

BRIEFING POINTS

Highlights of the 2007 Housing Demand Analysis for Wimbledon, North Dakota: December 2007

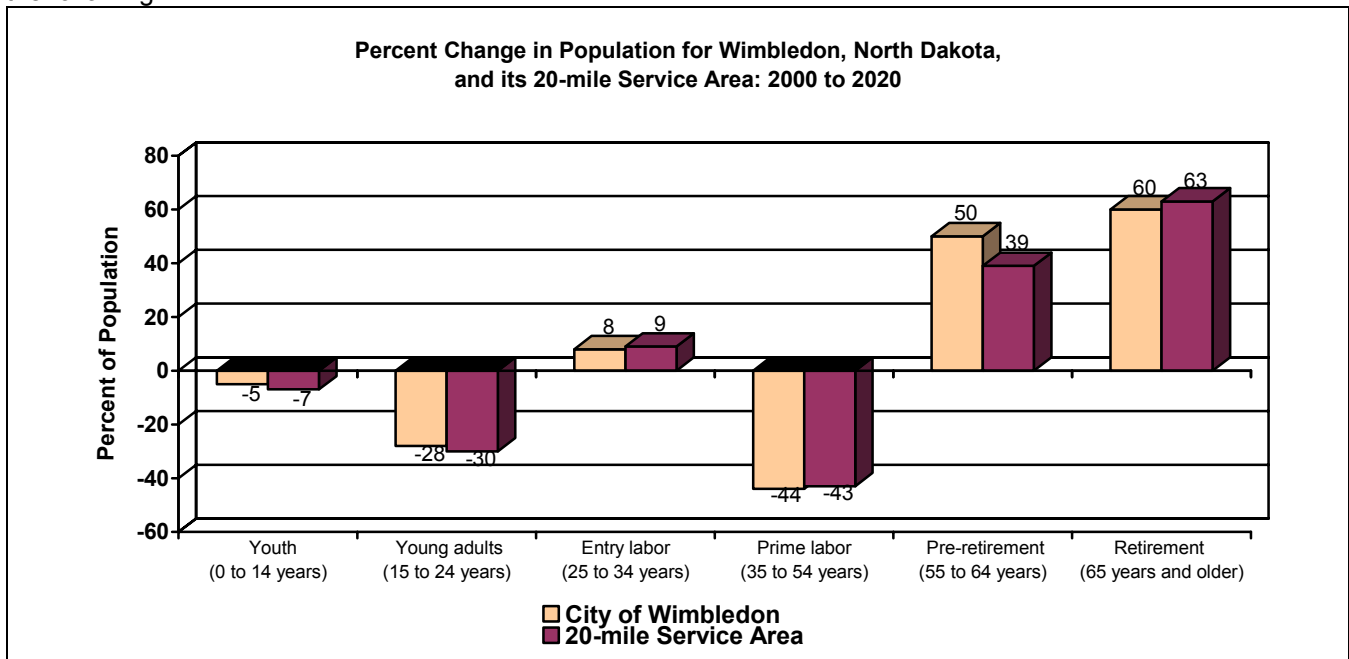
STUDY DESIGN AND PURPOSE

- The purpose of the 2007 Housing Demand Analysis for Wimbledon, North Dakota, was to determine future housing needs within the community and its surrounding commuting service area. This was accomplished through a fourfold process.
 - 1) Historical demographic and economic trends were examined to provide context for the current study.
 - 2) A housing forecast model was used to determine likely future housing needs based on historical age-specific householder trends.
 - 3) 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.
 - 4) 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.

KEY FINDINGS

Demographic Trends

- Wimbledon’s population declined by nearly one-half between 1950 and 2000 (from 449 to 237).
- Without any significant economic development initiatives, population projections for the period 2000 to 2020 indicate the following:



- However, for the period 2000 to 2020, anticipated economic development activity (e.g., ethanol plant and anticipated elderly housing) will:
 - Reduce youth loss.
 - Increase retention of entry labor.
 - Moderate loss among prime labor.
 - Modestly increase senior populations.
- Occupied housing units in Wimbledon declined by 18 percent between 1990 and 2000 (4 percent loss in service area).
- 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 lived 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.
 - 2) Manufacturing - employing 15 percent of the workforce.

Housing Market Supply and Demand

- From 1990 to 2000 the housing stock in Wimbledon fell from 141 to 122 units and the service area declined from 1,549 to 1,414 units.
- In 2000, 74 percent of housing in Wimbledon was owner-occupied (69 percent in service area).
- Rental units comprise 11 percent of the homes in Wimbledon (13 percent in service area).
- 51 percent of occupied housing units in Wimbledon were built prior to 1940 (45 percent in service area).
- Housing in Wimbledon and the service area is generally not sub-standard (i.e., overcrowded or lacking plumbing or kitchen facilities), and many homes in Wimbledon and the service area are moderately priced (valued under \$40,000).

Special Populations

- In 2000, all householders younger than age 25 in Wimbledon were cost burdened (spend at least 30 percent of income on housing costs); 22 percent of younger households in the service area were cost burdened. Approximately one in five householders age 75 and older were cost burdened in Wimbledon and the service area.
- In 2000, 24 percent of homeowners and 46 percent of renters in Wimbledon were age 75 and older.
- In 2000, 33 individuals in Wimbledon and 301 in the service area were disabled.

Forecast of Housing Demand

- By 2020, the demand for housing units in Wimbledon is expected to increase anywhere from 5 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 service area over the next 13 years. Construction of a new ethanol plant could reverse the loss of young adult households.
- The aging of the baby-boom population will reduce middle-age householders (35 to 54 years) by 40 percent in Wimbledon and 43 percent in the service area. Increased economic activity will greatly moderate these losses.
- By 2020, demand for senior housing in Wimbledon (similar in service area) is forecast to increase by:
 - 90 percent for those 55 to 74 years of age.
 - 57 percent for those 75 years of age and older.
- By 2020, the proportion of lower-income households is forecast to increase by more than one-third in Wimbledon mainly due to workers retiring.
- The expansion of economic opportunities and expanded elderly housing is forecast to increase housing demand across all income categories in Wimbledon and the service area.

Housing Survey Results

- Within the next 5 years, nearly one in four households within a 40-mile radius of Wimbledon are likely to make a housing shift for reasons including downsizing, the desire to be near services or amenities in larger cities, and employment.
- Of those likely to relocate within the next 5 years:
 - Nearly two-thirds indicate a desire to stay within the area.
 - 44 percent are most interested in single-family homes.
 - 16 percent are looking for senior apartments.
- Residents indicate the following are top priorities for future housing:
 - 39 percent – senior housing overall.
 - 18 percent – low income housing.
 - 17 percent – single-family homes for purchase.
- 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 they were likely to be caregivers in the future.
 - 60 percent of future caregivers said it is “very likely” they would relocate a family member they would care for to the area if appropriate housing was available.

RECOMMENDATIONS

1. Priority should be given to elderly housing using a two-fold strategy:
 - a) New construction
 - b) Rehabilitation or remodeling of older homes to make them elderly friendly
2. Utilize a multistage process of development:
 - a) Short-range strategy should increase the availability of low-income and single-family dwellings.
 - b) Longer-term strategy should concentrate on an array of senior housing options.
3. An increase in housing demand is associated with planned economic and elderly housing development. High priority should be given to realizing those objectives.
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.

INNOVATIVE SENIOR HOUSING EXAMPLES

1) Sunrise Village - Bowman, North Dakota

<http://www.swhealthcare.net/page3.html>



Special Features Include:

- Weekly housekeeping
- Flexible morning dining
- Building and grounds maintenance
- Laundry room and services
- On-premise guest room
- Private gathering area with kitchenette
- Handicap accessible apartment
- Attached garage
- Home care services
- Creative funding

<http://www.swhealthcare.net/page21.html>

2) Senior and ElderSpirit Cohousing in Minnesota – currently under development
<http://www.cohousingadvocates.com/>

ElderSpirit Cohousing Community – Abingdon, Virginia
<http://www.abrahampaiss.com/ElderCohousing/ElderSpirit.htm>



Special Features Include:

- Single-story, wheelchair accessible around a shared pedestrian green space
- Common structures include a spiritual sanctuary and the Common House
- 13 units are for purchase, remaining 16 are subsidized rental units
- Together, renters and homeowners participate in consensus decisionmaking and share the work of the community
- Substantial funding from grants and private money

3) Other Examples of Cohousing:

- Frog Song, Cotati, California <http://www.cotaticohousing.org/>
- Muir Commons, Davis, California <http://www.muircommons.org/>

-Multigenerational



Frog Song, Cotati, CA
(Photo by Matt Kramer)



Muir Commons, Davis, CA
(Photo by Evangeline Welch)