

City of New Town Mobile Home Courts and Recreational Vehicle Courts

City identifier and age	Contact	Lots MH; RV	Lot rental MH	Lot rental RV	Amenities	Current vacancy rate MH; RV	Number living in the court; percent under 18	Percent permanent; percent temporary	Renter (company or individual)	Rental mobile homes for rent—go to next table; future plans
Market MH and RV Courts										
Golden Age 3598 88 th Ave. NE (http://www.mobilehomeparkstore.com)	Roger Cree, on-site manager 701-627-2366	30 MH; 3 spots with MH rented by lot owners to tenants; 3 derelict MHs that will be removed; 24 lots rented to tenants	\$200 includes garbage, sewer, and water			Full ; 3 abandoned MHs will be torn down	Unknown; about 9 families with children	100% Permanent	Individuals	3 MH rented by lot owners Expansion blocked by water and sewer capacity
Lakeside Trailer Court (Salter's) (http://www.mobilehomeparkstore.com)	Darryl Salter, owner 701-627-3365 Lakeside PO Box 632 New Town	36 MH; 0 RV	\$100/mo. Does not include utilities; most other New Town courts are \$150-\$250 per month; low rates keeps the lot rented and stable with good tenants; on average 5 calls a day looking for a space; no expansion possible			Full; 34 MH and 2 RVs; the 2 RV owners want to bring in permanent trailers; Lakeside developed in 1962; owned by Darryl since 1985; has been full since 1985	144/72; 50% under 18	100% Permanent; renters are average working people who don't get the high oil field wages	Individual and company; 1 construction firm, has 1 space all others individual	No other rental properties
Prairie Winds (http://www.mobilehomeparkstore.com)	Mr. Stubstad 701-627-3474 No answer Prairie Winds PO Box 251, New Town									

Sunset Motel RV Court	Frank Lundberg 701-627-3316	10 RV; 0 MH		\$15/day includes water, sewer, garbage, electricity, and cable TV		Full	10-20	0%/100%; all workers	Individual; intend to operate RV court year-round	None
New Town Area Market MH and RV Courts										
Four-Bears Lodge and Casino RV Park 4 miles west of New Town	Dakota Hart, manager 701-627-4018	116 RV spaces; 30 RV spaces added in 2010 in prior years 100% occupancy	\$12.72/day; water, sewer, garbage, and electric provided; will close Oct 15; last year 10 RVs through the winter		Next to 4-Bears;	20% or 23 RVs; in prior years 100% occupancy		All temporary; last winter Four Bears allowed RVs to stay over winter and about 10 did. No over-winters will be allowed this year	Individuals; will close for the winter	None
Company-owned MH and RV Courts (Provided for Employees)										
Farmer's Union Coop	John Reese 701-627-3636	4 MH slots for Coop employees	Undifferentiated; included with MH rent of \$350--\$600; doesn't include utilities			Will be fully occupied	Not fully occupied; expected to be occupied by new out-of-town employees	100% Permanent	Company developed	Lot for employees; FUC has 4 rental MHs and 2 homes on the lot; FUC doesn't want to be in the rental business but had to do so get employees
New Town Area Campgrounds										
Lewis and Clark Reunion Bay 7 miles south and 3 miles west of New Town		Primitive tent camping								
New Town Marina 3 miles west of New Town	701-627-3900 No answer	55 Campsites								

Pouch Point Bay and Recreation Area 16 miles south of New Town	701-627-3553	13 RV sites with electricity, sewer, and water								
Van Hook Arm, Trayor Park 6 miles east and 2 miles south of New Town	701-627-3377	111 RV spaces--90 RV spaces for rent and 21 private lots; Of the 90 slots 23 are permanently rented	\$14 per day or \$70 per week with an additional \$16 per week for electricity for spot rental spaces					Few temporary people Seasonal only May 1 — Oct 1 for RVs; private lots cannot sub-lease (county regs.)	Individuals; no business leases allowed	
Potential Mobile Home Court Developments										
Four-Bears Lodge and Casino RV Park	Dakota Hart, manager 701-627-4018	30 RV spaces to added next year (2011)	0	Rent will increase from \$12.72/day						

Source: Kayla Burnette, New Town City Auditor; Dan Uran, Mayor of New Town; Named contacts

City of New Town Mobile Home Rentals

City identifier and age	Contact	Rental mobile home and age	Size (single/dbl; bedrooms)	Mobile home rental rate; does this include the lot rent?	Current rent, waiting list, number of calls in last week	Number living in the mobile home; percent under 18	Percent permanent; percent temporary	Renter (company or individual)	Notes	Comments
Market										
Golden Age 3598 88 th Ave. NE MH1, MH2, MH3	Roger Cree, on-site manager 701-627-2366 Did not know rental details									3 MHs rented by lot owners
Income Targeted/Moderate Income (Provided for Employees)										

Farmer's Union Coop MH1, MH2, MH3, MH4	John Reese 701-627-3636			Yes	MH rent of \$350-- \$600; doesn't include utilities (rent range quoted for FUC's 2 houses and 4 MHs)		100%/0%			4 rental MHs and 2 homes on a lot; FUC doesn't want to be in the rental business but had to do so get employees
New Town Public School MH 1 3985 89 th Avenue NW #3	Mark Bluestone, Superintendent 701-421-0865	2009	2 bed trailer 14'x56' (single)	Yes	\$325/mo; doesn't include utilities		100%/0%		MH is in Golden Age Trailer Park; would like to move to school property to save on MH park rent	Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Public School MH 2 3985 89 th Avenue NW #5	Mark Bluestone, Superintendent 701-421-0865		3 bedroom trailer 28'x44' (double)	Yes	\$450/mo; doesn't include utilities		100%/0%		MH is in Golden Age Trailer Park; would like to move to school property to save on MH park rent	Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Public School MH 3 514 4 th Street North	Mark Bluestone, Superintendent 701-421-0865	2010	3 bed trailer 16'x80' (single)	Yes	\$350/mo; doesn't include utilities		100%/0%		On school- owned property	Income Targeted/ Moderate Income Subsidized by New Town Public School

New Town Public School MH 4 413 7 th Street North	Mark Bluestone, Superintendent 701-421-0865	2009	2 bedroom trailer 14'x56' (single)	Yes	\$325/mo; doesn't include utilities		100%0%		On school-owned property	Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Public School MH 5 415 7 th Street North	Mark Bluestone, Superintendent 701-421-0865	2009	2 bedroom trailer 14'x56' (single)	Yes	\$325/mo; doesn't include utilities		100%0%		On school-owned property	Income Targeted/ Moderate Income Subsidized by New Town Public School

Source: Kayla Burnette, New Town City Auditor; Dan Uran, Mayor of New Town; Named contacts

City of New Town Rental Houses

City identifier and age	Contact	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	5-bedrooms	Garage	Current rent, waiting list, number of calls in last week	Number living in the building; percent under 18	Percent permanent; percent temporary	Renter (company or individual)	Notes	Comments
Market													
House with basement and two floors (not that big of a house) 1950s renovated	Terry and Marsha Wilber 627-3508			X			1	\$437/mo.; no list; no calls	5/4	100%/0%	Individual (county assistance pays \$147 and tenant pays \$290)	Would like to sell for \$60,000 to \$70,000	Market Considering raising the rent. If vacant could get \$1000/mo.
Income Targeted/Moderate Income (Provided for Employees)													

Farmer's Union Coop	John Reese 701-627-3636							House rent of \$350– \$600 ; doesn't include utilities (rent range quoted for FUC's 2 houses and 4 MHs)		100%/0%		2 homes on a lot; FUC doesn't want to be in the rental business but had to do so get employees	Income Targeted/ Moderate Income Subsidized by FUC
New Town Schools House 1 207 2 nd Avenue East	Mark Bluestone, Superintendent 701-421-0865			X				\$450/mo.— does not include utilities				Bluestone does not want to be in be in the rental business— too much time and trouble; however to attract teachers must offer housing	Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 2 205 2 nd Avenue East	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 3 225 3 rd Street North	Mark Bluestone, Superintendent 701-421-0865			X				\$490/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 4 306 5 th Street North	Mark Bluestone, Superintendent 701-421-0865			X				\$490/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School

New Town Schools House 5 405 5 th Street North 2010	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 6 401 7 th Street North 2008	Mark Bluestone, Superintendent 701-421-0865			X				\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 7 403 7 th Street North (2008)	Mark Bluestone, Superintendent 701-421-0865			X				\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 8 405 7 th Street North (2008)	Mark Bluestone, Superintendent 701-421-0865			X				\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 9 407 7 th Street North (2008)	Mark Bluestone, Superintendent 701-421-0865			X				\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School

New Town Schools House 10 409 7 th Street North (2009)	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 11 411 7 th Street North (2009)	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 12 615 Eagle Drive (2009)	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 13 242 3 rd Street North (2010)	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School
New Town Schools House 14 232 3 rd Street North	Mark Bluestone, Superintendent 701-421-0865		X					\$450/mo.— does not include utilities					Income Targeted/ Moderate Income Subsidized by New Town Public School

City of New Town Senior Apartments

City identifier and age	Contact	Units	Efficiency	1-bedroom	2-bedroom	Garage	Rent and waiting list	Current vacancy rate	Historic vacancy rate	Comments	Type
Good Samaritan Society New Town	Carol Zacher 701-862-3138	13 units and 12 basic care beds		12	1	0	1 bed \$1750-\$2200; 2 bed \$2350	5/13 38.5%		Assisted living includes 3 meals, weekly housekeeping,	13 assisted living apartments and 12 basic care nursing beds

Source: Carol Zacher, Good Samaritan Society Rockview at Parshall

City of New Town Motels, Hotels, and Sleeping Rooms

City identifier age	Contact	Units	1-bed	2-bed	3-bed	Rental rate	Occupancy	Number in building	Traveler/workers percentages	Spot; long term percentages	Renter (company or individual)	Notes	Type
New Town Motels													
Cottage Inn	Frank Silleti 701-627-4217	15		15		\$50 one person; \$65 two people; all have kitchens; may raise rates to \$75 in Spring 2011	100%	45; 3 per room since some have roll-away beds	10%/90%	10%/90%	Individuals and companies; primarily companies	Will open spaces for hunters; have storage space for motel tenants but don't know where the tenants will go during hunting season	Motel
Sunset Motel	Frank Lundberg 701-627-3316	21	9	12		Not revealed	100%	30-42	10%/90%	10%/90%	Companies		Motel
West Dakota Inn	Deb Fladland 701-627-4018	15	6	9		\$280/week single; \$420/week double	100%		0%/100%	0%/100%	Companies		Motel
New Town Area Hotel													

Four-Bears Lodge and Casino	Dakota Hart, manager 701-627-4018	95		95		Avg. rate \$68/night	Aug. 2010--89%; Aug. 2009--95%; Aug. 2008--85%; Aug. 2007--85%; Aug. 2006--80%; Aug. 2005--80%	Unknown						Hotel
Potential Motel and Sleeping Room Developments														
Cottage Inn	Frank Silleti 701-627-4217	Intend to add 40 units in Spring 2011				\$75/ night								Motel
Terry and Marsha Wilber Large house with basement, 6 bedrooms, and 3 baths	Marsha Wilber 627-3508	6 bedrooms					May have to have Roustabout and Oil Loading workers move in during winter since now 2 live in an RV							Sleeping rooms

Source: Kayla Burnette, New Town City Auditor; Dan Uran, Mayor of New Town; Named contacts