

Underwood Housing Demand Analysis  
Underwood, North Dakota  
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Underwood Area Economic Development Corporation

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## **Underwood Area Housing Demand Analysis**

### **December 15, 2009**

#### **Executive Summary**

Underwood, North Dakota is a city that is facing significant challenges. However, its service area includes valuable assets, and it is served by forward-looking city officials and creative and hardworking city personnel. Moreover, the bulk of Underwood's citizens recognize the need for change. Certainly the city's location and current and potential industrial development bode well for its survival. Nonetheless, Underwood's future is not certain. Its leaders and residents must retain and attract business and address challenging demographic, housing and community issues. As with other North Dakota cities, Underwood's challenge is to provide attractive and affordable housing to retain its population and accommodate new comers.

#### **Findings**

The following findings are the result of this study, the Underwood Housing Demand Analysis, and other studies commissioned by the City of Underwood. While some of the findings may appear to be common sense for those fluent with Underwood's situation, they provide a picture of the city and allow recommendations to be made.

**Introduction.** While the railroad seeded Underwood, the city has been sustained by agriculture and industrial employment. Its population peaks are directly associated with large industrial construction projects. Given these realities, how can Underwood meet the needs of its current and future populations? A number of interconnected facts must be recognized as stemming from the idea that business/industrial development and employment are the keys to Underwood's success.

**Demographics.** Underwood's population is now about 700 people and is declining. It has lost approximately 100 people since the 2000 census or about 1.5 percent annually. While the three-county area (McLean, Mercer, and Oliver Counties), would appear to be thriving they have collectively lost over 2,000 people since the 2000 census and no city in the three county area has gained population since 2000. Underwood's historic population peaks are directly associated with industrial development such as Garrison Dam, Falkirk Mine, and Great River Energy's power plant.

Underwood's population is aging and by 2009 over one quarter of Underwood's population is 65 years of age or older. As an indication of both population decline and an aging population, the number of school-aged children (ages 5 to 17) in Underwood Public School District 8 (encompassing Underwood, Coleharbor, Riverdale, and Pick City) has declined from 276 at the 2000 census to approximately 200 today. According to district 8 personnel, enrollments are expected to plateau with total high school enrollments of 55; this corresponds to K-12 enrollment of approximately 180 students.

Underwood's population is generally prosperous with 2007 median income for McLean County above North Dakota median incomes but below U.S. median incomes. While poverty in Underwood is below U.S. levels, it is still prevalent. At the 2000 census 11.7 percent of Underwood's people lived in poverty and 43 households reported income of less than \$10,000 per year.

**Housing.** Since 2000 only five single family homes and one four-unit multi-family dwelling have been built in Underwood. Underwood has no subsidized apartments (those whose rent is set at 30 percent of adjusted gross income (AGI)) and no assisted living units. However, Medcenter One does not intend to expand its nursing home to include assisted living facilities. The Underwood Housing Needs Survey revealed little interest in assisted living on the part of Underwood older citizens.

While Underwood currently has vacant apartment and motel units, two apartment owners/managers commented that if they had twice their current number of units (four units and eight units), they could keep them rented. While the Underwood Housing Needs Survey indicated little desire for existing residents to rent an apartment, a more relevant indicator might be the Job Vacancy Survey results. It projects that Underwood businesses will require 173 new workers in the next year. In the prior year 25 percent of new job takers came from outside the local area. Thus, as many as 40 new Underwood workers annually may need housing. In addition, as many as 500 temporary workers are employed at Great River Energy's Coal Creek Station, Blue Flint Ethanol, and Falkirk Mine in a construction season.

Underwood lacks local developers and builders. According to the Underwood Housing Needs Survey, 85 percent of respondents were unaware that Underwood offers housing incentives.

Underwood has residential lots available for development in Repnow-Mees and Westridge subdivisions, however in the case of Westridge, nothing has been built. As a residential location, Underwood is less attractive than other regional cities, and offers fewer services and retail opportunities.

According to the Underwood Housing Needs Survey as projected to Underwood's 316 households, approximately 18 households desire to remodel/add an addition to their home, 25 households desire to make major housing repairs, 29 households would like to buy a home, 18 would like to sell a home, seven would like to build a home, and seven would like to move to home with more land. When asked what prevents you from meeting your current housing needs, 65 percent of those who answered said lack of money/lack of financing and only ten percent said lack of desired housing. Considering lack of money/lack of financing, approximately six households can afford to remodel, nine households can afford to make major repairs, ten households can afford to buy a home, two can afford to build a home, and two can afford to move to a home with more land.

While prices of housing have increased since the 2000 census, prices for typical houses are still below replacement values. An analysis of Underwood home sales as recorded by the McLean County Recorder's Office revealed 42 arm's length and verified stick-built single family home transactions between 2005 and 2009. For these the average home's sales price was \$52, 224 and home sales prices ranged from \$3,000 to \$145,000. The median sales price for these 42 homes was \$58,000.

Some indicators of still higher housing prices are evident. At the 2000 census no home in Underwood was valued at more than \$100,000. However, during September, 2009, 11 houses were listed for sale in Underwood and three were listed at over \$100,000. Moreover, assessed values for Underwood housing are increasing.

**Businesses, Services, and Education.** Underwood presents a mixed picture in regard to businesses. It has many commercial and service assets but it does not provide comprehensive retail and service options. It has a grocery, a bank, a farm supply store, a variety store/fountain, a clinic, a lumber yard, a hardware store, a nursing home, a newspaper, two gas stations—one with a repair shop and one with a convenience store, bars, a motel, and an insurance agency. At the time of the report both its two restaurants were closed and its lumber yard was for sale. Underwood's location, midway between Minot and Bismarck means that its citizens can easily travel an hour to find a full array of products and services. Nonetheless, according to the Underwood Housing Needs Survey, on average more than half (57.4 percent) of Underwood consumers' spending is at Underwood businesses.

Underwood's rates of labor force participation are lower than its periphery cities and its unemployment rate is somewhat higher. A representative of Cottingham Insurance commented that the business would not have been able to grow as rapidly as it has if it would have started in another town. Its overhead is lower and since many families have spouses that have good benefits provided by mine or plant employers, Cottingham was able to save on benefit costs. Thus, Underwood appears to have a niche for similar service businesses.

Underwood has not well capitalized its Highway 83 frontage and for motorists, Underwood appears to offer little reason to stop. Underwood's downtown is not visible from the highway and includes some shabby buildings and some that are empty or used for storage. Some Underwood properties including commercial properties, rental housing, and trailer spaces are not well maintained and appear to be poorly managed.

Underwood Commercial Properties, a group of about 30 local people, has purchased two buildings and has begun renovating one for sleeping room to house seasonal workers and to provide retail space. However, work on the sleeping room project has slowed and needs additional monies.

Underwood's school is considered to be one of the best in its region in terms of educational quality. However, the school buildings look dated and unattractive and its enrollments are dropping.

**Main Economic Drivers.** Underwood's immediate area includes Great River Energy's (GRE) Coal Creek Station, the Falkirk Mine, (FM) and Blue Flint Ethanol (BFE). Collectively these enterprises employ hundreds of workers and pay good wages. The area's plants and mine require hundreds of seasonal construction workers annually. Power plant and mine employees who began working in the 1970s and 1980s will retire in the next years; some of these retirees will remain in Underwood and some new comers may be attracted to live in Underwood.

GRE is particularly entrepreneurial in outlook and has sought to expand the use of plant waste products. Moreover, its interest in BFE was two-fold—to utilize waste heat and to learn liquid processes if it engaged in a coal to liquids venture.

Massive new industrial developments such as coal to liquid or gasified coal power generating plans may be viable depending on their carbon footprints. In summary, new industrial energy developments, demonstration projects, pollution abatement, and by-product utilization schemes are possible at Falkirk Mine, Coal Creek Station, and Blue Flint Ethanol.

Oil exploration and production is possible in Mercer and McLean Counties. New renewable energy projects such ethanol or wind generation are possible.

**Transportation.** Underwood is located to the south of Lakes Sakakawea and Audubon and sits on Highway 83, a north south artery, and Highway 200, an east west highway providing the closest route to northern Mercer County. In addition Underwood is served by a north-south class two railroad.

**Image.** Underwood lacks a defined positive image.

**Underwood's Citizens and Leadership.** The bulk of Underwood's citizens appear to be behind efforts to improve the city. Underwood's city officials and employees appear to be hardworking and interested in Underwood's success. Recently a monthly roundtable of representatives of GRE, FM, and BFE with Underwood representatives has begun.

### **Recommendations**

Two population scenarios are projected for Underwood. One is of stability (that is, modest decline of 0.75 percent annually or at half the present rate) and is based on a business environment typical of the last decade with proactive efforts on the part of Underwood to improve its situation. In this scenario, GRE, FM, and BFE continue operations as has been typical for the past years including employing temporary construction/project workers but with an accelerated replacement rate for retiring personnel. This is the most likely scenario. A second scenario is one of large scale industrial development and population gain similar to that experienced by Underwood in the 1950s and 1970s. In this scenario a large project such as a coal to liquid plant or a coal gasification power plant swells Underwood's population with a 70 percent population increase (that is, to 1,100 people) that serves as a new set point from which population declines commence.

### **Scenario One**

**Demographics.** Underwood's population loss decelerates to 0.75 percent annually. In five, ten, and fifteen years Underwood's population would be approximately 680, 655, and 630 respectively. Its population would continue to age but its school would continue to function serving K-12 grades.

**Housing.** In terms of temporary workers Underwood must provide services and appropriate housing options. To attract temporary workers basic services such as a restaurant and a laundromat need to be available. Moreover, workers must know that

temporary housing is present in the community. Access to information includes signage for the motel and RV parks and listings on Underwood's website is critical.

Additional temporary housing options need to be developed. These include a proposed six-unit RV park (Mick Johnson) and finishing the sleeping room project undertaken by Underwood Commercial Properties. Ideally the group should finish and sell the sleeping room project to provide capital for its next rehab venture.

Underwood is a very limited market. In limited markets, market research tools are unreliable. In order to overcome this limitation test markets are a likely option. Underwood potentially needs additional market-rate apartments, subsidized apartments, market-rate assisted living units, twin homes, and single-family homes. To determine if demand truly exists, publicizing and pre-selling of properties or obtaining commitments for properties intended to be rented is a recommended. This recommendation rests on a buildable project whose backers need confidence to proceed and can proceed in a timely manner.

Underwood's citizens are largely unaware that housing/building incentives are available. Underwood needs to publicize its offers with newspaper articles, public access T.V. listings, and website information. In addition, a web bulletin board could be used by those with properties for rent or sale to connect with those desiring such properties. In addition, Underwood residents who desire to remodel/make major housing repairs need information about programs, finance options, and service providers/trades people.

In relation to Underwood's building lots, the market has decided. That is, the lower cost lots are being built on first. As lower cost lots are consumed, the higher priced lots will be demanded. Again only five new houses have been built in Underwood since 2000.

Some concern about covenants was expressed in the Underwood Housing Survey. In relation to Westridge, review of covenants should be made. Perhaps it would be possible to allow (and group Westridge lots that would accept) twin homes, single family stick-built homes, and single-family modular homes.

A recommendation that spans housing and business recommendations concerns the lumber yard. Underwood needs a lumber yard and Underwood needs a builder/developer. A number of North Dakota cities have lumber yard owners who are also builders. For example, this is the case in Northwood and Ellendale. In Harvey the lumber yard owner and a builder partner together. Ideally if Underwood's new lumber yard operator also is a builder, more local building projects would be possible. All efforts must be made to attract a qualified and competent buyer. If possible the Underwood Area Economic Development Corporation should provide assistance. Moreover, a queue of "shovel-ready" building projects, documentation of material sales to local mines and plants, and an understanding that such sales will continue may give Underwood both a lumber yard and a builder.

**Businesses, Services, and Education.** The monthly roundtable with GRE, FM, and BFE is particularly valuable. Underwood needs to begin active discussions with these entities to determine what goods/services could be provided by Underwood businesses to the mine and plants. For example, Jeff Zueger of BFE mentioned that warehouse services might be appropriate. While no immediate need is present the City of Underwood should secure mined land for an industrial park.

Oil exploration is likely to come to McLean and Mercer Counties. Underwood should position itself to serve as a local hub for oil service firms.

Underwood's school and other providers should be engaged to provide entrepreneurship education, computer training, and other education desired by the Underwood community.

**Image.** In addition to introductory signage and Bucket Park, Underwood needs functional signage and to petition North Dakota Department of Transportation to have the speed limit reduced on Highway 83 in Underwood's vicinity. Underwood's downtown businesses are unknown to the Highway 83 motorist and the loop from Highway 83 doesn't clearly indicate how to reach downtown nor services that are available in Underwood.

Underwood should not neglect the attractiveness of Highway 83's frontage; it should be included in general beautification efforts. Highway 83 is the new front door of Underwood. New businesses should be encouraged to locate to its frontage.

An image- and business- builder might be to start an annual summer event that will attract visitors, dollars, and a positive image to Underwood. This event could be held before or after the county fair, for example.

### **Scenario Two**

Scenario two is the wild-west scenario—Underwood booms. While less likely, this scenario hinges upon a large industrial project that brings thousands of temporary workers and hundreds of permanent workers to the Underwood area. Such a scenario requires the City of Underwood to be prepared in general ways. The roundtable group should provide a forum to discuss new process and projects that could affect the region in general and projects under consideration in particular. Underwood needs to develop an overall plan for rapid growth that includes land ready to host temporary housing (RVs), permanent housing, commercial and industrial development and developable land for industry, commerce, and commercial use. It would be useful to study how impacted communities were able to react and develop contingency plans to provide services. If such massive development occurs the city that best provides for temporary and permanent workers will win a larger share of these workers.



## Geographic Definition

This study is organized about Underwood, North Dakota and extends to include Underwood Public School District 8, an area that includes the cities of Riverdale, Coleharbor, and Pick City in addition to Underwood. Underwood, Riverdale and Coleharbor are located east of the Missouri River in McLean County. Pick City is located on the west bank of the Missouri River in Mercer County but is linked to Riverdale and the Underwood area by the Garrison Dam's roadway.

McLean and Mercer Counties are located in central west North Dakota. These counties along with Oliver County to the south share many of the same features. The region's topography is characterized by a flat to gently rolling landscape composed of glacial drift and is more arid than counties to the east and north. The main agricultural pursuits include cattle husbandry and small grains farming. However, the most prominent commonality is proximity to the Missouri River, Garrison Dam, Lake Sakakawea, and extensive deposits of lignite coal. These resources—abundant water and coal have shaped the region.

Map 1: North Dakota Counties



Source: North Dakota Association of Counties

## Economic Geography

While other regions of the west such as Wyoming's Powder River Basin have better coal resources, the west is arid and so its steam coal is largely exported to fuel power plants nearer to the utilities' service regions. North Dakota is semi-arid state, but its abundant Missouri River water resources have allowed intensive industrial power development of its low-quality lignite deposits.

Thus, this region of North Dakota has been developed to export power generated from burning lignite coal in steam generation power plants. Along with lignite mines and steam power plants have come other industrial ventures such as coal gasification and ethanol production. The following map shows key features of the region including the Missouri River, Garrison Dam, highways, county boundaries, cities and industrial facilities sites.

Map 2: Underwood area and major mines, synfuel (coal gasification), ethanol, and electric generation plants



## Map 2 Key

A. R.M. Heskett Station

B. Coal Creek Station/Blue Flint

Ethanol Plant

1. Falkirk Mine

C. Milton R. Young Station

2. Center Mine

D. Leland Olds Station

3. Beulah Mine

E. Stanton Station

4. Freedom Mine

F. Antelope Valley Station

G. Great Plains Synfuels Plant

H. Coyote Station

Source: Lignite Energy Council

### **Follow-on and Potential Industrial Development**

Follow-on energy development is possible in the region. Recently the Bakken formation has been tapped and large oil and gas discoveries have been reported in the Stanley, New Town, and Parshall areas. Thus, it is possible that oil and gas bearing strata extend to McLean and Mercer Counties. If these reserves exist, drilling depends on the price of oil. That is, North Dakota's oil activity and product are directly and positively correlated to the price of oil.

However, given the limited Missouri River crossings, these properties, especially northern Mercer County, are isolated from existing oil service infrastructure and would have to be served by way of Stanley and New Town or from Killdeer and Dickinson to the west and southwest. Since northern Mercer and McLean Counties are isolated, it is possible that an oil and gas service sector would be needed south of Lakes Sakakawea and Audubon.

The abundance of coal-fired power plants and Garrison Dam's hydroelectric plant brings additional benefits. The region is served by a thick grid of transmission lines. Given excess transmission capacity, additional wind farms likely will join those already being developed along U.S. Highway 83 at the north/south continental divide and north of Bismarck.

Steam power plants are relatively inefficient since generally waste heat is not utilized. However, Coal Creek Station has used its waste heat to dry its lignite feedstock and to provide heat to ferment corn to ethanol at the Blue Flint Ethanol Plant. It is likely that other power plants will find uses for their waste heat as well.

Ethanol plants also produce by products that have commercial application. According to Jeff Zueger, General Manager, Blue Flint ethanol uses number two corn to produce ethanol and distiller's grain. Distiller's grain is used to feed animals, but distiller's grain can be further refined to produce industrial-grade corn oil and animal feed. Industrial grade corn oil is a primary feedstock to produce bio-diesel fuel. Recently, Blue Flame began refining corn oil.

Coal fired-power plants also produce a number of by products that could be commercially tapped such as fly ash or processed on site such as charcoal from lignite. Great River Energy has actively considered a number of additional ventures. These include using fly ash to produce concrete blocks, producing activated charcoal to capture mercury emissions, and the production of gypsum.

Additional industrial developments have been proposed. For example, Headwaters Corporation and Great River Energy (the LLC partners that own Blue Flint) proposed building a coal to liquids plant to be co-located with Falkirk Mine and Coal Creek Station. The coal to liquid plant would have been a two to three billion dollar project, employed thousands of construction workers, and would have permanently employed about 600 workers.

### **Regional Transportation Links**

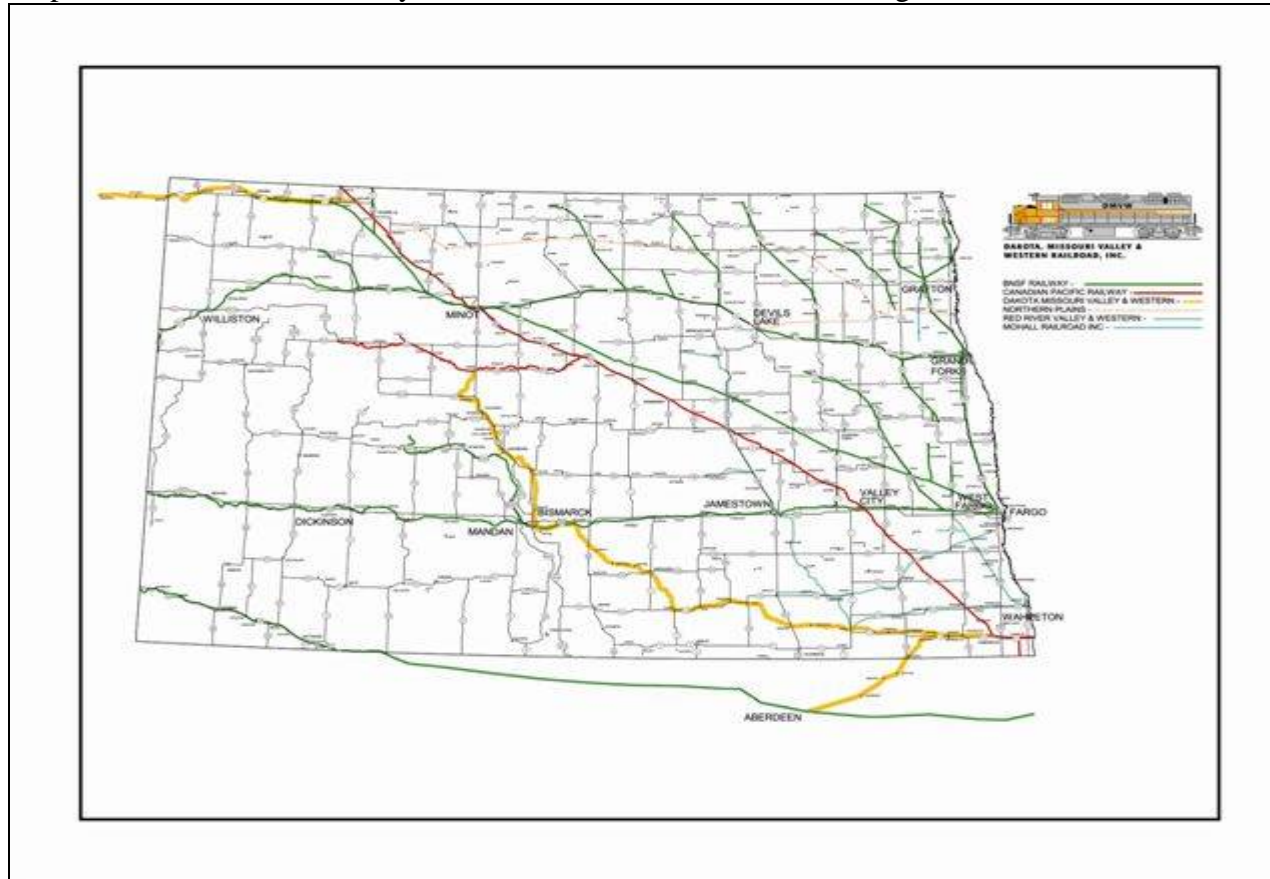
As indicated by Map 2, the cities contained in this study are well situated. The Cities of Coleharbor and Underwood abut U.S. Highway 83, a four-lane highway connecting Minot (and intersecting with U.S. Highway 2) to the north with Bismarck (and intersecting with I-94) to the south. N.D. Highway 200 runs east and west connecting Pick City and the west river region to Riverdale and Highway 83 just south of Coleharbor. At Underwood Highway 200 travels east connecting Turtle Lake and eventually intersecting U.S. Highway 52 at Carrington.

While downstream of Garrison Dam bridge crossings are frequent--at Washburn and Bismarck/Mandan, upstream crossings are rare--at New Town and Williston. (According to Mapquest.com, the trip from Pick City via Killdeer to New Town is 141.82 miles while the trip from Pick City to Washburn is 31.47 miles and it is 40.8 miles from Washburn to Bismarck.) Again, if oil activity and other industrial development increases in the west river region between New Town and Pick City, Highway 200 promises to become a major supply artery.

Underwood and Coleharbor are served by the Dakota, Missouri Valley, and Western Railroad (DMVW). DMVW is based in Bismarck and interchanges with the Burlington Northern Santa-Fe Railroad (BNSF) at Bismarck, the Dakota Minnesota and Eastern Railroad (DME) at Aberdeen, SD and the Canadian Pacific (CP or old Soo Line) at Max, Hankinson, and Flaxton, North Dakota. (A DMVW repair site is maintained at Underwood.)

Access to a class two railroad with extensive linkages is a valuable resource. For example, Blue Flint Ethanol uses the DMVW to bring corn from southeastern North Dakota to its plant and can ship ethanol and brewer's grain to Canada. However, DMVW's higher freight rates have damaged Underwood's elevator business and elevator business has gone to Washburn.

Map 3: Dakota Missouri Valley and Western Railroad with Interchanges



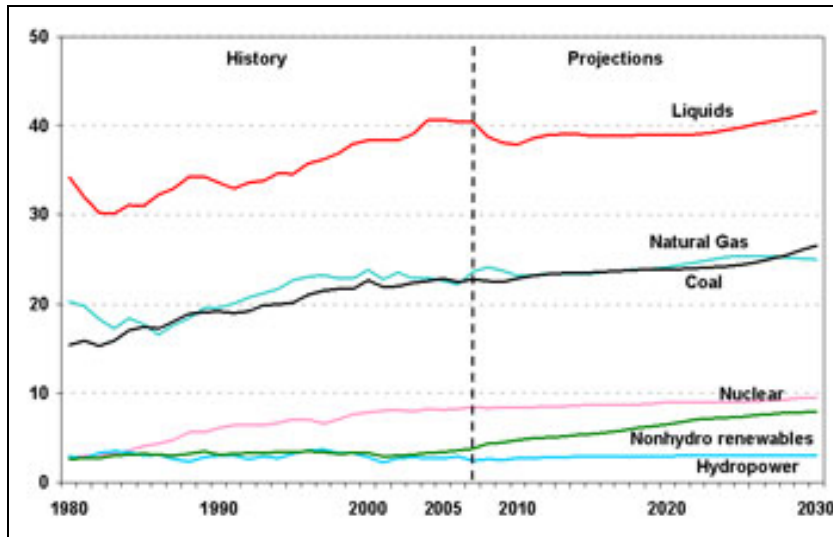
**Source:** Dakota Missouri Valley and Western Railroad

### **America' Energy Future**

On broad scale energy policy and environmental policy determine questions relating to water resources, coal mining, and plant emissions. With the change of presidents and parties uncertainly remains about the future of the three country area and energy production. Policies to promote green energy as a means to spur the U.S. economy, provide some degree of energy security, and address global warming are being promoted. However, what is green? So far production of wind energy appears assured. However, many have argued that ethanol from corn is a poor use of crop lands and that energy inputs versus outputs are at best only marginally

favorable. Coal is considered to a poor choice due to environmental concerns about mercury, carbon dioxide, and other emission. However, given the demand for energy, the unlikely move to nuclear power, and the inability of renewable to meet America's energy needs, coal will remain a mainstay. Graphic 1, prepared by the U.S. Department of Energy projects that coal consumption will grow by 0.7 percent annually through 2030. However, it is highly likely that the Department of Energy will promote clean coal technology, demonstration projects, coal regulations, and carbon capture. Such moves should mean capital construction projects, temporary workers, and new by products to utilize for the power plants in the three country region.

Graphic 1: U.S. Energy Consumption by Fuel (1980-2030) in quadrillion Btus



Source: <http://www.eia.doe.gov/oiaf/forecasting.html>

Most likely the price of energy will increase dramatically. Demand is increasing; by fall 2009, we are told that the recession has ended and developing countries such as India and China again are growing rapidly. Along with demand growth, efforts to curb global warming will ultimately increase the price of energy. While high energy prices will foster energy savings, increased energy prices will spur additional renewable energy investments, oil and gas drilling, and perhaps even coal to liquid projects and gasified coal power plants. Moreover, sustained high fuel costs may encourage workers live closer to their place of employment. Given this scenario Underwood is situated to gain.

Currently carbon capture technologies intended to capture carbon dioxide directly from power plant emissions are impractical. However, feasible means of carbon capture are available that might fit local mine and power plant purposes either to off- set emissions and/or serve as a demonstration project. One avenue is carbon capture from bio-char. This is simple technology that depends on

processing agricultural wastes into charcoal and sequestering the bio-char into soil. Added benefits are possible including the capture of combustible gasses and soil enrichment. Given the entrepreneurial nature of Great River Energy and its partners, Falkirk's need to reclaim mined land, and straw and other agricultural waste products available in the area, the project would appear feasible.

## **An Introduction to the Underwood Area**

### **Industrial Development and Founding**

Underwood was founded in 1903 and rather than being sited along the Missouri River it was platted as a railroad development mid-way between the cities of Minot and Bismarck. In fact, Underwood, Coleharbor, Pick City, and Riverdale owe their existence to industrial development. Underwood, begun as a consequence of transportation development, boomed after WWII with the construction of Garrison Dam and flourished with the development of Falkirk Mine and Coal Creek Station in the mid-1970s. Coleharbor is the reincarnation of Coal Harbor whose original town site was a Missouri River port. The town was then moved to an inland site one mile from the river, and finally in 1905 to the site it occupies today. Coleharbor's final move was to take advantage of the opportunities available as a Soo Line Railroad town. Today Coleharbor sits to the east of the rail line and Highway 83. Riverdale was a planned and tightly regulated government-owned development intended to house workers tasked with Garrison Dam's construction. Its population peaked in 1954-1955 with approximately 5,000 residents. Riverdale remained government owned until 1986. Across the Missouri from Riverdale is Pick City. It was platted in 1946 and incorporated as a village in 1948, housed dam workers unable to find housing elsewhere, and provided a looser atmosphere than buttoned-down Riverdale.

Underwood's businesses largely remain oriented to the railroad-platted town. As a result to the Highway 83 traveler, Underwood has limited appeal. With limited appeal a negative feedback loop has ensured that Underwood has less and less to offer.

### **Population Trends**

As one studies the population tables below, the Underwood area's population has risen and fallen as a consequence of industrial development initiatives. As a case in point, Underwood's population first peaked in 1950 (in conjunction with the Garrison Dam project) at over 1,000 people and reached its highest level at the 1980 census—1,329 people (as a result of mine and power plant construction). Since then its population has declined to approximately 700 people.

Table 1: Underwood Area's Population Since 1920

City	1920	1930	1940	1950	1960	1970	1980	1990	2000	Numeric Change 1920—2000	Percentage Change 1990—2000	Estimate 2008	Numeric Change 2000--2008	Percentage Change 2000—2008
Underwood	453	488	613	1,061	819	781	1,329	976	812	-164	-16.80%	710	-102	-12.56%
Riverdale	---	---	---	---	---	---	---	283	272	-10	-3.53%	264	-8	-2.94%
Pick City	---	---	---	294	101	119	182	203	166	-37	-18.23%	157	-9	-5.42%
Coleharbor	---	---	---	315	210	112	150	88	106	18	-20.45%	94	-12	-11.32%
Total	453	488	613	1,670	1130	1012	1,661	1550	1356	-193	-12.45%	1225	-131	-9.66%

Source: US Census Bureau

## Study Focus

This study's focus is Underwood and the Underwood area—Underwood, Riverdale, Coleharbor, and Pick City. However, as illustrated by Map 2, the cities of the region are interconnected and dependent on one another. In addition, it is useful to compare other cities to benchmark Underwood and Underwood area cities. Thus, selected data comparisons will be provided for the Underwood area's surrounding cities, its regional economic hub, Bismarck, as well as McLean County, Mercer County, Oliver County, and North Dakota. In addition, income statistics will be compared with U.S. per capita and median incomes.

The table below develops Underwood area cities, surrounding cities, Bismarck, and North Dakota's, 2000 U.S. Census population and population changes as calculated by the U.S. Census Bureau. While the census bureau's population estimates are often a source of contention, they are most likely accurate.

Table 2: North Dakota, Underwood Area Cities, and Peripheral Cities' Population 2000 (Count) to 2008 (Estimate)

Place	Est. July 1, 2008	Est. July 1, 2007	Est. July 1, 2006	Est. July 1, 2005	Est. July 1, 2004	Est. July 1, 2003	Est. July 1, 2002	Est. July 1, 2001	Est. July 1, 2000	Census 2000
North Dakota	641,481	637,904	636,453	635,222	636,196	632,689	633,521	636,211	641,183	642,200
Beulah, Mercer County	2,863	2,897	2,901	2,943	2,982	3,030	3,070	3,094	3,134	3,152
Bismarck, Burleigh County	60,389	59,483	58,572	57,803	56,916	56,700	56,429	55,974	55,798	55,532
Coleharbor, McLean County	94	94	95	97	100	99	101	103	105	106
Garrison, McLean County	1,173	1,166	1,182	1,194	1,221	1,251	1,263	1,287	1,310	1,318
Hazen, Mercer County	2,206	2,235	2,247	2,281	2,320	2,357	2,386	2,400	2,440	2,457
Pick City, Mercer County	157	157	156	157	161	164	165	166	166	166
Riverdale, McLean County	264	264	261	259	260	261	261	265	271	273
Stanton, Mercer County	304	309	311	316	322	327	333	337	343	345
Turtle Lake, McLean County	502	505	510	517	527	542	551	563	576	580
Underwood, McLean County	710	712	717	725	744	762	774	790	807	812
Washburn, McLean County	1,239	1,225	1,226	1,239	1,272	1,307	1,325	1,349	1,379	1,389
Cities total	69,901	69,047	68,178	67,531	66,825	66,800	66,658	66,328	66,329	66,130
Total excluding Bismarck	9,512	9,564	9,606	9,728	9,909	10,100	10,229	10,354	10,531	10,598
McLean County population	8,337	8,321	8,342	8,438	8,655	8,840	8,945	9,106	9,251	9,311
Mercer County population	7,854	7,947	7,978	8,099	8,218	8,332	8,425	8,484	8,595	8,644
Oliver County population	1,695	1,720	1,749	1,787	1,829	1,872	1,922	1,967	2,053	2,065
Total population of McLean, Mercer, and Oliver Counties	17,886	17,988	18,069	18,324	18,702	19,044	19,292	19,557	19,899	20,020

Source: US Census Bureau

Since the 2000 census, the cities in Underwood's region (excluding Bismarck) have declined in population by 1,086 people or by 10.25 percent. The population of the three counties (McLean, Mercer, and Oliver) has declined by 2,134 or 10.66 percent. Bismarck has grown by 8.74 percent or 4,857 people. During this same period North Dakota's population has declined marginally (by 719 people).



Table 3: North Dakota, Underwood Area Cities, and Peripheral Cities' Population 2000 (Count) to 2008 (Estimate)

Place	Est. July 1, 2008	Est. July 1, 2007	Est. July 1, 2006	Est. July 1, 2005	Est. July 1, 2004	Est. July 1, 2003	Est. July 1, 2002	Est. July 1, 2001	Est. July 1, 2000	Census 2000
Coleharbor , McLean County	94	94	95	97	100	99	101	103	105	106
Pick City, Mercer County	157	157	156	157	161	164	165	166	166	166
Riverdale, McLean County	264	264	261	259	260	261	261	265	271	273
Underwood, McLean County	710	712	717	725	744	762	774	790	807	812
Cities total	1225	1227	1229	1238	1265	1286	1301	1324	1349	1357

Source: US Census Bureau

The population of the Underwood area (Underwood, Coleharbor, Pick City, and Riverdale) is estimated to have declined by 132 or 9.72 percent since the 2000 census. However, the City of Underwood's population has declined the most, by 102 people or 12.60 percent.

### Existing Housing Stock

The US Census Bureau does not provide housing unit estimates for small cities. However, a sense of the region's population and housing dynamics can be obtained by looking at the estimated number of housing units and population for these cities' associated counties. In the case of McLean County since the 2000 census its population is estimated to have dropped by almost 1,000 (974) but its number of housing units increased incrementally by 156. So McLean County's population per housing unit has declined from 1.78 people at the 2000 census to an estimated 1.54 in 2008. A similar relationship is present in Mercer County and its population per housing unit is estimated to have declined from 1.96 people to 1.76 during this same period. Oliver County lost both housing units and population. Nonetheless, estimated population losses outpaced housing unit loss and its population per housing unit fell from 2.29 people at the 2000 census to an estimated 1.89 people by 2008.

Table 4: McLean, Mercer, and Oliver Counties Housing Units, Population, and Population per Housing Unit

Area	7/1/2008 Estimate	7/1/2007 Estimate	7/1/2006 Estimate	7/1/2005 Estimate	7/1/2004 Estimate	7/1/2003 Estimate	7/1/2002 Estimate	7/1/2001 Estimate	7/1/2000 Estimate	2000 Census
McLean County housing units	5,420	5,383	5,348	5,340	5,317	5,300	5,282	5,272	5,266	5,264
McLean County population	8,337	8,321	8,342	8,438	8,655	8,840	8,945	9,106	9,251	9,311
McLean County population/housing unit	1.54	---	---	---	---	---	---	---	---	1.78
Mercer County housing units	4,464	4,459	4,461	4,461	4,455	4,448	4,438	4,421	4,406	4,402
Mercer County population	7,854	7,947	7,978	8,099	8,218	8,332	8,425	8,484	8,595	8,644
Mercer County population/housing unit	1.76	---	---	---	---	---	---	---	---	1.96
Oliver County housing units	896	896	898	899	901	902	903	904	904	903
Oliver County population	1,695	1,720	1,749	1,787	1,829	1,872	1,922	1,967	2,053	2,065
Oliver County population/housing unit	1.89	---	---	---	---	---	---	---	---	2.29

Source: US Census Bureau; Ondracek and Witwer

### **Housing Stock by Tenure—Renter-Occupied Units and Owner-Occupied Units**

The 2000 census reported that Underwood had 381 total housing units of which 58 or 15.2 percent were unoccupied. Of the 323 occupied units 84.5 percent were owner-occupied while 15.5 percent were renter-occupied. As seen in the table below, of the Underwood Area cities, Underwood offers the highest percentage of rentals as evidenced by renter-occupied housing units. At the 2000 census Underwood had 50 renter-occupied units and Coleharbor, Pick City and Riverdale collectively had 15 renter-occupied housing units. At the 2000 census Underwood's average household size was reported to be just over two (2.35) people and its average family was reported to be almost three (2.85) people.

At the 2000 census, 53 people were reported to live in group quarters. These individuals are nursing home patients residing in Underwood's nursing home.

Table 5: Underwood Area Housing by Tenure—Renter-Occupied Housing Units, Owner-Occupied Housing Units, Household and Family Size, and Total Housing Units — 2000 U.S. Census

Households, families, and housing units	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Total population	812	100.0	273	100.0	166	100.0	106	100.0
Household population	759	93.5	273	100.0	166	100.0	106	100.0
Group quarters population	53	6.5	0	0	0	0	0	0
Average household size	2.35	X	2.53	X	2.31	X	2.52	X
Average family size	2.85	X	2.86	X	2.75	X	2.94	X
Total housing units	381	100.0	157	100.0	117	100.0	56	100.0
Occupied housing units	323	84.8	108	68.8	72	61.5	42	75.0
Vacant housing units	58	15.2	49	31.2	45	38.5	14	25.0
Occupied housing units	323	100.0	108	100.0	72	100.0	42	100.0
Owner-occupied housing units	273	84.5	99	91.7	70	97.2	38	90.5
Renter-occupied housing units	50	15.5	9	8.3	2	2.8	4	9.5

Source: U.S. Census Bureau

### **By Type—Single Family, Multiple Family, and Mobile Homes**

According to the 2000 census, 262 of Underwood's owner-occupied units (93.9 percent) were single family detached houses, 15 (5.4 percent) were mobile homes, and two (0.7 percent) were of a single family-attached configuration. Of Underwood 50 renter-occupied housing units 29 (58.0 percent) were reported to be single family detached houses, none were reported to be mobile homes, and the number of renter-occupied multiple family units was reported to be 21. At the 2000 census none of Underwood's residents resided in a recreational vehicle (RV), boat, or van.

Underwood's sister cities have more mobile homes. For example, half of Pick City's owner-occupied homes are mobile homes while Riverdale's housing is 8.3 percent mobile homes and Coleharbor has 30.3 percent mobile homes.

Table 6: Underwood Area's Occupied Housing Units—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Tenure by units in structure								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
1, detached	262	93.9	88	91.7	33	50.0	23	69.7
1, attached	2	0.7	0	0.0	0	0.0	0	0.0
2	0	0.0	0	0.0	0	0.0	0	0.0
3 or 4	0	0.0	0	0.0	0	0.0	0	0.0
5 or more	0	0.0	0	0.0	0	0.0	0	0.0
Mobile home	15	5.4	8	8.3	33	50.0	10	30.3
Boat, RV, van, etc	0	0.0	0	0.0	0	0.0	0	0.0
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
1, detached	29	58.0	12	100.0	0	0.0	5	71.4
1, attached	0	0.0	0	0.0	0	0.0	0	0.0
2	3	6.0	0	0.0	0	0.0	0	0.0
3 or 4	6	12.0	0	0.0	0	0.0	0	0.0
5 to 9	12	24.0	0	0.0	0	0.0	0	0.0
10 to 19	0	0.0	0	0.0	0	0.0	0	0.0
20 to 49	0	0.0	0	0.0	0	0.0	0	0.0
50 or more	0	0.0	0	0.0	0	0.0	0	0.0
Mobile home	0	0.0	0	0.0	3	100.0	2	28.6
Boat, RV, van, etc	0	0.0	0	0.0	0	0.0	0	0.0

Source: U.S. Census Bureau

Underwood's stock of occupied housing has not changed significantly since the 2000 census. For example, Housing and Urban Development (HUD) building permit data for 2000—2008 reports that in the Underwood area 39 single-family homes have been built—two in Coleharbor, ten in Pick City, 22 in Riverdale and just five in Underwood. The Underwood area's stock of multi-family (rental) units has increased by four units since the 2000 census. In percentage terms Underwood's five single-family homes represent a 1.8 percent increase in the stock of Underwood's owner-occupied housing.

### Property Values

According to the 2000 US Census, property values in the Underwood area are modest ranging from \$37,500 at Coleharbor to \$70,500 at Pick City. At the 2000 census, Underwood's median owner-occupied single family home's value was just \$41,700; Underwood's median monthly owner costs were \$529 for those with a mortgage and \$218 for those without a mortgage.

Table 7: Underwood Area Housing Values Summary— 2000 U.S. Census

Housing characteristics, value, and costs	Underwood number	Riverdale number	Pick City number	Coleharbor number	U.S. values
Single-family owner-occupied homes	256	86	29	19	---
With a mortgage	90	56	7	6	---
Median value (dollars)	\$41,700	\$45,700	\$70,500	\$37,500	\$119,600
Median of selected monthly owner costs	(X)	(X)	(X)	(X)	(X)
With a mortgage (dollars)	\$529	\$480	\$850	\$575	\$1,088
Not mortgaged (dollars)	\$218	\$206	\$196	\$304	\$295

Source: U.S. Census Bureau

At the 2000 census no home in Underwood area was valued at more than \$100,000. Almost nine percent (8.6 percent) of all Underwood area homes were valued at less than \$10,000.

Table 8: Underwood Area's Housing Values—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Specified owner-occupied housing units	256	100.0	86	100.0	29	100.0	19	100.0
Value								
Less than \$10,000	22	8.6	0	0.0	0	0.0	0	0.0
\$10,000 to \$14,999	15	5.9	0	0.0	2	6.9	2	10.5
\$15,000 to \$19,999	13	5.1	0	0.0	2	6.9	2	10.5
\$20,000 to \$24,999	18	7.0	0	0.0	2	6.9	4	21.1
\$25,000 to \$29,999	14	5.5	7	8.1	0	0.0	0	0.0
\$30,000 to \$34,999	21	8.2	14	16.3	4	13.8	0	0.0
\$35,000 to \$39,999	17	6.6	6	7.0	2	6.9	3	15.8
\$40,000 to \$49,999	47	18.4	28	32.6	0	0.0	0	0.0
\$50,000 to \$59,999	36	14.1	6	7.0	0	0.0	2	10.5
\$60,000 to \$69,999	29	11.3	7	8.1	2	6.9	0	0.0
\$70,000 to \$79,999	6	2.3	8	9.3	11	37.9	0	0.0
\$80,000 to \$89,999	10	3.9	4	4.7	0	0.0	6	31.6
\$90,000 to \$99,999	8	3.1	2	2.3	0	0.0	0	0.0
\$100,000 to \$124,999	0	0.0	4	4.7	2	6.9	0	0.0
\$125,000 to \$149,999	0	0.0	0	0.0	0	0.0	0	0.0
\$150,000 to \$174,999	0	0.0	0	0.0	0	0.0	0	0.0
\$175,000 to \$199,999	0	0.0	0	0.0	0	0.0	0	0.0
\$200,000 to \$249,999	0	0.0	0	0.0	0	0.0	0	0.0
Median value	\$41,700		\$45,700		\$70,500		\$37,500	
Mortgage status								
With a mortgage, contract to purchase, or similar debt	90	35.2	56	65.1	7	24.1	6	31.6
With a second mortgage or home equity loan, but not both	8	8.9	6	10.7	2	28.6	0	0.0
Second mortgage only	4	50.0	2	33.3	0	0.0	0	(X)
Home equity loan only	4	50.0	4	66.7	2	100.0	0	(X)
Both second mortgage and home equity loan	0	0.0	0	0.0	0	0.0	0	0.0
No second mortgage or home equity loan	82	91.1	50	89.3	5	71.4	6	100.0

Without a mortgage	166	64.8	30	34.9	22	75.9	13	68.4
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Source: U.S. Census Bureau

In order to understand Underwood's current property values, property transactions recorded by the McLean County Recorder were examined. Between January 1, 2005 and August 31, 2009 a total of 146 nontrivial arm's length property transactions were recorded by the McLean County Recorder's Office for properties in the cities of Underwood and Riverdale. The recorded properties record from this office includes lot and block descriptions, grantor and grantee information, sales price, and date of record. In order to determine the property type and street address the McLean County Assessor's property site, <http://mclean.northdakotaassessors.com>, was searched. Not all recorded properties were found as the system lacks information on Coleharbor properties. Nonetheless, by cross matching the two sources a reasonable understanding of property sales and values is possible.

Using this methodology Underwood had 42 verified stick-built single family home transactions recorded between 2005 and 2009. The average home's sales price was \$52, 224 and home sales prices ranged from \$3,000 to \$145,000. The median sales price for these 42 homes was \$58,000.

Table 9: Underwood Single Family (Stick-built) Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	14	6	Parkwest Add.	601 Saylor St.	87,500	74,300	Single family 1978	7/30/09	118%
2	U	1	22	Underwood Org. Town.	311 McKinley Ave.	10,000	20,700	Single family 1910	7/17/09	48%
3	U	5,6	2	Underwood Borchardt Add.	203 Borchardt Ave.	114,000	107,500	Single family 1976	7/23/09	106%
4	U	8	8	Underwood Org. Town.	202 McKinley Ave.	95,000	90,600	Single family 1977	5/21/09	105%
5	U	6	10	Underwood Org. Town.	501 3 <sup>rd</sup> St.	25,000	28,600	Single family 1930	2/26/09	87%
6	U	4	8	Underwood Org. Town.	205 Grant Ave.	21,500	31,900	Single family 1910	3/18/09	67%
7	U	4	23	Underwood Org. Town.	405 McKinley Ave.	86,500	81,300	Single family 1952	1/08/09	106%
8	U	3	2	Underwood Org. Town.	207 Roosevelt Ave.	77,000	79,900	Single family 1974	10/31/08	96%
9	U	6	14	Underwood Org. Town.	201 1 <sup>st</sup> St.	16,380	39,100	Single family 1908	10/6/08	42%
10	U	11	7	Underwood Org. Town.	108 McKinley Ave.	7,500	23,500	Single family 1920	9/26/08	32%
11	U	36,37,38	2	Underwood Houser Add.	North 1 <sup>st</sup> St.	140,000	117,000	Single family 1977	6/28/08	120%
12	U	9,10	2 W(2)	Underwood Org. Town.	406 Lincoln Ave.	35,000	35,600	Single family	4/30/08	98%

								1900		
13	U	12	4	Underwood Org. Town.	402 2 <sup>nd</sup> St.	12,500	12,800	Single family 1949	-----	98%
14	U	10,11,12	23	Underwood Org. Town.	606 4 <sup>th</sup> St.	58,000	71,300	Single family 1918	5/07/08	81%
15	U	8	7	Underwood Org. Town.	102 McKinley Ave.	35,000	34,700	Single family 1948	4/16/08	101%
16	U	E 30' 4, W35' 5	30	Underwood Org. Town.	305 Hwy 14	80,000	74,600	Single family 1924	3/06/08	107%
17	U	1,2	6	Parkwest Add.	605 Saylor	4,250	164,200	Single family 2009	3/13/08	3%
18	U	2	3	Parkwest Add.	303 Kennedy St	77,400	70,500	Single family 1977	1/18/08	110%
19	U	6	3	Underwood Org. Town.	301 2 <sup>nd</sup> St.	35,500	33,700	Single family 1902	10/23/07	105%
20	U	W ½ 24		West Underwood	Saylor St.	145,000	111,400	Single family 1983	8/30/07	130%
21	U	15	6	Underwood Org. Town.	104 Grant Ave.	86,000	83,300	Single family 1976	9/20/07	103%
22	U	W 190' 13		West Underwood	310 Saylor St.	127,500	122,400	Single family 1977	6/04/07	104%
23	U	1,2,3,4,5	2	Houser Add.	20 Summit St.	34,000	35,900	Single family 1978	5/30/07	95%
24	U	6	9	City of Underwood	501 2 <sup>nd</sup> St.	60,000	63,800	Single family 1978	4/20/07	94%
25	U	6, Part 5	20	City of Underwood	101 McKinley	85,000	84,300	Single family 1975	4/06/07	101%
26	U	8, Part 6	9	City of Underwood	303 Grant Ave.	13,000	29,600	Single family 1927	4/11/07	44%
27	U	Part 2,3, Part 4	20	City of Underwood	107 McKinley Ave.	97,500	96,900	Single family 1977	1/11/07	101%
28	U	Part 23		West Underwood	601 Summit St.	26,300	39,000	Single family 1900	8/10/06	67%
29	U	Part 21		West Underwood	509 Summit St.	113,000	110,400	Single family 1925	10/13/06	102%
30	U	4	31	City of Underwood	204 Garfield St.	74,000	116,300	Single family 1981	8/10/06	64%
31	U	14	6	Parkwest Add.	601 Saylor St.	70,000	74,300	Single family 1978	8/1/06	94%
32	U	1,2,3	4	City of Underwood	400 3 <sup>rd</sup> St.	85,000	112,400	Single family 1976	6/30/06	76%
33	U	11,12	12	City of Underwood	401 Lincoln	37,000	50,900	Single family 1903	3/29/06	73%
34	U	Part 16		West Underwood	407 Summit	3,000	12,600	Single family 1915	1/26/06	24%
35	U	11,12	25	City of Underwood	510 McKinley	6,000	10,800	Single family 1935	12/28/05	56%
36	U	3	2	Borchardt Add.	Borchardt Ave.	15,000	28,200	Single family	12/22/05	53%

								1947		
37	U	7	13	City of Underwood	300 Roosevelt Ave.	20,600	40,000	Single family 1954	10/18/05	52%
38	U	7, Part 8	26	City of Underwood	500 Grant Ave.	14,000	27,500	Single family 1907	9/12/05	51%
39	U	4,5	2	City of Underwood	203 Roosevelt Ave.	11,000	24,400	Single family 1920	8/11/05	45%
40	U	Part 10, 11	24	City of Underwood	508 Borchardt	58,000	78,100	Single family 1978	3/17/05	74%
41	U	4	5	Parkwest Add.	710 W. McKinley	67,500	95,600	Single family 1979	3/04/05	71%
42	U	Part 22		West Underwood	602 Saylor St.	95,000	\$118,400	Single family 1978	2/03/05	80%

Source: McLean County Recorder's Office; McLean County Assessor's Office; Ondracek & Witwer

To determine property values a third data source was tapped. According to City-Data.com the estimated median house value in 2007 for Underwood, ND was \$65,181 while that of North Dakota as a whole was \$106,800.

### Property Value Conclusion

While the median values for Underwood's single family houses vary by information source, one common conclusion is apparent. The value of Underwood area's houses is below replacement/building costs. Given the low residential property values, it is difficult to build and finance new houses and apartments. New construction costs top \$125.00 per square foot while existing Underwood residential property command approximately half this amount. Thus, a significant valuation gap means that those constructing new homes must make significant down payments or self-finance. Once built, the property owner will face problems recouping his/her investment when the property is again sold. However, as will be developed later, the gap is closing.

### Rent Levels Reported at the 2000 Census

Given the modest property values, Underwood's rents are generally modest. According to the 2000 census, median cash (contact) rent was \$233.00. Eight renters (16.0 percent) paid no cash rent. Median gross rent was reported to be \$279.00.

Table 10: Underwood Area's Rent Levels—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Specified renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
Contract rent								
Less than \$100	9	18.0	0	0.0	0	0.0	0	0.0
\$100 to \$149	2	4.0	0	0.0	0	0.0	2	28.6
\$150 to \$199	2	4.0	0	0.0	0	0.0	2	28.6
\$200 to \$249	12	24.0	2	16.7	3	100.0	3	42.9

\$250 to \$299	10	20.0	0	0.0	0	0.0	0	0.0
\$300 to \$349	5	10.0	3	25.0	0	0.0	0	0.0
\$350 to \$399	2	4.0	0	0.0	0	0.0	0	0.0
\$400 to \$449	0	0.0	0	0.0	0	0.0	0	0.0
\$450 to \$499	0	0.0	0	0.0	0	0.0	0	0.0
\$500 to \$549	0	0.0	0	0.0	0	0.0	0	0.0
\$550 to \$599	0	0.0	0	0.0	0	0.0	0	0.0
\$600 to \$649	0	0.0	0	0.0	0	0.0	0	0.0
\$650 to \$699	0	0.0	0	0.0	0	0.0	0	0.0
\$700 to \$749	0	0.0	0	0.0	0	0.0	0	0.0
\$750 to \$799	0	0.0	0	0.0	0	0.0	0	0.0
\$800 to \$899	0	0.0	0	0.0	0	0.0	0	0.0
\$900 to \$999	0	0.0	0	0.0	0	0.0	0	0.0
\$1,000 to \$1,499	0	0.0	0	0.0	0	0.0	0	0.0
No cash rent	8	16.0	7	58.3	0	0.0	0	0.0
Median (dollars)	233	(X)	308	(X)	225	(X)	188	(X)
Gross rent								
Less than \$100	4	8.0	0	0.0	0	0.0	0	0.0
\$100 to \$149	2	4.0	0	0.0	0	0.0	0	0.0
\$150 to \$199	7	14.0	0	0.0	0	0.0	0	0.0
\$200 to \$249	4	8.0	0	0.0	0	0.0	2	28.6
\$250 to \$299	7	14.0	0	0.0	0	0.0	2	28.6
\$300 to \$349	0	0.0	2	16.7	0	0.0	0	0.0
\$350 to \$399	7	14.0	0	0.0	0	0.0	0	0.0
\$400 to \$449	6	12.0	3	25.0	3	100.0	3	42.9
\$450 to \$499	0	0.0	0	0.0	0	0.0	0	0.0
\$500 to \$549	0	0.0	0	0.0	0	0.0	0	0.0
\$550 to \$599	0	0.0	0	0.0	0	0.0	0	0.0
\$600 to \$649	0	0.0	0	0.0	0	0.0	0	0.0
\$650 to \$699	0	0.0	0	0.0	0	0.0	0	0.0
\$700 to \$749	0	0.0	0	0.0	0	0.0	0	0.0
\$750 to \$799	0	0.0	0	0.0	0	0.0	0	0.0
\$800 to \$899	0	0.0	0	0.0	0	0.0	0	0.0
\$900 to \$999	0	0.0	0	0.0	0	0.0	0	0.0
\$1,000 to \$1,499	5	10.0	0	0.0	0	0.0	0	0.0
\$1,500 to \$1,999	0	0.0	0	0.0	0	0.0	0	0.0
\$2,000 or more	0	0.0	0	0.0	0	0.0	0	0.0
No cash rent	8	16.0	7	58.3	0	0.0	0	0.0
Median (dollars)	279	(X)	408	(X)	425	(X)	288	(X)

Source: U.S. Census Bureau

However, in recent years rents have increased due to demand for temporary housing stimulated by construction projects such as Great River Energy's coal drying project. Current rent levels for various types of property are reported in the following tables.



### Rental Rates Reported in Fall 2009

The following tables report a sample of house rental rates and particulars and the population of apartment building particulars and rental rates. All data was collected in fall 2009. The properties were identified through a rental listing compiled by the City of Underwood Auditor's Office, and a check of yellow page rental listings.

**Rental Houses.** A listing of single family rental homes was supplied by the Underwood Auditor's Office. Six houses were listed, one (303 McKinley Ave.) was misidentified as a rental leaving five houses. An additional home (owned by Mike McCleery) is for sale but currently rented and was added to the sample. According to the 2000 census, 29 houses were occupied by renters in Underwood. Thus, these six are just a convenience sample but likely are representative of Underwood's rental houses and rental rates.

All listed owners were called and all with working phones participated. One rental home's contact number was disconnected leaving five sampled houses.

Table 11: Underwood Rental Houses

Underwood rental houses	Contact	Ass'd value	Sq. Feet	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	Baths	Garage	Amenities	Paid utilities	Vacant/rented	Historic vacancy rate	Rent and waiting list	Opinion of housing needs in Underwood Area	Type
304 Garfield Ave. 1 ½ story frame Built 1910	Harold Johannes 701-442-5575	\$22,100	Area 480; TLA 1,020		X			1½	Carport	Stove and ref.	Tenant pays all	R	Rented consistently	\$300/mo  Get calls every month	NA	Market
302 Garfield Ave. 1 story frame Built 1950	Ken Stadick 701-462-3286	\$31,600	Area 816; TLA 816; full basement				X 2ground; 2 base.	1½	Detached 1-stall	Stove, ref., washer, dryer, and drapes	Owner pays all	V	Vacant approx. 2 of 12 months or 16.7%	\$25 per day per person  \$25 x 1 person x 30 days = \$750/mo.	Plenty of housing in Underwood	Market
403 Roosevelt Ave. 1 story frame Built 1920	Jerome Kastrow 701-442-3545 (Disconnected number)	\$16,400	Area 721; TLA 881		X			1	Detached 1-stall	No information	No information	R	No information	No information	NA	Market
205 McKinley Ave. 1 story	Gordon Esser 701-442-3443	\$19,600	Area 536; TLA 536	X				1	Detached 1-stall	Stove, ref., washer, dryer, drapes, and	Owner pays water, sewer, and garbage	R	Have had rental since January and have had the	\$400	None	Market

frame Built 1948										some living room furniture			same tenants since January			
411 McKinley Ave. 1 ½ story frame Built 1920	Sharon Westman 701-442-5766	\$28,700	Area 432; TLA 1,182; ¾ basement			X		2	Detached 40' x 30' garage			R	Rent the house on an occasional basis	\$480-\$500		Market
506 2 <sup>nd</sup> St. Split foyer frame Built 1983	Mike McCleery 701-654-7609	\$66,000	Area 520; TLA 1040		X			2	0	Unknown	Unknown	R	Unknown	\$540	Unknown	Market

Source: City of Underwood Auditor's Office; Ondracek and Witwer

The sampled rental houses rents ranged from \$300 to \$750 per month. The median rental house's age was 58 years and assessed value was \$25,400. One house (renting for \$25 per day or \$750 per month) was vacant.

**Rental Mobile Home Lots.** Underwood has one large mobile home court (Embers Estates) and an RV court at the McLean County Fairgrounds. No substantive information is available for Embers Estates.

Table 12: Underwood Area Mobile Home Courts, Recreational Vehicle Courts, and Mobile Home Rentals

Underwood Area and identifier	Contact	Lots	Amenities	Paid utilities	Current vacancy rate	Historic vacancy rate	Lot rental	Mobile home rent	Opinion of housing needs in Underwood Area	Type
Embers Estates	Oliver Repnow 701-391-0172; Delila Repnow 701-442-5773 (Could not be contacted)									
McLean County Fair Grounds	Diane Schell 701-442-5481		Shower building	Electricity only						

Source: Ondracek and Witwer

Mr. Mick Johnson indicated that he is contemplating opening a small RV park of perhaps six spaces in spring 2010. When asked about rental rates, he indicated that he intended to rent his spaces for about \$75 to \$80 per week including all utilities. This rate is intended to be below Washburn's typical \$100 per week rate.

**Rental Apartments.** Owners/managers of all of Underwood's multi-unit apartments were contacted. Underwood has no subsidized housing (i.e., apartments whose rent is based on 30 percent of the renter's adjusted gross income). Its multi-unit apartments

are in small buildings with two, four, six, or eight units. Collectively Underwood has 52 apartment units--four one-bedroom units, 39 two-bedroom units, and nine three-bedroom units.

Table 13: Underwood Apartments

Underwood identifier (sorted by the number of units)	Contact	Units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	Garage	Amenities	Paid utilities	Current vacancy rate	Historic vacancy rate	Rent and waiting list	Comments	Type
Western Apartments 701 W. Borchardt Ave.; 705 W. Borchardt Ave.; 709 W. Borchardt Ave.; 713 W. Borchardt Ave.	Sid Harper, Owner 701-442-3112	24; 4 6-plexes			8 (lower level) 8 (upper level)	8 (upper level)		0	Stove and ref.	All paid by owner (electric heat, electricity, H2O, sewer, and water)	50%; usually 3-bds have more vacancies (currently 4, 3 bds are vacant)	50%	\$425 2-bd; \$525 3bd (recently raised rents)	Underwood needs affordable housing to purchase	Market
Elkridge Apartments 705 Main St.		2		2				0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 707 Main St.		2		2				0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 104 Steward Ave.		4			4			0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 708 1 <sup>st</sup> St.		4			4			0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments Summary	Clayton and Donna Ruff 701-442-3423	(12)									16.7% ;2 2-bed; usually have no vacancies	Very low; in last two years had one vacancy	\$325 1-bd; \$375 2-bd	One 4-plex is used for short term rentals and includes furniture	Market
Hillside Apartments 2061 <sup>st</sup> St.	Dave or Roxie Kapanke,	8			8			0	Stove, ref., and pay washer and	All paid by owner	0; most clients are elderly	Very low historic vacancy rate	\$400	City of Underwood shouldn't be	Market

	Owner 701-442-3468							dryer						in the housing business; leave it to free enterprise; If had another 8 units could rent them	
701 S. View Drive	Underwood Housing Authority (UHA) Mick Johnson, Manager 701-442-5354	4			3	1		X 2-1 2-2	Stove, ref., dishwasher, and drapes	Tenant pays all utilities; UHA provides outside maintenance (mows and waters lawn)	0; 2 units rented to elderly; 2 units rented to professionals	Opened in Aug 2008; 2 units rented immediately; 1 in a few months time; 3-bed rented in 5 months of opening	\$680 2-bd-1 stall; \$750 2-bd-2 stall; \$850 3-bd 2-stall	Underwood could support another 4-unit townhouse like this one. It brought new people into Underwood	Market (but moderate rate since built with essential function bond issue; management and maintenance services are donated)
307 Lincoln	Jeff Zueger, Owner 701-442-3468	4			4			0	Stove and ref.; common washer and dryer	Owner pays water, sewer, and garbage	0; 3units rented to elderly ladies and 1 unit rented to a professional	Very low; usually rented to elderly widows	\$325		Market

Source: City of Underwood Auditor's Office; Ondracek and Witwer

Fourteen of the 52 market-rate multi-unit apartments are vacant (i.e., a 26.9 percent vacancy rate). However, except for two recent vacancies at the Elkridge Apartments all other vacancies are at the Western Apartments. According to Mr. Sid Harper of the Western Apartments, the three-bedroom units have the highest long-term vacancy rate.

The market-rate rents for a three-bedroom unit range from \$525 (Western Apartments) to \$850 (701 S. View). The market-rate rent for one-bedroom units is \$325 (Elkridge Apartments). Excluding the 701 S. View two-bedroom apartments that rent for \$680 and \$750 for one- and two- stall garages respectively, the range for two-bedroom units is from \$325 to \$425 with a median rent of \$400 per month.

Two apartment managers, Mick Johnson and Dave Karpanske, commented that they could double their apartments' capacity and still keep them rented.

**Motels.** Underwood has one motel that offers nightly and extended stay options. In practice the motel caters to temporary workers as it lacks signage to attract motorists.

Table 14: Underwood Motels/Hotels

Underwood identifier (sorted by the number of units)	Contact	Units	Efficiency	1-bed	2-bed	3-bed	4-bedrooms	Garage	Amenities	Paid utilities	Current vacancy rate	Historic vacancy rate	Rent and waiting list	Comments	Type
Lincoln Park Hotel	Sid Harper 701-442-5251	10; 6 kitchenettes; 4 microwave and ref.		3	1	6		0		All paid	30%	30% if large construction project; 50% typical in summer; 100% winter	3 bd-\$80/night or \$63.75/night for >9 days; 2 bd-\$60/night or \$46.70/night for >9 days; 1 bd-\$40/night or \$30.95/night for >9 days;	Underwood needs a restaurant; have lost business because of no restaurant	Market Motel/hotel

Source: City of Underwood Auditor's Office; Ondracek and Witwer

Currently three of its ten units are vacant. According to the owner, Mr. Harper, the motel is empty during the winter months and has a 50 percent vacancy rate in a typical summer season and a 30 percent vacancy during summers with ample construction projects.

### Underwood Area Housing by Age and Condition

The City of Underwood's housing stock is younger than that of many North Dakota cities. Based on 2000 census data and calculated using the year 2009, the median ages of its owner- and renter-occupied housing are 39 years and 38 years respectively. However, based on a sample of six rental houses, the median age for a rental house in Underwood is 58 years.

Table 15: Underwood Area Housing by Age

Tenure by year structure built	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
Built 1999 to March 2000	0	0.0	0	0.0	0	0.0	2	6.1
Built 1995 to 1998	0	0.0	11	11.5	8	12.1	2	6.1
Built 1990 to 1994	3	1.1	0	0.0	2	3.0	0	0.0
Built 1980 to 1989	47	16.8	8	8.3	8	12.1	4	12.1
Built 1970 to 1979	89	31.9	0	0.0	28	42.4	8	24.2
Built 1960 to 1969	27	9.7	3	3.1	10	15.2	0	0.0
Built 1950 to 1959	23	8.2	47	49.0	6	9.1	6	18.2
Built 1940 to 1949	13	4.7	25	26.0	0	0.0	5	15.2
Built 1939 or earlier	77	27.6	2	2.1	4	6.1	6	18.2
Median	1970	(X)	1954	(X)	1975	(X)	1959	(X)

Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
Built 1999 to March 2000	0	0.0	0	0.0	0	0.0	0	0.0
Built 1995 to 1998	0	0.0	0	0.0	0	0.0	0	0.0
Built 1990 to 1994	0	0.0	0	0.0	0	0.0	0	0.0
Built 1980 to 1989	0	0.0	0	0.0	0	0.0	0	0.0
Built 1970 to 1979	27	54.0	0	0.0	3	100.0	5	71.4
Built 1960 to 1969	7	14.0	0	0.0	0	0.0	0	0.0
Built 1950 to 1959	3	6.0	6	50.0	0	0.0	2	28.6
Built 1940 to 1949	3	6.0	6	50.0	0	0.0	0	0.0
Built 1939 or earlier	10	20.0	0	0.0	0	0.0	0	0.0
Median	1971	(X)	1950	(X)	1975	(X)	1973	(X)

Source: U.S. Census Bureau

Given that the City of Underwood's housing stock is relatively young, few indicators of substandard housing conditions were reported with the 2000 census. No occupied units lacked complete plumbing facilities nor complete kitchen facilities. The mean number of inhabitants per room was 0.35 for owned housing and 0.29 for rental housing. At the 2000 census two owner-occupied units and four renter-occupied units had no phone service.

Table 16: Underwood Area's Occupied Housing Units and Indicators of Substandard Housing—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Tenure by occupants per room								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
0.50 or less occupants per room	241	86.4	71	74.0	51	77.3	23	69.7
0.51 to 1.00 occupants per room	36	12.9	25	26.0	15	22.7	8	24.2
1.01 to 1.50 occupants per room	2	0.7	0	0.0	0	0.0	2	6.1
1.51 or more occupants per room	0	0.0	0	0.0	0	0.0	0	0.0
Mean	0.35	(X)	0.42	(X)	0.41	(X)	0.44	(X)
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
0.50 or less occupants per room	41	82.0	10	83.3	0	0.0	5	71.4
0.51 to 1.00 occupants per room	9	18.0	2	16.7	3	100.0	2	28.6
1.01 to 1.50 occupants per room	0	0.0	0	0.0	0	0.0	0	0.0
1.51 or more occupants per room	0	0.0	0	0.0	0	0.0	0	0.0
Mean	0.29	(X)	0.31	(X)	0.83	(X)	0.46	(X)
Tenure by telephone service available								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
With telephone service	277	99.3	96	100.0	64	97.0	33	100.0
No telephone service	2	0.7	0	0.0	2	3.0	0	0.0
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
With telephone service	46	92.0	12	100.0	3	100.0	7	100.0
No telephone service	4	8.0	0	0.0	0	0.0	0	0.0

Tenure by plumbing facilities								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
With complete plumbing facilities	279	100.0	96	100.0	66	100.0	33	100.0
Lacking complete plumbing facilities	0	0.0	0	0.0	0	0.0	0	0.0
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
With complete plumbing facilities	50	100.0	12	100.0	3	100.0	7	100.0
Lacking complete plumbing facilities	0	0.0	0	0.0	0	0.0	0	0.0
Tenure by kitchen facilities								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
With complete kitchen facilities	279	100.0	96	100.0	66	100.0	33	100.0
Lacking complete kitchen facilities	0	0.0	0	0.0	0	0.0	0	0.0
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
With complete kitchen facilities	50	100.0	12	100.0	3	100.0	7	100.0
Lacking complete kitchen facilities	0	0.0	0	0.0	0	0.0	0	0.0
Meals included in the rent								
Specified renter-occupied housing units paying cash rent	42	100.0	5	100.0	3	100.0	7	100.0
Meals included in rent	2	4.8	0	0.0	0	0.0	0	0.0
No meals included in rent	40	95.2	5	100.0	3	100.0	7	100.0

Source: U.S. Census Bureau

For the City of Underwood, as reported by the 2000 census, the median number of rooms for owner-occupied housing was 6.6 rooms while that of renter occupied housing was 4.5 rooms. In addition, the 2000 census reported the use of gas, oil, wood, and electricity for heating. Two Underwood units used wood for heating.

Table 17: Underwood Area's Occupied Housing Units by Number of Rooms and Bedrooms and Source of Fuel—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Tenure by rooms								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
1 room	0	0.0	0	0.0	0	0.0	0	0.0
2 rooms	0	0.0	0	0.0	0	0.0	0	0.0
3 rooms	4	1.4	2	2.1	3	4.5	0	0.0
4 rooms	30	10.8	6	6.3	13	19.7	6	18.2
5 rooms	51	18.3	36	37.5	19	28.8	6	18.2
6 rooms	53	19.0	16	16.7	12	18.2	8	24.2
7 or more rooms	141	50.5	36	37.5	19	28.8	13	39.4
Median	6.6	(X)	5.8	(X)	5.4	(X)	6.1	(X)
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
1 room	0	0.0	0	0.0	0	0.0	0	0.0

2 rooms	0	0.0	0	0.0	0	0.0	0	0.0
3 rooms	2	4.0	0	0.0	0	0.0	0	0.0
4 rooms	23	46.0	0	0.0	3	100.0	7	100.0
5 rooms	13	26.0	7	58.3	0	0.0	0	0.0
6 rooms	3	6.0	3	25.0	0	0.0	0	0.0
7 or more rooms	9	18.0	2	16.7	0	0.0	0	0.0
Median	4.5	(X)	5.4	(X)	4.0	(X)	4.0	(X)
Tenure by bedrooms								
Owner-occupied housing units	279	100.0	96	100.0	66	100.0	33	100.0
No bedroom	0	0.0	0	0.0	0	0.0	0	0.0
1 bedroom	10	3.6	0	0.0	0	0.0	0	0.0
2 bedrooms	51	18.3	19	19.8	25	37.9	12	36.4
3 bedrooms	113	40.5	65	67.7	30	45.5	12	36.4
4 bedrooms	83	29.7	10	10.4	9	13.6	9	27.3
5 or more bedrooms	22	7.9	2	2.1	2	3.0	0	0.0
Renter-occupied housing units	50	100.0	12	100.0	3	100.0	7	100.0
No bedroom	0	0.0	0	0.0	0	0.0	0	0.0
1 bedroom	2	4.0	0	0.0	0	0.0	0	0.0
2 bedrooms	37	74.0	4	33.3	3	100.0	7	100.0
3 bedrooms	2	4.0	8	66.7	0	0.0	0	0.0
4 bedrooms	6	12.0	0	0.0	0	0.0	0	0.0
5 or more bedrooms	3	6.0	0	0.0	0	0.0	0	0.0
House heating fuel								
Occupied housing units	329	100.0	108	100.0	69	100.0	40	100.0
Utility gas	274	83.3	106	98.1	2	2.9	0	0.0
Bottled, tank, or LP gas	7	2.1	0	0.0	46	66.7	22	55.0
Electricity	40	12.2	0	0.0	13	18.8	12	30.0
Fuel oil, kerosene, etc	6	1.8	2	1.9	0	0.0	6	15.0
Coal or coke	0	0.0	0	0.0	8	11.6	0	0.0
Wood	2	0.6	0	0.0	0	0.0	0	0.0
Solar energy	0	0.0	0	0.0	0	0.0	0	0.0
Other fuel	0	0.0	0	0.0	0	0.0	0	0.0
No fuel used	0	0.0	0	0.0	0	0.0	0	0.0

Source: U.S. Census Bureau

### Vacancy Rates

The following tables report Underwood's vacancies at the 2000 census. At this time 58 of Underwood's 329 total housing units (or 17.6 percent of Underwood's total housing units) were vacant. Of these, seven were for seasonal use, nine were for sale, 16 were for rent and nine were rented or sold but unoccupied. Seventeen units were listed as "other vacant" and thus possibly substandard. Vacancies were present in single family units (24), multiple family units (17), and mobile homes (13). In terms of age of construction, 16 vacant properties had been constructed in 1939 or earlier.



Table 18: Underwood Area's Vacant Housing Units (For Sale, Rent, Seasonal Use, or Otherwise Vacant)—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Vacant housing units	58	100.0	49	100.0	45	100.0	14	100.0
For rent	16	27.6	4	8.2	1	2.2	2	14.3
For sale only	9	15.5	2	4.1	3	6.7	2	14.3
Rented or sold, not occupied	9	15.5	2	4.1	1	2.2	0	0.0
For seasonal, recreational, or occasional use	7	12.1	40	81.6	35	77.8	4	28.6
For migratory workers	0	0.0	0	0.0	0	0.0	0	0.0
Other vacant	17	29.3	1	2.0	5	11.1	6	42.9

Source: U.S. Census Bureau

Table 19: Underwood Area's Vacant Housing Units by Housing Type, Age, and Size—2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Vacant housing units	54	100.0	56	100.0	57	100.0	15	100.0
Units in structure								
1, detached	24	44.4	43	76.8	21	36.8	12	80.0
1, attached	0	0.0	6	10.7	0	0.0	0	0.0
2	4	7.4	0	0.0	0	0.0	0	0.0
3 or 4	8	14.8	0	0.0	0	0.0	0	0.0
5 to 9	5	9.3	0	0.0	0	0.0	0	0.0
10 to 19	0	0.0	0	0.0	0	0.0	0	0.0
20 to 49	0	0.0	0	0.0	0	0.0	0	0.0
50 or more	0	0.0	0	0.0	0	0.0	0	0.0
Mobile home	13	24.1	7	12.5	36	63.2	3	20.0
Boat, RV, van, etc.	0	0.0	0	0.0	0	0.0	0	0.0
Rooms								
1 room	0	0.0	0	0.0	0	0.0	0	0.0
2 rooms	0	0.0	0	0.0	0	0.0	1	6.7
3 rooms	7	13.0	2	3.6	8	14.0	4	26.7
4 rooms	21	38.9	20	35.7	12	21.1	7	46.7
5 rooms	16	29.6	23	41.1	23	40.4	0	0.0
6 rooms	8	14.8	5	8.9	13	22.8	0	0.0
7 or more rooms	2	3.7	6	10.7	1	1.8	3	20.0
Year structure built								
Built 1999 to March 2000	0	0.0	2	3.6	4	7.0	0	0.0
Built 1995 to 1998	0	0.0	4	7.1	3	5.3	0	0.0
Built 1990 to 1994	0	0.0	0	0.0	0	0.0	0	0.0
Built 1980 to 1989	0	0.0	4	7.1	14	24.6	0	0.0
Built 1970 to 1979	29	53.7	5	8.9	10	17.5	3	20.0
Built 1960 to 1969	4	7.4	0	0.0	15	26.3	0	0.0
Built 1950 to 1959	5	9.3	38	67.9	0	0.0	5	33.3

Built 1940 to 1949	0	0.0	3	5.4	11	19.3	3	20.0
Built 1939 or earlier	16	29.6	0	0.0	0	0.0	4	26.7
Bedrooms								
No bedroom	0	0.0	0	0.0	0	0.0	0	0.0
1 bedroom	7	13.0	0	0.0	11	19.3	5	33.3
2 bedrooms	29	53.7	22	39.3	22	38.6	7	46.7
3 bedrooms	18	33.3	34	60.7	23	40.4	2	13.3
4 bedrooms	0	0.0	0	0.0	1	1.8	1	6.7
5 or more bedrooms	0	0.0	0	0.0	0	0.0	0	0.0
Selected characteristics								
Lacking complete kitchen facilities	5	9.3	3	5.4	2	3.5	4	26.7
Lacking complete plumbing facilities	2	3.7	0	0.0	2	3.5	4	26.7

Source: U.S. Census Bureau

**Rental House Vacancies.** During fall 2009 few rental house vacancies were noted. Of the six sampled rental houses one was vacant and its rent is \$25 per day (the equivalent of \$750 per month). Mr. Johannes whose home rents for just \$300 per month commented that he gets calls every month from those looking to rent a home.

Table 20: Underwood Rental House Vacancies

Underwood rental houses	Contact	Ass'd value	Sq. Feet	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	Baths	Garage	Amenities	Paid utilities	Vacant/rented	Historic vacancy rate	Rent and waiting list	Opinion of housing needs in Underwood Area	Type
304 Garfield Ave. 1 ½ story frame Built 1910	Harold Johannes 701-442-5575	\$22,100	Area 480; TLA 1,020		X			1½	Carport	Stove and ref.	Tenant pays all	R	Rented consistently	\$300/mo  Get calls every month	NA	Market
302 Garfield Ave. 1 story frame Built 1950	Ken Stadick 701-462-3286	\$31,600	Area 816; TLA 816; full basement				X 2ground; 2 base.	1½	Detached 1-stall	Stove, ref., washer, dryer, and drapes	Owner pays all	V	Vacant approx. 2 of 12 months or 16.7%	\$25 per day per person  \$25 x 1 person x 30 days = \$750/mo.	Plenty of housing in Underwood	Market
403 Roosevelt Ave. 1 story frame	Jerome Kastrow 701-442-3545 (Disconnected number)	\$16,400	Area 721; TLA 881		X			1	Detached 1-stall	No information	No information	R	No information	No information	NA	Market

Built 1920																
205 McKinley Ave. 1 story frame Built 1948	Gordon Esser 701-442-3443	\$19,600	Area 536; TLA 536	X				1	Detached 1-stall	Stove, ref., washer, dryer, drapes, and some living room furniture	Owner pays water, sewer, and garbage	R	Have had rental since January and have had the same tenants since January	\$400	None	Market
411 McKinley Ave. 1 ½ story frame Built 1920	Sharon Westman 701-442-5766	\$28,700	Area 432; TLA 1,182; ¾ basement			X		2	Detached 40' x 30' garage			R	Rent the house on an occasional basis	\$480-\$500		Market
506 2 <sup>nd</sup> St. Split foyer frame Built 1983	Mike McCleery 701-654-7609	\$66,000	Area 520; TLA 1040		X			2	0	Unknown	Unknown	R	Unknown	\$540	Unknown	Market

Source: City of Underwood Auditor's Office; Ondracek and Witwer

**Apartment Vacancies.** At the present time 14 of Underwood's 52 market-rate multi-unit apartments are vacant. This represents a 26.9 percent vacancy rate. According to Mr. Sid Harper of the Western Apartments, the three-bedroom units have the highest long-term vacancy rate. Certainly some properties have higher historic vacancy rates than others. This fact likely reflects tenant, building, and management factors.

Table 21: Underwood Apartment Vacancies

Underwood identifier (sorted by the number of units)	Contact	Units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedrooms	Garage	Amenities	Paid utilities	Current vacancy rate	Historic vacancy rate	Rent and waiting list	Comments	Type
Western Apartments 701 W. Borchardt Ave.; 705 W. Borchardt Ave.; 709 W. Borchardt Ave.; 713 W.	Sid Harper, Owner 701-442-3112	24; 4 6-plexes			8 (lower level) 8 (upper level)	8 (upper level)		0	Stove and ref.	All paid by owner (electric heat, electricity, H2O, sewer, and water)	50%; usually 3-bds have more vacancies (currently 4, 3 bds are vacant)	50%	\$425 2-bd; \$525 3bd (recently raised rents)	Underwood needs affordable housing to purchase	Market

Borchardt Ave.															
Elkridge Apartments 705 Main St.		2		2				0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 707 Main St.		2		2				0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 104 Steward Ave.		4			4			0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments 708 1 <sup>st</sup> St.		4			4			0	Stove, ref., washer and dryer, and drapes	Water, sewer, and garbage paid by owner					
Elkridge Apartments Summary	Clayton and Donna Ruff 701-442-3423										16.7% ;2 2-bed; usually have no vacancies	Very low; in last two years had one vacancy	\$325 1-bd; \$375 2-bd	One 4-plex is used for short term rentals and includes furniture	Market
Hillside Apartments 2061 <sup>st</sup> St.	Dave or Roxie Kapanke, Owner 701-442-3468	8			8			0	Stove, ref., and pay washer and dryer	All paid by owner	0; most clients are elderly	Very low historic vacancy rate	\$400	City of Underwood shouldn't be in the housing business; leave it to free enterprise; If had another 8 units could rent them	Market
701 S. View Drive	Underwood Housing Authority (UHA) Mick Johnson, Manager 701-442-5354	4			3	1		X 2-1 2-2	Stove, ref., dishwasher, and drapes	Tenant pays all utilities; UHA provides outside maintenance (mows and waters lawn)	0; 2 units rented to elderly; 2 units rented to professionals	Opened in Aug 2008; 2 units rented immediately; 1 in a few months time; 3-bed rented in 5 months of opening	\$680 2-bd-1 stall; \$750 2-bd-2 stall; \$850 3-bd 2-stall	Underwood could support another 4-unit townhouse like this one. It brought new people into Underwood	Market (but moderate rate since built with essential function bond issue; management and maintenance services are donated)
307 Lincoln	Jeff Zueger, Owner 701-442-3468	4			4			0	Stove and ref.; common washer and	Owner pays water, sewer, and garbage	0; 3units rented to elderly ladies and 1 unit	Very low; usually rented to elderly widows	\$325		Market

								dryer		rented to a professional				
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Source: City of Underwood Auditor's Office; Ondracek and Witwer

### Homes for Sale

It is hard to determine exactly how many homes are currently for sale in Underwood since not all Underwood homes are listed with realtors (i.e., are for-sale by owner), and some of the realtors that have listings may not belong to Multi-List Services (MLS). However, Diane Schell, Underwood's Auditor provided the following list of 11 homes for sale in September, 2009.

Since McLean County maintains an online listing of assessed properties and their particulars, this source was used to provide comparison details such as the number of square feet in the building and assessed values. McLean County Assessor's Office listing is available at <http://mclean.northdakotaassessors.com>.

Table 22: Underwood Single Family Homes for Sale during September, 2009

Count	Address	Owner	Asking price	Assessed value	Bedrooms	Baths	Square footage as reported by McLean County Assessor's Office (Area is ground floor living area; TLA is total living area)	Asking price per sq. foot (TLA)	Amenities	Listing date	Year home built	Agency Contact	Data source	Comments
1	201 McKinley Ave. 1 1/2 story frame	Jeff Waller 701-391-2013; 701-661-0093	\$18,000	\$21,000	3	1	Area 552; TLA 1,100; full basement	\$16.36	Detached 2-stall garage		1921	For sale by owner	Diane Schell	Needs work
2	411 McKinley Ave. 1 1/2 story frame	Sharon Westman 701-442-5766	\$40,000 Currently rented \$480-\$500/mo.	\$28,700	3	2	Area 432; TLA 1,182; ¾ basement	\$33.84	Detached 40' x 30' garage		1920/1988	For sale by owner	Diane Schell	Older home
3	708 W. McKinley Ave. Split foyer frame	Connie Erhardt 701-442-3412	\$149,500	\$113,700	3	2	Area 1215; TLA 1,299; full basement	*\$115.09	Attached 2-stall garage *with large shop and two lots		1978	For sale by owner	Diane Schell	
4	711 W. McKinley Ave. Split foyer frame	Leon Weisenburger Sr. 701-442-3149	\$158,900	\$91,500	3	2	Area 850; TLA 1950; full basement	*\$81.48	*Attached 6-stall garage with shop and additional 75' x 150' lot		1981	Bianco Realty Jim Isaak, 701-391-1660	Diane Schell	
5	506 2 <sup>nd</sup> St.	Mike	\$66,000	\$66,000	2	2	Area 520; TLA	\$63.46	No garage		1983	For sale	Diane	

	Split foyer frame	McCleery 701-654-7609	Currently rented \$540/ mo.				1,040; full basement					by owner	Schell	
6	202 Summit St. 1 story frame	Eunice Sigurdson	\$63,500	\$54,900	2	2	Area 806; TLA 1,086; full basement	\$58.47	Attached 1-stall garage		1930/1981	Century 21 Miles Gradin 701-223-6654	Diane Schell	
7	405 Summit St. 1 story frame	Rodnie Schmidt 701-838-9500	\$15,000	\$32,300	3	1+	Area 888; TLA 888; full basement	\$16.89	Single garage	1/1/09	1900	For sale by owner	Diane Schell	Needs work
8	409 Summit St. 1 1/2 story frame	Irene Brockel 701-442-3178	\$89,900	\$83,800	4	1	Area 864; TLA 1,565; ¾ basement	\$57.48	Detached 1-stall garage		1917	For sale by owner	Diane Schell	
9	415 Summit St. 1 story frame	Jason Gregoryk contact Linda Gregoryk 701-250-1236	Unknown	\$33,000	3		Area 1,175; TLA 1,175; ¾ basement	\$28.09 (based on assessed value)	Detached 2-stall garage		1920	For sale by owner	Diane Schell	
10	501 2 <sup>nd</sup> St. 1 story frame	DeAnn Miller	\$79,500	\$63,800	2	2	Area 1,008; TLA 1,008; full basement	\$78.86	Attached 1-stall garage		1978	Century 21 Miles Gradin 701-223-6654	Diane Schell	
11	906 Marion Dr. 1 story frame	Nathan Berseth	\$215,000 *\$170,000	No listing	3	2	TLA 1,616; full basement	\$133.04 *\$105.20	Attached 2-stall garage		2008	Bianco Realty Jim Isaak, 701-391-1660	Diane Schell	*Make an offer (\$160,000-\$170,000)

Source: Underwood City Auditor; <http://mclean.northdakotaassessors.com>; Bianco Realty; Century 21 Morrison Realty

The value of Underwood homes currently for sale range from \$16.36 per square foot of total living area (TLA) to \$115.09 per square foot of TLA for a house with extensive ancillary properties. For new construction (906 Marion Drive) \$133.04 per square foot of TLA probably reflects construction costs, while \$105.20 per square foot of TLA reflects current market value.

### Commercial Properties for Sale

The following properties are for sale during September, 2009. The number of businesses for sale in Underwood is problematic since it includes the city's two restaurants and its lumber yard. The Frontier Restaurant and Bar is a property that enjoys good highway frontage and once did good business, but has been closed for years.

Table 23: Underwood Commercial Property for Sale during September, 2009

Count	Address	Owner	Asking price	Amenities	Listing date	Year home built	Agency Source
1	52 1 <sup>st</sup> St.  Rental mobile home, two lots, and seven storage garages		\$49,900	7 storage garages and 2 treed lots; mobile home is rented and storage garages rent for \$55/mo.		1975	Bianco Realty Jim Isaak, 701-391-1660
2	219 Lincoln Ave.  Restaurant/bar (Bobkat's)	Katy Williams and Bob Stadick 701-442-5673	\$99,900	Turnkey restaurant operation includes furniture and fixtures		1978	Mary Ellen Parker, Realtor 701-315-0548
3	104 705-08 Main St Multi-family apartments  4 one-bedroom apts; 8 two-bedroom apts  12 units total		\$267,500			1978	Bianco Realty Jim Isaak, 701-391-1660
4	79 Lincoln Ave.  Restaurant (Grandma's Place)	Jim Johannes 701-442-5673					Jim Johannes 701-442-5673
5	200 Lincoln Ave.  2014 sq. ft. commercial property	Underwood Commercial Properties Diane Schell 701-442-5481					Underwood Commercial Properties Diane Schell 701-442-5481
6	222 Lincoln Ave.  2500 sq. ft. 2-story commercial building	Underwood Commercial Properties Diane Schell 701-442-5481					Underwood Commercial Properties Diane Schell 701-442-5481
7	Faith Evangelical Church						Century 21 Miles Gradin 701-223-6654
8	Frontier Restaurant/Bar	Kevin Schmidt 701-240-4093					Kevin Schmidt 701-240-4093
9	Underwood Quality Lumber	Roland Koenig 701-442-5340	\$119,000 plus inventory				Roland Koenig 701-442-5340

Source: Underwood City Auditor; <http://mclean.northdakotaassessors.com>; Bianco Realty; Century 21 Morrison Realty

## Other Housing Issues

### Market-rate Single Family Housing Development

While the median values for Underwood's single family houses vary by information source, one common conclusion is apparent. The value of Underwood's houses is below replacement/building costs. The City of Harvey faces the same situation as Underwood. However, Harvey has had good success with market-rate twin home developments. The following paragraphs are from the 2009 City of Harvey Housing Demand Study by Ondracek and Witwer.

*It is possible to build and sell twin-homes at market rates in Harvey, North Dakota. Moreover, twin-homes retain their value. According to Ms. Rhonda Knudson, Northern Appraisal and Realty, top of the line new twin-homes have commanded \$163,000 (per half) and a September, 2008 resale of a twin-home (half) fetched \$92,000 approximately the same price as when it originally sold in 1998.*

*Mr. Howard Schaan, President and CEO, of First State Bank of Harvey, said his bank has financed construction of five twin-homes. To finance the construction of the first two, the bank required that both halves be pre-sold. With the success of the initial two twin-homes, the bank now provides construction loans with the requirement that only one of the two units needs to be presold—in effect the other unit is constructed on “spec.” The twin-homes are feasible since Harvey lots are available for under \$5,000 and the developers are a builder and a lumber yard owner. Most likely both the builder and the lumber yard owner take lower margins for their work and inputs than if these were sold on the open market.*

*When asked about twin-home construction, Mr. Clint Selzler, one of the twin-home's developers, said that he expects to start another twin-home this year. He noted the last two twin-home spec sides took eight and 18 months to find a buyer. The spec sides are enclosed and have stud framing allowing the buyer to alter the layout and choose finish materials and equipment.*

*First State Bank of Harvey does about 12 home loans annually with one or two First Time Home Buyer Loans through North Dakota Housing Finance Agency (which are sold on to the Bank of North Dakota). The rest are direct home loans at 1.0 percent to 1.5 percent above market rates since these loans are not sold on the secondary market. The direct loans require more down payment and the appraisals are done in-house as are origination fees and closing costs.*

*Aside from twin-homes and well qualified buyers, low residential property values make it difficult to build and finance new houses and apartments. New construction costs usually top \$125.00 per square foot while existing Harvey residential property commands less than \$50.00 per square foot. Thus, a valuation gap means that those constructing new homes must make significant down payments or self-finance.*

*Nonetheless, the value gap is closing. A quick calculation shows that the twin-home developers, Mr. Selzler and Mr. Swang are efficient and thrifty. The most recent twin-homes constructed have 2,100 square feet of living area with two bedrooms, two baths, an attached two-car heated garage, and large patio. The sales price of the home divided by the square footage of finished above ground living space is \$77.62 per square foot ( $\$163,000/2,100 \text{ sq. ft.} = \$77.62 \text{ sq. ft.}$ ).*



### New Market-rate Apartment Development

As a response to a perceived demand for housing, Underwood organized a housing authority and built a four- unit townhouse with essential function bond financing located at 701 S. View Drive. The development consists of two and three-bed room units with garages and rent for between \$680 and \$850 per month. According to Mr. Mick Johnson, the rent is low-market rent since essential function bonding was used and management and maintenance services are donated. Moreover, Mr. Johnson indicated that the development brought new people to Underwood and another four units should be considered.

Table 24: Recent Underwood Area Market Rate Apartment Development

Underwood identifier (sorted by the number of units)	Contact	Units	1-bedrm	2-bedrm	3-bedrm	Garage	Amenities	Paid utilities	Current vacancy rate	Historic vacancy rate	Rent and waiting list	Comments	Type
701 S. View Drive	Underwood Housing Authority (UHA) Mick Johnson, Manager 701-442-5354	4		3	1	X 2-1 2-2	Stove, ref., dishwasher, and drapes	Tenant pays all utilities; UHA provides outside maintenance (mows and waters lawn)	0; 2 units rented to elderly; 2 units rented to professionals	Opened in Aug 2008; 2 units rented immediately; 1 in a few months time; 3-bed rented in 5 months of opening	\$680 2-bd-1 stall; \$750 2-bd-2 stall; \$850 3-bd 2-stall	Underwood could support another 4-unit townhouse like this one. It brought new people into Underwood	Market (but moderate rate since built with essential function bond issue; management and maintenance services are donated)

Source: Ondracek and Witwer

### Affordable Housing—Low Income Housing Tax Credit, Public Housing, Section 8, USDA

As developed elsewhere in this paper, Underwood has no publicly supported multiple-family housing (i.e., units whose rent is approximately 30 percent of adjusted gross income (AGI)).

### Developable Lots

Underwood has a small number residential and commercial lots scattered throughout the city and two major residential development—Repnaw Mees Subdivision and Westridge Subdivision that will provide ample opportunities for future growth.

Table 25: Developable Lots in Underwood (Excluding Repnaw Mees and Westridge Subdivisions)

Commercial lots	Number of lots	Type	Owner/identifier	Description
Lots 11-12,13 Block 1, Original Townsite	3	Commercial	City of Underwood	
Lot 7, Block 5, Original Townsite	1	Commercial	City of Underwood	
Lots 1-2-3-4-5-6, Block 1 Stewart's Second Addition	6	Commercial	City of Underwood	
Total commercial lots	10			

Residential lots				
E ½ Lot 2 & All Lot 3, Block 15 Original Townsite	1.5	Residential	City of Underwood	
Lot 4, Block 6, Parkwest Addition	1	Residential	City of Underwood	
204 Stewart Ave.	1	Residential	Glenn Schmidt	
Lot 14, Block 5, Parkwest Addition	1	Residential	Joe Blotsky	Includes shed on cement \$3,500
Four lots on 1 <sup>st</sup> Street (50' x 150' each)	4	Residential	Don Hoff	

Source: City of Underwood Auditor's Office

### Lot Sales

The records of the McLean County Recorder's Office were searched for building lot transactions that occurred between January 1, 2005 and August 31, 2009. The records from this office include the properties' lot and block descriptions, grantor and grantee information, sales price, and date of record. In order to verify the property type and street address the McLean County Assessor's property site, <http://mclean.northdakotaassessors.com>, was searched. Not all recorded properties were found but eight verifiable lot transactions are presented below and provide some level of confidence in regard to sales prices. Here an individual lot ranged in sales price from \$1,000 to \$5,000 and the average lot's selling price based on seven lot sales was \$2,259.

Table 26: Underwood Building Lot Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	9,11,12	1	Underwood Borchardt Add.		6,000	6,500	Lots	6/08/09	92%
2	U	23,24,25	3	Underwood Org. Town.		8,000	4,500	Lots	11/21/08	178%
3	U	3,4,5	1	Stewart First Add.		7,000	2,400	Lots	5/10/07	292%
4	U	Part 10, 11	9	City of Underwood		7,500	3,200	Lot	11/21/06	234%
5	U	18	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/27/06	26%
6	U	2	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/22/06	26%
7	U	5	1	Swanson Add.		3,500	2,800	Lot	2/12/06	125%
8	U	Part 7	8	City of Underwood		0	1,900	Lot	7/14/05	0%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

Given the fact that Repnow Mees and Westridge lots cost multiples of the cost of existing lots (based on initial sales price/the cost of improvements) --limited building has occurred on Repnow Mees lots and no building has occurred on Westridge lots. Moreover, Underwood citizens present no clear opinion as to which development to concentrate efforts. However, the market appears to have decided; less expensive lots are being developed first.

### Senior Assisted Living Options

Underwood is home to Prairieview Nursing Home (Medcenter One) a skilled nursing facility. Prairieview has 60 beds and consistently high occupancy. When the facility's administrator, Kim Jensrud, was asked about the possibility of expansion to provide assisted living, she commented that Medcenter One expects Prairieview to experience lower occupancy and little need for assisted living as a number of large developments come online in Bismarck. She expects that Prairieview will convert shared rooms to single rooms to make its facilities attractive and viable.

### Building Permit History

According to the Department of Housing and Urban Development (HUD), between 1980 and 2008 eighty single-family homes and no multiple-unit developments were built in Underwood. (As a point of correction, Underwood Housing Authority opened a four-unit townhouse development in 2008). According to HUD, between 2000 and 2008 only five single family homes have been built in Underwood.

Again, according to HUD, between 1980 and 2008 a total of 138 single family homes and no multi-family units were built in the Underwood area. Since 2000, 39 single family houses were built in the Underwood area.

Table 27: Underwood Area Building Permit History 1980—2008

Housing unit building permits for Coleharbor	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Total Units	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	7
Units in Single-Family Structures	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	7
Units in All Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

[illegible]

[illegible]

Grand total	8	16	12	16	12	18	16	16	18	14	0	2	2	2	4	4	10	12	8	8	4	4	8	14	8	12	14	6	8	13 8
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Source: <http://socds.huduser.org/permits/index.html>

The City of Underwood requires and records building permits. According to the city's records, during the period, 2005 to 2008, one four-unit multi-family building, five homes and one major home addition were permitted. Of the home permits, one was a modular home. The total value of these permits total over one and one-half million dollars. With the exception of the four unit multi-family building, these records correlate with those reported by HUD.

Table 28: City of Underwood Auditor's Housing Building Permit History 2005—2008 (Excluding Garages, Decks, and Sheds)

Year	Project	Value
2005	Chad & Jennifer Olson single family house	\$220,000
2006	Mike Lehman single family house	\$150,000
	Underwood Housing Authority 4-plex	\$500,000
	Arurua Group, Fargo single family house (modular)	\$150,000
2008	Kelly & Julie Snyder single family house	\$200,000
	Mike & Teresa Heger single family house	\$220,000
2009	Dean & Susan Cottingham addition to single family house	\$100,000
	Total	\$1,540,000

Source: Diane Schell, City of Underwood Auditor

According to Diane Schell, Underwood's Auditor, the following major commercial construction projects were permitted between 2005 and 2008 and total almost two and one-half million dollars.

Table 29: City of Underwood Auditor's Building Permit History 2005—2008 Commercial Structures

Year	Project	Value
2004	Fire house addition	\$208,000
2005	Underwood School addition	\$1,369,923
	ND Dept. of Transportation	\$258,190
	DMVW Railroad building	\$67,000
2006	Blotske storage units	\$66,000
	SRT building and tower	\$80,000
2007	Chad Olson building	\$126,000
	Verizon Wireless building and tower	\$120,000
2009	Alltel Communications building and tower	\$50,000
	Underwood School bus barn	\$118,000
	Total	\$2,463,113

Source: Diane Schell, City of Underwood Auditor

### Infrastructure Capacity Challenges

According to Diane Schell, Underwood City Auditor, the city's infrastructure is in good repair. With the city's current development trajectory the present infrastructure and utility supply is adequate to meet anticipated needs.

As do many small North Dakota cities, the City of Underwood provides water and sewer services and contracts for garbage removal. Underwood purchases treated water from a water district. The city once depended on wells for water but most wells have been closed. The city's water distribution network was developed in 1948 with additions in the 1960s, 1970s, and in 2006. Local water storage is provided by a water tower. The tower needs handrails to bring it to code and to be painted. Ninety thousand dollars has been budgeted for the tower's renovation and painting.

According to Diane Schell, the city's clay tile sewer lines need to be lined with plastic sleeves.

The city has curb and gutters, and paved streets. Sidewalks are the homeowner's responsibility and so some lots lack sidewalks.

The City of Underwood has two parks and an outdoor pool. The pool was renovated in 2007. The city owns an eight-hole golf course and leases it to a local golf association who operates the course.

The city's electric service is provided by Otter Tail Power. MDU provides natural gas and WRT provides telephone service.

The following table reports city utility rates. Rate information was supplied by Diane Schell.

Table 30: City of Underwood Utility Rates

Utility	Base Rate
Water	\$18.00 per month up to 2,000 gallons; \$2.80 for each additional 1,000 gallons
Sewer	\$5.00 per month for 15,000 gal. \$0.29 (summer) and \$0.53 (winter) per additional 1000 gallons
Garbage (contract)	Residential rate \$14.75 per month

Source: Diane Schell, Underwood City Auditor

### Demographics: Current and Future Population Estimates

As developed earlier, all cities and counties in the three-county lignite mining basin (McLean, Mercer, and Oliver Counties) have lost population since the 2000 census. Without new industrial development, the trajectory will continue.

Table 31: North Dakota, Underwood Area Cities, and Peripheral Cities' Population 2000 (Count) to 2008 (Estimate)

Place	Est. July 1, 2008	Est. July 1, 2007	Est. July 1, 2006	Est. July 1, 2005	Est. July 1, 2004	Est. July 1, 2003	Est. July 1, 2002	Est. July 1, 2001	Est. July 1, 2000	Census 2000
North Dakota	641,481	637,904	636,453	635,222	636,196	632,689	633,521	636,211	641,183	642,200
Beulah, Mercer County	2,863	2,897	2,901	2,943	2,982	3,030	3,070	3,094	3,134	3,152
Bismarck, Burleigh County	60,389	59,483	58,572	57,803	56,916	56,700	56,429	55,974	55,798	55,532

Coleharbor , McLean County	94	94	95	97	100	99	101	103	105	106
Garrison , McLean County	1,173	1,166	1,182	1,194	1,221	1,251	1,263	1,287	1,310	1,318
Hazen , Mercer County	2,206	2,235	2,247	2,281	2,320	2,357	2,386	2,400	2,440	2,457
Pick City, Mercer County	157	157	156	157	161	164	165	166	166	166
Riverdale, McLean County	264	264	261	259	260	261	261	265	271	273
Stanton, Mercer County	304	309	311	316	322	327	333	337	343	345
Turtle Lake, McLean County	502	505	510	517	527	542	551	563	576	580
Underwood, McLean County	710	712	717	725	744	762	774	790	807	812
Washburn, McLean County	1,239	1,225	1,226	1,239	1,272	1,307	1,325	1,349	1,379	1,389
Cities total	69,901	69,047	68,178	67,531	66,825	66,800	66,658	66,328	66,329	66,130
Total excluding Bismarck	9,512	9,564	9,606	9,728	9,909	10,100	10,229	10,354	10,531	10,598
Underwood Area Total	1225	1227	1229	1238	1265	1286	1301	1324	1349	1357

Source: US Census Bureau

Table 32: Mercer, and Oliver Counties' Population 2000 (Count) to 2008 (Estimate)

Place	Est. July 1, 2008	Est. July 1, 2007	Est. July 1, 2006	Est. July 1, 2005	Est. July 1, 2004	Est. July 1, 2003	Est. July 1, 2002	Est. July 1, 2001	Est. July 1, 2000	Census 2000
McLean County population	8,337	8,321	8,342	8,438	8,655	8,840	8,945	9,106	9,251	9,311
Mercer County population	7,854	7,947	7,978	8,099	8,218	8,332	8,425	8,484	8,595	8,644
Oliver County population	1,695	1,720	1,749	1,787	1,829	1,872	1,922	1,967	2,053	2,065
Total population	17,886	17,988	18,069	18,324	18,702	19,044	19,292	19,557	19,899	20,020

Source: US Census Bureau

Table 33: Underwood Area Cities Population 2000 (Count) to 2008 (Estimate)

Place	Est. July 1, 2008	Est. July 1, 2007	Est. July 1, 2006	Est. July 1, 2005	Est. July 1, 2004	Est. July 1, 2003	Est. July 1, 2002	Est. July 1, 2001	Est. July 1, 2000	Census 2000
Coleharbor , McLean County	94	94	95	97	100	99	101	103	105	106
Pick City, Mercer County	157	157	156	157	161	164	165	166	166	166
Riverdale, McLean County	264	264	261	259	260	261	261	265	271	273
Underwood, McLean County	710	712	717	725	744	762	774	790	807	812
Underwood Area Total	1225	1227	1229	1238	1265	1286	1301	1324	1349	1357

Source: US Census Bureau



Underwood's population trajectory is likely to be one of decline overlain with temporary population spikes driven by industrial developments. First, virtually all small North Dakota cities' populations continue to decline. It is not unusual for such cities' populations to decline by 1.5 percent annually. (This is the approximate loss rate that Underwood has experience since 2000.) New permanent employment such as that associated with industrial development such as permanent wind farm employees (e.g., maintenance and operating employees) and new plant and mine employees to replace retiring workers (and if retirees remain in the community) will provide a mechanism to slow the rate of loss for Underwood to a level of approximately 0.75 percent annually. Based on these assumptions, Underwood's population could fall to 680 in five years, 650 in ten years and to 630 in 15 years. Atop this base rate will be population spikes contributed by wind farm construction projects and other temporary plant and mine construction work. (For example, a 70-tower project may employ as many as 375 workers over two construction seasons, but may only permanently employ 20 individuals.)

A less likely scenario and one depending on sustained high energy costs and reduced carbon impact is for a major plant such as a coal to liquid plant or a gasified coal power plant that could bring thousands of construction workers and hundreds of permanent workers. Such a massive development would give Underwood a new lease on life and reset Underwood's population set point. In its two past industrial build-ups in the 1950s and 1970s Underwood's population grew by 70 percent. It is possible that a massive project could reset Underwood's population to approximately 1,100 people from which an ongoing and measured decline would commence.

### Population by Age

The 2000 census shows that Underwood's active working age individuals—those 18 to 64 years of age— totaled 56.3 percent of the population or 457 individuals. However, Underwood's population cohorts clearly indicate an aging community. At the 2000 census, 20.9 percent were under 18 years, but only 6.0 percent were between 18 and 24 years. Almost 21 percent (20.7 percent) were between 25 and 44 years, but 29.6 were between 45 and 64 years. Almost a quarter (22.8 percent) were 65 years or older. Moreover, Underwood's median age, 46.4 years, was exceeded only by Garrison and Turtle Lake—all other periphery cities had lower median ages.

Table 34: North Dakota, Underwood Area, and Periphery Cities' Age Cohorts—2000 U.S. Census

Area	Total population	Percent of total population Under 18 years	Percent of total population 18 to 24 years	Percent of total population 25 to 44 years	Percent of total population 45 to 64 years	Percent of total population 65 years and over	Median age	Males per 100 females all ages	Males per 100 females 18 years and over
North Dakota	642,200	25.0	11.4	27.2	21.6	14.7	36.2	99.6	97.8
Beulah	3,152	30.6	4.1	27.9	22.5	14.9	39.4	97.7	94.1
Bismarck	55,532	23.5	11.1	29.1	22.4	13.8	36.5	93.9	91.8
Coleharbor	106	25.5	7.5	24.5	26.4	16.0	43.0	130.4	113.5
Garrison	1,318	18.0	4.2	19.1	23.2	35.5	51.6	77.6	77.8
Hazen	2,457	30.0	4.1	27.9	24.9	13.0	39.9	97.8	95.6
Pick City	166	22.3	6.0	24.7	30.7	16.3	42.0	100.0	101.6
Riverdale	273	22.7	4.4	21.6	31.5	19.8	45.9	103.7	113.1

Stanton	345	20.9	4.6	21.2	35.1	18.3	46.1	106.6	111.6
Turtle Lake	580	16.4	2.9	22.4	24.8	33.4	51.8	95.9	88.0
Underwood	812	20.9	6.0	20.7	29.6	22.8	46.4	91.5	89.4
Washburn	1,389	28.4	5.2	27.3	26.3	12.9	40.5	102.2	98.2

Source: U.S. Census Bureau

Table 35: North Dakota, Underwood Area, and Periphery Cities' Adult Age Cohorts—2000 U.S. Census

Area	Total population	18 years and over number	18 years and over percent	60 years and over number	60 years and over percent	65 years and over number	65 years and over percent
North Dakota	642,200	481,351	75.0	118,985	18.5	94,478	14.7
Beulah	3,152	2,189	69.4	557	17.7	471	14.9
Bismarck	55,532	42,458	76.5	9,726	17.5	7,642	13.8
Coleharbor	106	79	74.5	25	23.6	17	16.0
Garrison	1,318	1,081	82.0	536	40.7	468	35.5
Hazen	2,457	1,719	70.0	392	16.0	320	13.0
Pick City	166	129	77.7	49	29.5	27	16.3
Riverdale	273	211	77.3	77	28.2	54	19.8
Stanton	345	273	79.1	77	22.3	63	18.3
Turtle Lake	580	485	83.6	228	39.3	194	33.4
Underwood	812	642	79.1	215	26.5	185	22.8
Washburn	1,389	995	71.6	235	16.9	179	12.9

Source: U.S. Census Bureau

Table 36: Underwood Area's Age Cohorts—2000 U.S. Census

Area	Total population	Percent of total population Under 18 years	Percent of total population 18 to 24 years	Percent of total population 25 to 44 years	Percent of total population 45 to 64 years	Percent of total population 65 years and over	Median age	Males per 100 females all ages	Males per 100 females 18 years and over
Coleharbor	106	25.5	7.5	24.5	26.4	16.0	43.0	130.4	113.5
Pick City	166	22.3	6.0	24.7	30.7	16.3	42.0	100.0	101.6
Riverdale	273	22.7	4.4	21.6	31.5	19.8	45.9	103.7	113.1
Underwood	812	20.9	6.0	20.7	29.6	22.8	46.4	91.5	89.4
Underwood Area Total	1357	91.4	23.9	91.5	118.2	74.9	177.3	425.6	417.6

Source: U.S. Census Bureau

Table 37: Underwood Area's Adult Age Cohorts—2000 U.S. Census

Area	Total population	18 years and over number	18 years and over percent	60 years and over number	60 years and over percent	65 years and over number	65 years and over percent
Coleharbor	106	79	74.5	25	23.6	17	16.0
Pick City	166	129	77.7	49	29.5	27	16.3
Riverdale	273	211	77.3	77	28.2	54	19.8
Underwood	812	642	79.1	215	26.5	185	22.8
Underwood Area Total	1357	1061	308.6	366	107.8	283	74.9

Source: U.S. Census Bureau

**Underwood's Household Income, Poverty, Race, Age, and Size**

Underwood's incomes are below U.S. median and per capita incomes. In 1999 Underwood's per capita income was \$17,916; its median household income was \$35,250; its median family income was \$47,578. As compared to the U.S., Underwood's median household income, median family income, and per capita income were 83.9 percent, 95.1 percent, and 83.0 percent of national figures respectively. According to the 2000 census, 11.7 per cent of Underwood's population lived in poverty; the national poverty rate was 12.4 per cent. Similarly family poverty is below the national average, 7.1 percent in Underwood and 9.2 percent nationally.

Table 38: Underwood Area Income, and Poverty Characteristics— 2000 U.S. Census

Income, and poverty	Underwood	Riverdale	Pick City	Coleharbor	Underwood as percent of US income	U.S.
Median household income in 1999 (dollars)	\$35,250	\$48,333	\$36,563	\$33,750	83.9%	\$41,994
Median family income in 1999 (dollars)	\$47,578	\$52,520	\$37,750	\$40,313	95.1%	\$50,046
Per capita income in 1999 (dollars)	\$17,916	\$18,970	\$16,077	\$13,845	83.0%	\$21,587
Families below poverty level	7.1%	3.8%	9.0%	12.1%	---	9.2%
Individuals below poverty level	11.7%	0.0%	8.8%	6.9%	---	12.4%

Source: U.S. Census Bureau

As indicated by the two following tables the Underwood area's incomes are below national medians. However, with the exception of Coleharbor's rate of family poverty all Underwood area cities have lower individual and family poverty rates than does the U.S.

Table 39: Underwood Area Labor Force, Income, and Poverty Characteristics— 2000 U.S. Census

Labor force, work travel time, income, and poverty	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent	U.S. Percent
In labor force (population 16 years and over)	370	56.9	126	56.8	67	49.3	46	58.2	63.9%
Employed	343	52.8	116	52.3	43	31.6	44	55.7	---
Unemployed	27	4.2	10	4.5	24	17.6	2	2.5	---
Mean travel time to work in minutes (workers 16 years and over)	18.4		31.3		19.4		32.6		25.5%
Median household income in 1999 (dollars)	\$35,250		\$48,333		\$36,563		\$33,750		\$41,994

Median family income in 1999 (dollars)	\$47,578		\$52,250		\$37,750		\$40,313		\$50,046
Per capita income in 1999 (dollars)	\$17,916		\$18,970		\$16,077		\$13,845		\$21,587
Families below poverty level	7.1%		3.8%		9.0%		12.1%		9.2%
Individuals below poverty level	11.7%	---	0.0%		8.8%		6.9%		12.4%

Source: U.S. Census Bureau

The following table reports income per households and families by types in both ranges and percentages. At the 2000 census Underwood's top populated income category was \$200,000 or more, while the most prevalent household income categories were less than \$10,000 (43 households) and \$75,000 to \$99,000 (37 households).

Table 40: Underwood Area Income for Households and Families— 2000 U.S. Census

Underwood	Households	Total Families	Married-couple families	Female householder, no husband present	Nonfamily households
Number					
Total	320	225	200	21	95
Less than \$10,000	43	7	3	4	38
\$10,000 to \$14,999	21	10	4	6	11
\$15,000 to \$19,999	22	7	7	0	15
\$20,000 to \$24,999	22	15	13	2	7
\$25,000 to \$29,999	27	23	19	4	4
\$30,000 to \$34,999	24	20	20	0	4
\$35,000 to \$39,999	17	12	8	2	5
\$40,000 to \$44,999	10	8	8	0	0
\$45,000 to \$49,999	26	26	24	2	0
\$50,000 to \$59,999	35	30	29	1	6
\$60,000 to \$74,999	27	27	25	0	0
\$75,000 to \$99,999	37	33	33	0	3
\$100,000 to \$124,999	5	3	3	0	2
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$199,999	2	2	2	0	0
\$200,000 or more	2	2	2	0	0
Median income (dollars)	35,250	47,578	48,929	23,125	14,063
Mean income (dollars)	43,680	52,797	56,023	22,776	20,951
Percent distribution					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	13.4	3.1	1.5	19.0	40.0
\$10,000 to \$14,999	6.6	4.4	2.0	28.6	11.6
\$15,000 to \$19,999	6.9	3.1	3.5	0.0	15.8
\$20,000 to \$24,999	6.9	6.7	6.5	9.5	7.4
\$25,000 to \$29,999	8.4	10.2	9.5	19.0	4.2
\$30,000 to \$34,999	7.5	8.9	10.0	0.0	4.2
\$35,000 to \$39,999	5.3	5.3	4.0	9.5	5.3
\$40,000 to \$44,999	3.1	3.6	4.0	0.0	0.0

\$45,000 to \$49,999	8.1	11.6	12.0	9.5	0.0
\$50,000 to \$59,999	10.9	13.3	14.5	4.8	6.3
\$60,000 to \$74,999	8.4	12.0	12.5	0.0	0.0
\$75,000 to \$99,999	11.6	14.7	16.5	0.0	3.2
\$100,000 to \$124,999	1.6	1.3	1.5	0.0	2.1
\$125,000 to \$149,999	0.0	0.0	0.0	0.0	0.0
\$150,000 to \$199,999	0.6	0.9	1.0	0.0	0.0
\$200,000 or more	0.6	0.9	1.0	0.0	0.0
Riverdale	Households	Total Families	Married-couple families	Female householder, no husband present	Nonfamily households
Number					
Total	112	86	84	0	26
Less than \$10,000	5	0	0	0	5
\$10,000 to \$14,999	12	7	7	0	5
\$15,000 to \$19,999	5	5	5	0	0
\$20,000 to \$24,999	11	3	3	0	8
\$25,000 to \$29,999	4	2	0	0	2
\$30,000 to \$34,999	8	6	6	0	2
\$35,000 to \$39,999	5	4	4	0	1
\$40,000 to \$44,999	3	2	2	0	1
\$45,000 to \$49,999	5	5	5	0	0
\$50,000 to \$59,999	21	19	19	0	2
\$60,000 to \$74,999	16	16	16	0	0
\$75,000 to \$99,999	14	14	14	0	0
\$100,000 to \$124,999	3	3	3	0	0
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0
\$200,000 or more	0	0	0	0	0
Median income (dollars)	48,333	52,250	52,500	0	22,917
Mean income (dollars)	45,763	52,784	53,433	(X)	21,646
Percent distribution					
Total	100.0	100.0	100.0	(X)	100.0
Less than \$10,000	4.5	0.0	0.0	(X)	19.2
\$10,000 to \$14,999	10.7	8.1	8.3	(X)	19.2
\$15,000 to \$19,999	4.5	5.8	6.0	(X)	0.0
\$20,000 to \$24,999	9.8	3.5	3.6	(X)	30.8
\$25,000 to \$29,999	3.6	2.3	0.0	(X)	7.7
\$30,000 to \$34,999	7.1	7.0	7.1	(X)	7.7
\$35,000 to \$39,999	4.5	4.7	4.8	(X)	3.8
\$40,000 to \$44,999	2.7	2.3	2.4	(X)	3.8
\$45,000 to \$49,999	4.5	5.8	6.0	(X)	0.0
\$50,000 to \$59,999	18.8	22.1	22.6	(X)	7.7
\$60,000 to \$74,999	14.3	18.6	19.0	(X)	0.0
\$75,000 to \$99,999	12.5	16.3	16.7	(X)	0.0
\$100,000 to \$124,999	2.7	3.5	3.6	(X)	0.0
\$125,000 to \$149,999	0.0	0.0	0.0	(X)	0.0

\$150,000 to \$199,999	0.0	0.0	0.0	(X)	0.0
\$200,000 or more	0.0	0.0	0.0	(X)	0.0
Pick City	Households	Total Families	Married-couple families	Female householder, no husband present	Nonfamily households
Number					
Total	69	57	49	4	12
Less than \$10,000	4	5	2	0	2
\$10,000 to \$14,999	5	2	2	0	0
\$15,000 to \$19,999	10	5	3	2	5
\$20,000 to \$24,999	6	6	6	0	0
\$25,000 to \$29,999	6	5	4	0	2
\$30,000 to \$34,999	1	1	1	0	0
\$35,000 to \$39,999	9	9	9	0	0
\$40,000 to \$44,999	10	6	6	0	3
\$45,000 to \$49,999	0	0	0	0	0
\$50,000 to \$59,999	7	7	7	0	0
\$60,000 to \$74,999	6	6	6	0	0
\$75,000 to \$99,999	2	2	0	2	0
\$100,000 to \$124,999	0	0	0	0	0
\$125,000 to \$149,999	3	3	3	0	0
\$150,000 to \$199,999	0	0	0	0	0
\$200,000 or more	0	0	0	0	0
Median income (dollars)	36,563	37,750	38,750	46,250	19,500
Mean income (dollars)	39,386	42,346	44,476	46,100	23,242
Percent distribution					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	5.8	8.8	4.1	0.0	16.7
\$10,000 to \$14,999	7.2	3.5	4.1	0.0	0.0
\$15,000 to \$19,999	14.5	8.8	6.1	50.0	41.7
\$20,000 to \$24,999	8.7	10.5	12.2	0.0	0.0
\$25,000 to \$29,999	8.7	8.8	8.2	0.0	16.7
\$30,000 to \$34,999	1.4	1.8	2.0	0.0	0.0
\$35,000 to \$39,999	13.0	15.8	18.4	0.0	0.0
\$40,000 to \$44,999	14.5	10.5	12.2	0.0	25.0
\$45,000 to \$49,999	0.0	0.0	0.0	0.0	0.0
\$50,000 to \$59,999	10.1	12.3	14.3	0.0	0.0
\$60,000 to \$74,999	8.7	10.5	12.2	0.0	0.0
\$75,000 to \$99,999	2.9	3.5	0.0	50.0	0.0
\$100,000 to \$124,999	0.0	0.0	0.0	0.0	0.0
\$125,000 to \$149,999	4.3	5.3	6.1	0.0	0.0
\$150,000 to \$199,999	0.0	0.0	0.0	0.0	0.0
\$200,000 or more	0.0	0.0	0.0	0.0	0.0
Coleharbor	Households	Total Families	Married-couple families	Female householder, no husband present	Nonfamily households
Number					
Total	40	29	25	4	11
Less than \$10,000	6	2	0	2	4
\$10,000 to \$14,999	2	0	0	0	2

\$15,000 to \$19,999	2	0	0	0	2
\$20,000 to \$24,999	2	0	0	0	2
\$25,000 to \$29,999	5	5	3	2	0
\$30,000 to \$34,999	4	4	4	0	0
\$35,000 to \$39,999	3	3	3	0	0
\$40,000 to \$44,999	6	6	6	0	0
\$45,000 to \$49,999	3	2	2	0	1
\$50,000 to \$59,999	2	2	2	0	0
\$60,000 to \$74,999	2	2	2	0	0
\$75,000 to \$99,999	3	3	3	0	0
\$100,000 to \$124,999	0	0	0	0	0
\$125,000 to \$149,999	0	0	0	0	0
\$150,000 to \$199,999	0	0	0	0	0
\$200,000 or more	0	0	0	0	0
Median income (dollars)	33,750	40,313	41,563	17,500	11,875
Mean income (dollars)	35,435	43,190	47,472	16,425	14,991
Percent distribution					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	15.0	6.9	0.0	50.0	36.4
\$10,000 to \$14,999	5.0	0.0	0.0	0.0	18.2
\$15,000 to \$19,999	5.0	0.0	0.0	0.0	18.2
\$20,000 to \$24,999	5.0	0.0	0.0	0.0	18.2
\$25,000 to \$29,999	12.5	17.2	12.0	50.0	0.0
\$30,000 to \$34,999	10.0	13.8	16.0	0.0	0.0
\$35,000 to \$39,999	7.5	10.3	12.0	0.0	0.0
\$40,000 to \$44,999	15.0	20.7	24.0	0.0	0.0
\$45,000 to \$49,999	7.5	6.9	8.0	0.0	9.1
\$50,000 to \$59,999	5.0	6.9	8.0	0.0	0.0
\$60,000 to \$74,999	5.0	6.9	8.0	0.0	0.0
\$75,000 to \$99,999	7.5	10.3	12.0	0.0	0.0
\$100,000 to \$124,999	0.0	0.0	0.0	0.0	0.0
\$125,000 to \$149,999	0.0	0.0	0.0	0.0	0.0
\$150,000 to \$199,999	0.0	0.0	0.0	0.0	0.0
\$200,000 or more	0.0	0.0	0.0	0.0	0.0

Source: US Census Bureau

The following table compares Underwood to its periphery cities. Based on 1999 income data, Underwood was one of the poorer cities.

Table 41: Underwood and Periphery Cities Income and Poverty Compared—2000 U.S. Census

Area	Median income in 1999 (dollars)--households	Median income in 1999 (dollars) families	Per capita income in 1999 (dollars)	Median earnings in 1999 of full-time, year-round workers (dollars)--males	Median earnings in 1999 of full-time, year-round workers (dollars)—females	Income in 1999 below poverty level-- All ages	Income in 1999 below poverty level-- Related children under 18 years	Income in 1999 below poverty level--65 years and over	Income in 1999 below poverty level-- Percent of families
North Dakota	34,604	43,654	17,769	30,488	20,893	11.9	13.5	11.1	8.3
Beulah	45,256	54,700	18,614	50,870	20,792	7.8	4.6	30.0	5.3
Bismarck	39,422	51,477	20,789	33,804	22,647	8.4	9.5	7.4	5.7
Coleharbor	33,750	40,313	13,845	27,000	13,750	12.1	15.4	0.0	6.9
Garrison	28,843	37,583	16,591	29,943	15,729	8.5	9.1	9.1	6.5
Hazen city,	44,028	55,859	18,908	46,792	23,011	5.9	3.1	22.7	2.8
Pick City	36,563	37,750	16,077	36,250	18,750	9.0	13.9	7.1	8.8
Riverdale	48,333	52,250	18,970	50,972	27,500	3.8	0.0	5.7	0.0
Stanton	38,958	49,750	17,983	46,000	24,688	5.4	4.6	13.5	0.9
Turtle Lake	26,618	36,667	16,848	32,917	17,417	5.3	2.4	7.9	2.3
Underwood	35,250	47,578	17,916	39,375	18,611	11.7	19.8	14.4	7.1
Washburn	40,789	54,250	19,726	47,500	21,364	8.6	10.5	12.7	5.9

Source: US Census Bureau

An analysis of individual 2004 US Federal Income Tax paid in 2005 shows an average adjusted gross income (AGI) of \$36,906 for Underwood residents. This compares to the North Dakota individual AGI of \$40,108 for the same period. Thus, Underwood's AGI was about nine-tenths (92.0 percent) that of North Dakotans on average in 2004.

For 2007 McLean County household income was below U.S. estimates but above North Dakota estimates. However, McLean's household income was below that of Mercer and Oliver Counties. Thus, Underwood's incomes appear to be outpacing North Dakota incomes but are still below U.S. incomes.

Table 42: 2007 Median Household Income (in U.S. Dollars)

Area	Estimate	90% Confidence Interval
United States	50,740	50,665 to 50,815
North Dakota	43,936	42,915 to 44,958
McLean County	44,421	40,765 to 48,078
Mercer County	57,841	53,383 to 62,300



Oliver County	49,069	44,066 to 54,072
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Source: U.S. Census Bureau

The following table reports labor force participation. In general Underwood has lower labor force participation and higher unemployment rates.

Table 43:

Area	Population 16 years and over--total percent over 16 yrs in labor force	Population 16 years and over--female percent over 16 yrs in labor force	Population 16 years and over--female percent over 16 yrs in labor force with children under 6 yrs	Civilian labor force—percent unemployed	Percent with all parents in family in labor force— under 6 yrs	Percent with all parents in family in labor force— 6 yrs to 17 yrs	Workers 16 yrs and over percent in car-pools	Workers 16 yrs and over percent using public transportation	Workers 16 yrs and over not working at home mean travel time to work in minutes	Workers 16 yrs and over percent working outside county of residence
North Dakota	67.5	62.4	76.1	4.6	72.6	79.1	10.0	0.4	15.8	13.4
Beulah	68.7	58.0	67.4	6.5	67.6	77.8	13.3	0.0	12.3	5.3
Bismarck	70.6	67.3	80.3	3.2	79.0	81.9	8.2	0.5	13.9	10.4
Coleharbor	58.2	50.0	33.3	4.3	25.0	63.6	13.6	0.0	32.6	27.3
Garrison	50.3	44.6	83.3	5.9	88.5	88.0	14.1	0.0	14.3	12.2
Hazen city,	70.3	63.8	84.7	3.7	83.1	82.2	16.5	0.0	13.7	3.9
Pick City	49.3	47.0	100.0	35.8	100.0	60.0	32.6	4.7	19.4	25.6
Riverdale	56.8	48.5	(X)	7.9	(X)	95.9	12.3	1.8	31.3	42.1
Stanton	68.1	58.4	77.8	15.8	82.4	80.9	23.0	0.0	14.6	13.3
Turtle Lake	52.3	46.7	71.4	7.2	87.5	87.0	6.1	0.0	26.0	12.2
Underwood	57.2	48.5	58.3	7.3	58.3	61.5	15.4	0.0	18.4	12.5
Washburn	64.7	56.8	47.2	3.9	47.7	79.9	16.6	0.3	23.4	31.8

Source: U.S. Census Bureau

The next series of tables estimate poverty in 2007. For the represented ages and brackets McLean County is less poor than the U.S. as whole.

Table 44: All Ages in Poverty, 2007

Area	Number	90% Confidence Interval	Percent	90% Confidence Interval
United States	38,052,247	37,829,283 to 38,275,211	13	12.9 to 13.0
North Dakota	72,242	69,158 to 75,326	11.8	11.3 to 12.3
McLean County	850	660 to 1,040	10.4	8.1 to 12.7

Mercer County	606	468 to 744	7.7	6.0 to 9.5
Oliver County	175	133 to 217	10.2	7.7 to 12.6

Source: U.S. Census Bureau

Table 45: Under Age 18 in Poverty, 2007

Area	Number	90% Confidence Interval	Percent	90% Confidence Interval
United States	13,097,100	12,981,173 to 13,213,027	18	17.9 to 18.2
North Dakota	19,683	18,282 to 21,083	14	13.0 to 15.0
McLean County	244	180 to 307	15.8	11.6 to 19.8
Mercer County	134	100 to 169	8.3	6.2 to 10.4
Oliver County	55	40 to 70	17.6	12.8 to 22.4

Source: U.S. Census Bureau

Table 46: Ages 5-17 in Families in Poverty, 2007

Area	Number	90% Confidence Interval	Percent	90% Confidence Interval
United States	8,499,844	8,419,720 to 8,579,968	16.4	16.2 to 16.5
North Dakota	11,671	10,440 to 12,902	11.7	10.4 to 12.9
McLean County	154	111 to 197	13.2	9.5 to 16.9
Mercer County	82	60 to 104	6.5	4.7 to 8.2
Oliver County	37	26 to 48	14.8	10.4 to 19.2

Source: U.S. Census Bureau

Table 47: Under Age 5 in Poverty, 2007

Area	Number	90% Confidence Interval	Percent	90% Confidence Interval
United States	4,229,120	4,178,842 to 4,279,398	20.8	20.5 to 21.0
North Dakota	7,148	6,501 to 7,794	18.1	16.5 to 19.7
McLean County	NA	NA	NA	NA
Mercer County	NA	NA	NA	NA
Oliver County	NA	NA	NA	NA

Source: U.S. Census Bureau

Underwood is not at all a racially diverse community. At the 2000 census 97.5 percent of all of Underwood's householders were white. Five were American Indian/Alaska Native; three were of mixed race. None were Hispanic or Latino.

At the 2000 census only 1.9 percent of householders were 15 to 24 years of age. About one quarter (27.5 percent) were 25 to 44 years of age. Those 45 to 64 years of age represent 40.5 percent of all Underwood householders. Those 65 years of age and older were 30.0 percent of all Underwood householders.

Table 48: Underwood Area's Housing Units, Race of Householders, and Age of Householders

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Occupancy status								
Total housing units	381	100.0	157	100.0	117	100.0	56	100.0
Occupied housing units	323	84.8	108	68.8	72	61.5	42	75.0
Vacant housing units	58	15.2	49	31.2	45	38.5	14	25.0
Tenure								
Occupied housing units	323	100.0	108	100.0	72	100.0	42	100.0
Owner-occupied housing units	273	84.5	99	91.7	70	97.2	38	90.5
Renter-occupied housing units	50	15.5	9	8.3	2	2.8	4	9.5
Race of householder								
Occupied housing units	323	100.0	108	100.0	72	100.0	42	100.0
One race	320	99.1	108	100.0	66	91.7	41	97.6
White	315	97.5	106	98.1	64	88.9	40	95.2
Black or African American	0	0.0	0	0.0	0	0.0	0	0.0
American Indian and Alaska Native	5	1.5	2	1.9	2	2.8	1	2.4
Asian	0	0.0	0	0.0	0	0.0	0	0.0
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	0	0.0	0	0.0
Some other race	0	0.0	0	0.0	0	0.0	0	0.0
Two or more races	3	0.9	0	0.0	6	8.3	1	2.4
Hispanic or Latino householder and race of householder								
Occupied housing units	323	100.0	108	100.0	72	100.0	42	100.0
Hispanic or Latino (of any race)	0	0.0	0	0.0	0	0.0	0	0.0
Not Hispanic or Latino	323	100.0	108	100.0	72	100.0	42	100.0
White alone	315	97.5	106	98.1	64	88.9	40	95.2
Age of householder								
Occupied housing units	323	100.0	108	100.0	72	100.0	42	100.0
15 to 24 years	6	1.9	1	0.9	2	2.8	1	2.4
25 to 34 years	34	10.5	4	3.7	6	8.3	4	9.5
35 to 44 years	55	17.0	24	22.2	14	19.4	10	23.8
45 to 54 years	77	23.8	28	25.9	7	9.7	8	19.0
55 to 64 years	54	16.7	18	16.7	24	33.3	8	19.0
65 years and over	97	30.0	33	30.6	19	26.4	11	26.2
65 to 74 years	44	13.6	23	21.3	10	13.9	7	16.7

75 to 84 years	37	11.5	9	8.3	7	9.7	2	4.8
85 years and over	16	5.0	1	0.9	2	2.8	2	4.8

Source: U.S. Census Bureau

At the 2000 census Underwood's renter households were reported to be equally split between the young, middle-aged, and older tenants. That is, 30.0 percent of Underwood's renter households were under 35 years of age, 36.0 percent were between 35 years and 54 years, and 34.0 percent were 55 years or older. Renter householders 65 and older were 26.0 percent of Underwood's renters.

Table 49: Underwood Area's Owners and Renter Householders by Age

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Tenure by age of householder								
Owner-occupied housing units	273	100.0	99	100.0	70	100.0	38	100.0
15 to 24 years	1	0.4	0	0.0	1	1.4	1	2.6
25 to 34 years	24	8.8	3	3.0	6	8.6	3	7.9
35 to 44 years	45	16.5	22	22.2	13	18.6	10	26.3
45 to 54 years	69	25.3	26	26.3	7	10.0	6	15.8
55 to 64 years	50	18.3	17	17.2	24	34.3	8	21.1
65 years and over	84	30.8	31	31.3	19	27.1	10	26.3
65 to 74 years	38	13.9	21	21.2	10	14.3	7	18.4
75 to 84 years	32	11.7	9	9.1	7	10.0	2	5.3
85 years and over	14	5.1	1	1.0	2	2.9	1	2.6
Renter-occupied housing units	50	100.0	9	100.0	2	100.0	4	100.0
15 to 24 years	5	10.0	1	11.1	1	50.0	0	0.0
25 to 34 years	10	20.0	1	11.1	0	0.0	1	25.0
35 to 44 years	10	20.0	2	22.2	1	50.0	0	0.0
45 to 54 years	8	16.0	2	22.2	0	0.0	2	50.0
55 to 64 years	4	8.0	1	11.1	0	0.0	0	0.0
65 years and over	13	26.0	2	22.2	0	0.0	1	25.0
65 to 74 years	6	12.0	2	22.2	0	0.0	0	0.0
75 to 84 years	5	10.0	0	0.0	0	0.0	0	0.0
85 years and over	2	4.0	0	0.0	0	0.0	1	25.0

Source: U.S. Census Bureau

According to the 2000 census, of Underwood's 273 owner-occupied housing units 178 (65.2 percent) were occupied by one or two people; 61 (22.3 percent) were one-person households and 117 (42.9 percent) were two-people households. Of Underwood's 50 renter-occupied housing units 37 (74.0 percent) were occupied by one or two people; 28 (56.0 percent) were one-person households and nine (18.0 percent) were two-people households.

Table 50: Underwood Area's Housing Unit Tenure by Household Size and Age of Householders

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Tenure by household size								
Owner-occupied housing units	273	100.0	99	100.0	70	100.0	38	100.0
1-person household	61	22.3	17	17.2	18	25.7	9	23.7
2-person household	117	42.9	47	47.5	33	47.1	15	39.5
3-person household	44	16.1	10	10.1	7	10.0	3	7.9
4-person household	30	11.0	16	16.2	6	8.6	7	18.4
5-person household	15	5.5	5	5.1	5	7.1	3	7.9
6-person household	4	1.5	4	4.0	0	0.0	1	2.6
7-or-more-person household	2	0.7	0	0.0	1	1.4	0	0.0
Renter-occupied housing units	50	100.0	9	100.0	2	100.0	4	100.0
1-person household	28	56.0	4	44.4	1	50.0	0	0.0
2-person household	9	18.0	2	22.2	0	0.0	3	75.0
3-person household	7	14.0	1	11.1	0	0.0	1	25.0
4-person household	3	6.0	2	22.2	1	50.0	0	0.0
5-person household	1	2.0	0	0.0	0	0.0	0	0.0
6-person household	2	4.0	0	0.0	0	0.0	0	0.0
7-or-more-person household	0	0.0	0	0.0	0	0.0	0	0.0
Tenure by age of householder								
Owner-occupied housing units	273	100.0	99	100.0	70	100.0	38	100.0
15 to 24 years	1	0.4	0	0.0	1	1.4	1	2.6
25 to 34 years	24	8.8	3	3.0	6	8.6	3	7.9
35 to 44 years	45	16.5	22	22.2	13	18.6	10	26.3
45 to 54 years	69	25.3	26	26.3	7	10.0	6	15.8
55 to 64 years	50	18.3	17	17.2	24	34.3	8	21.1
65 years and over	84	30.8	31	31.3	19	27.1	10	26.3
65 to 74 years	38	13.9	21	21.2	10	14.3	7	18.4
75 to 84 years	32	11.7	9	9.1	7	10.0	2	5.3
85 years and over	14	5.1	1	1.0	2	2.9	1	2.6
Renter-occupied housing units	50	100.0	9	100.0	2	100.0	4	100.0
15 to 24 years	5	10.0	1	11.1	1	50.0	0	0.0
25 to 34 years	10	20.0	1	11.1	0	0.0	1	25.0
35 to 44 years	10	20.0	2	22.2	1	50.0	0	0.0
45 to 54 years	8	16.0	2	22.2	0	0.0	2	50.0
55 to 64 years	4	8.0	1	11.1	0	0.0	0	0.0
65 years and over	13	26.0	2	22.2	0	0.0	1	25.0
65 to 74 years	6	12.0	2	22.2	0	0.0	0	0.0
75 to 84 years	5	10.0	0	0.0	0	0.0	0	0.0
85 years and over	2	4.0	0	0.0	0	0.0	1	25.0

Source: U.S. Census Bureau

Table 51: Underwood Area's Household Population and Household Type

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Population in occupied housing units	759	100.0	273	100.0	166	100.0	106	100.0
Owner-occupied housing units	663	87.4	254	93.0	161	97.0	97	91.5
Renter-occupied housing units	96	12.6	19	7.0	5	3.0	9	8.5
Per occupied housing unit	2.35	(X)	2.53	(X)	2.31	(X)	2.52	(X)
Per owner-occupied housing unit	2.43	(X)	2.57	(X)	2.30	(X)	2.55	(X)
Per renter-occupied housing unit	1.92	(X)	2.11	(X)	2.50	(X)	2.25	(X)
Household type								
Owner-occupied housing units	273	100.0	99	100.0	70	100.0	38	100.0
Family households	209	76.6	80	80.8	51	72.9	28	73.7
Householder 15 to 64 years	160	58.6	56	56.6	40	57.1	22	57.9
Householder 65 years and over	49	17.9	24	24.2	11	15.7	6	15.8
Married-couple family	189	69.2	77	77.8	45	64.3	25	65.8
Male householder, no wife present	5	1.8	2	2.0	3	4.3	0	0.0
Female householder, no husband present	15	5.5	1	1.0	3	4.3	3	7.9
Nonfamily households	64	23.4	19	19.2	19	27.1	10	26.3
Householder 15 to 64 years	29	10.6	12	12.1	11	15.7	6	15.8
Householder 65 years and over	35	12.8	7	7.1	8	11.4	4	10.5
Male householder	32	11.7	12	12.1	10	14.3	7	18.4
Living alone	31	11.4	10	10.1	10	14.3	6	15.8
65 years and over	11	4.0	2	2.0	4	5.7	2	5.3
Not living alone	1	0.4	2	2.0	0	0.0	1	2.6
Female householder	32	11.7	7	7.1	9	12.9	3	7.9
Living alone	30	11.0	7	7.1	8	11.4	3	7.9
65 years and over	23	8.4	3	3.0	4	5.7	2	5.3
Not living alone	2	0.7	0	0.0	1	1.4	0	0.0
Renter-occupied housing units	50	100.0	9	100.0	2	100.0	4	100.0
Family households	21	42.0	5	55.6	1	50.0	3	75.0
Householder 15 to 64 years	21	42.0	4	44.4	1	50.0	2	50.0
Householder 65 years and over	0	0.0	1	11.1	0	0.0	1	25.0
Married-couple family	11	22.0	5	55.6	0	0.0	2	50.0
Male householder, no wife present	1	2.0	0	0.0	1	50.0	0	0.0
Female householder, no husband present	9	18.0	0	0.0	0	0.0	1	25.0
Nonfamily households	29	58.0	4	44.4	1	50.0	1	25.0
Householder 15 to 64 years	16	32.0	3	33.3	1	50.0	1	25.0
Householder 65 years and over	13	26.0	1	11.1	0	0.0	0	0.0
Male householder	9	18.0	3	33.3	1	50.0	1	25.0
Living alone	8	16.0	3	33.3	1	50.0	0	0.0
65 years and over	2	4.0	0	0.0	0	0.0	0	0.0
Not living alone	1	2.0	0	0.0	0	0.0	1	25.0
Female householder	20	40.0	1	11.1	0	0.0	0	0.0

Living alone	20	40.0	1	11.1	0	0.0	0	0.0
65 years and over	11	22.0	1	11.1	0	0.0	0	0.0
Not living alone	0	0.0	0	0.0	0	0.0	0	0.0

Source: US Census Bureau

### Commuting Patterns of Existing Underwood Area Workers

Probably the best gauge of employment commuting patterns is provided the 2000 US Census. It reports that of Underwood's 336 workers not working at home, 149 or 44.3 percent took less than ten minutes to reach his/her place of work. An additional 108 workers or 32.1 percent traveled between ten and 19 minutes. Thus, three-quarters of Underwood's workers (76.4 percent) worked in Underwood or within 19 miles of Underwood.

Table 52: Underwood Area Transportation, Distance, and Time to Work— 2000 U.S. Census

Subject	Underwood Number	Underwood Percent	Riverdale Number	Riverdale Percent	Pick City Number	Pick City Percent	Coleharbor Number	Coleharbor Percent
Means of transportation and carpooling								
Workers 16 and over	345	100.0	114	100.0	43	100.0	44	100.0
Car, truck, or van	301	87.2	98	86.0	37	86.0	35	79.5
Drove alone	248	71.9	84	73.7	23	53.5	29	65.9
Carpooled	53	15.4	14	12.3	14	32.6	6	13.6
In 2-person carpool	53	15.4	12	10.5	7	16.3	6	13.6
In 3-person carpool	0	0.0	0	0.0	5	11.6	0	0.0
In 4-person carpool	0	0.0	2	1.8	2	4.7	0	0.0
In 5- or 6-person carpool	0	0.0	0	0.0	0	0.0	0	0.0
In 7-or-more-person carpool	0	0.0	0	0.0	0	0.0	0	0.0
Workers per car, truck, or van	1.10	(X)	1.08	(X)	1.29	(X)	1.09	(X)
Public transportation	0	0.0	2	1.8	2	4.7	0	0.0
Bus or trolley bus	0	0.0	2	1.8	2	4.7	0	0.0
Streetcar or trolley car (público in Puerto Rico)	0	0.0	0	0.0	0	0.0	0	0.0
Subway or elevated	0	0.0	0	0.0	0	0.0	0	0.0
Railroad	0	0.0	0	0.0	0	0.0	0	0.0
Ferryboat	0	0.0	0	0.0	0	0.0	0	0.0
Taxicab	0	0.0	0	0.0	0	0.0	0	0.0
Motorcycle	0	0.0	0	0.0	0	0.0	0	0.0
Bicycle	0	0.0	5	4.4	0	0.0	0	0.0
Walked	31	9.0	7	6.1	4	9.3	0	0.0
Other means	4	1.2	0	0.0	0	0.0	2	4.5
Worked at home	9	2.6	2	1.8	0	0.0	7	15.9
Travel time to work								
Workers who did not work at home	336	100.0	112	100.0	43	100.0	37	100.0
Less than 10 minutes	149	44.3	30	26.8	20	46.5	0	0.0
10 to 14 minutes	62	18.5	15	13.4	2	4.7	16	43.2
15 to 19 minutes	46	13.7	9	8.0	0	0.0	4	10.8
20 to 24 minutes	23	6.8	6	5.4	0	0.0	3	8.1

25 to 29 minutes	6	1.8	2	1.8	4	9.3	2	5.4
30 to 34 minutes	4	1.2	8	7.1	5	11.6	2	5.4
35 to 44 minutes	5	1.5	14	12.5	10	23.3	2	5.4
45 to 59 minutes	10	3.0	10	8.9	0	0.0	2	5.4
60 to 89 minutes	22	6.5	6	5.4	2	4.7	4	10.8
90 or more minutes	9	2.7	12	10.7	0	0.0	2	5.4
Mean travel time to work (minutes)	18.4	(X)	31.3	(X)	19.4	(X)	32.6	(X)
Time leaving home to go to work								
Workers who did not work at home	336	100.0	112	100.0	43	100.0	37	100.0
5:00 to 5:59 a.m.	34	10.1	17	15.2	7	16.3	0	0.0
6:00 to 6:29 a.m.	42	12.5	6	5.4	1	2.3	6	16.2
6:30 to 6:59 a.m.	31	9.2	8	7.1	2	4.7	4	10.8
7:00 to 7:29 a.m.	50	14.9	24	21.4	7	16.3	6	16.2
7:30 to 7:59 a.m.	45	13.4	21	18.8	4	9.3	6	16.2
8:00 to 8:29 a.m.	44	13.1	14	12.5	2	4.7	4	10.8
8:30 to 8:59 a.m.	16	4.8	2	1.8	1	2.3	0	0.0
9:00 to 11:59 a.m.	20	6.0	12	10.7	2	4.7	2	5.4
12:00 to 3:59 p.m.	28	8.3	4	3.6	4	9.3	2	5.4
All other times	26	7.7	4	3.6	13	30.2	7	18.9

Source: U.S. Census Bureau

Service commuting patterns are harder to determine. However, since Underwood lacks sophisticated retailing and health care, these needs are available by commute in larger cities.

## Economic Base

### Underwood Businesses by Category

According to the US Census Bureau's 2007 Economic Census by Zip Code, Underwood, ND (Zip Code 58576) hosted 25 employer/business establishments. Unfortunately, Underwood's first quarter 2007 payroll, annual payroll, and the number of employees were not released.

The following table defines Underwood's 25 business establishments by the first two digits of their classifying North American Industry Classification System (NAICS) codes. This provides a broad snap shot of the sorts of businesses and the size of these businesses (based on employment number categories).

Table 53: Business Establishments by Industry Code and Employee Classes for Underwood (2007 Data)

Code	Industry	Number	1-4 employees	5-9 employees	10-19 employees	20-49 employees	50-99 employees	100-249 employees
-----	Total	25	16	5	1	0	1	2
11----	Forestry, fishing, hunting, and agriculture	1	1	0	0	0	0	0



21----	Mining	1	0	0	0	0	0	1
22----	Utilities	2	0	0	1	0	0	1
23----	Construction	2	2	0	0	0	0	0
42----	Wholesale trade	2	0	2	0	0	0	0
44----	Retail trade	6	5	1	0	0	0	0
52----	Finance & insurance	1	0	1	0	0	0	0
53----	Real estate & rental & leasing	1	1	0	0	0	0	0
56----	Admin, support, waste mgt, remediation service	1	1	0	0	0	0	0
62----	Health care and social assistance	2	0	1	0	0	1	0
71----	Arts, entertainment & recreation	1	1	0	0	0	0	0
72----	Accommodation & food services	1	1	0	0	0	0	0
81----	Other services (except public administration	4	4	0	0	0	0	0

Source: U.S. Census Bureau

The following table expands the above table and defines establishments by their particular six digit NAICS code. Again, this better defines the stock of business establishments present in Underwood.

Table 54: Business Establishments by Industry Code (NAICS) and Employee Classes for Underwood (2007 Data)

Code	Industry	Number	1-4 employees	5-9 employees	10-19 employees	20-49 employees	50-99 employees	100-249 employees
-----	Total	25	16	5	1	0	1	2
11----	Forestry, fishing, hunting, and agriculture	1	1	0	0	0	0	0
115114	Postharvest crop activities	1	1	0	0	0	0	0
21----	Mining	1	0	0	0	0	0	1
212111	Bituminous coal and lignite surface mining	1	0	0	0	0		1
22----	Utilities	2	0	0	1	0	0	1
221112	Fossil fuel electric power generation	2	0	0	1	0	0	1
23----	Construction	2	2	0	0	0	0	0
238210	Electrical contractors	1	1	0	0	0	0	0

238220	Plumbing and HVAC contractors	1	1	0	0	0	0	0
42----	Wholesale trade	2	0	2	0	0	0	0
423520	Coal & other mineral & ore merchant wholesalers	1	0	1	0	0	0	0
423820	Farm & garden machinery & equip merchant wholesalers	1	0	1	0	0	0	0
44----	Retail trade	6	5	1	0	0	0	0
444130	Hardware stores	1	0	1	0	0	0	0
444190	Other building material dealers	1	1	0	0	0	0	0
444220	Nursery, garden center, & farm supply stores	1	1	0	0	0	0	0
445110	Supermarkets & other grocery (except convenience stores)	1	1	0	0	0	0	0
445120	Convenience stores	1	1	0	0	0	0	0
447110	Gasoline stations with convenience stores	1	1	0	0	0	0	0
52----	Finance & insurance	1	0	1	0	0	0	0
524210	Insurance agencies & brokerages	1	0	1	0	0	0	0
53----	Real estate & rental & leasing	1	1	0	0	0	0	0
531110	Lessors of residential buildings & dwellings	1	1	0	0	0	0	0
56----	Admin, support, waste mgt, remediation service	1	1	0	0	0	0	0
561730	Landscaping services	1	1	0	0	0	0	0
62----	Health care and social assistance	2	0	1	0	0	1	0
621111	Offices of physicians (except mental health)	1	0	1	0	0	0	0
623110	Nursing care facilities	1	0	0	0	0	1	0
71----	Arts, entertainment & recreation	1	1	0	0	0	0	0
713910	Golf courses & country clubs	1	1	0	0	0	0	0
72----	Accommodation & food services	1	1	0	0	0	0	0
722110	Full-service restaurants	1	1	0	0	0	0	0
81----	Other services (except public administration)	4	4	0	0	0	0	0

811111	General automotive repair	1	1	0	0	0	0	0
811121	Automotive body, paint, & interior repair &	1	1	0	0	0	0	0
813110	Religious Organizations	2	2	0	0	0	0	0

Source: U.S. Census Bureau

### School Enrollment

Underwood Public School District 8 is one of Underwood's larger employers and an anchor of the city. Thus, a detailed discussion of its condition and future is necessary. Underwood District 8 provides K-12 public education and includes a primary school and a secondary school in Underwood. It serves a district that encompasses Underwood, Coleharbor, Riverdale, and Pick City. According to secondary school personnel, Mr. Utecht and Miss Barlett, Underwood District 8 expects that enrollments will decline and finally plateau with high school enrollment of 55 students. This corresponds to K-12 enrollments of approximately 180. The following table is a US Census Bureau report of Underwood Public School's District 8.

Table 55: Underwood Public School District 8's Total and School-Aged (Relevant) Population, and Relevant Families in Poverty

Year	Grade range--pre-kindergarten-12 (PK-12)	Total population	Relevant age 5 to 17 population	Relevant age 5 to 17 in families in poverty
2007	PK-12	1,538	202	20
2006	PK-12	1,576	223	26
2005	PK-12	1,578	231	23
2004	PK-12	1,590	218	19
2003	PK-12	1,624	230	21
2002	PK-12	1,644	251	23
2001	PK-12	1,659	266	25
2000	PK-12	1,678	276	22
1997	PK-12	1,845	419	40
1995	PK-12	1,867	435	38

Source: US Census Bureau

### Recommendations Recap

Two population scenarios are projected for Underwood. One is of stability (that is, modest decline of 0.75 percent annually or at half the present rate) and is based on a business environment typical of the last decade with proactive efforts on the part of Underwood to improve its situation. In this scenario, GRE, FM, and BFE continue operations as has been typical for the past years including employing temporary construction/project workers but with an accelerated replacement rate for retiring personnel. This is the most likely scenario. A second scenario is one of large scale industrial development and population gain similar to that experienced by Underwood in the 1950s and 1970s. In this scenario a large project such as a coal to liquid plant or a coal gasification power plant swells Underwood's population with a 70 percent population increase (that is, to 1,100 people) that serves as a new set point from which population declines commence.

### **Scenario One**

**Demographics.** Underwood's population loss decelerates to 0.75 percent annually. In five, ten, and fifteen years Underwood's population would be approximately 680, 655, and 630 respectively. Its population would continue to age but its school would continue to function serving K-12 grades.

**Housing.** In terms of temporary workers Underwood must provide services and appropriate housing options. To attract temporary workers basic services such as a restaurant and a laundromat need to be available. Moreover, workers must know that temporary housing is present in the community. Access to information includes signage for the motel and RV parks and listings on Underwood's website is critical.

Additional temporary housing options need to be developed. These include a proposed six-unit RV park (Mick Johnson) and finishing the sleeping room project undertaken by Underwood Commercial Properties. Ideally the group should finish and sell the sleeping room project to provide capital for its next rehab venture.

Underwood is a very limited market. In limited markets, market research tools are unreliable. In order to overcome this limitation test markets are a likely option. Underwood potentially needs additional market-rate apartments, subsidized apartments, market-rate assisted living units, twin homes, and single-family homes. To determine if demand truly exists, publicizing and pre-selling of properties or obtaining commitments for properties intended to be rented is a recommended. This recommendation rests on a buildable project whose backers need confidence to proceed and can proceed in a timely manner.

Underwood's citizens are largely unaware that housing/building incentives are available. Underwood needs to publicize its offers with newspaper articles, public access T.V. listings, and website information. In addition, a web bulletin board could be used by those with properties for rent or sale to connect with those desiring such properties. In addition, Underwood residents who desire to remodel/make major housing repairs need information about programs, finance options, and service providers/trades people.

In relation to Underwood's building lots, the market has decided. That is, the lower cost lots are being built on first. As lower cost lots are consumed, the higher priced lots will be demanded. Again only five new houses have been built in Underwood since 2000.

Some concern about covenants was expressed in the Underwood Housing Survey. In relation to Westridge, review of covenants should be made. Perhaps it would be possible to allow (and group Westridge lots that would accept) twin homes, single family stick-built homes, and single-family modular homes.

A recommendation that spans housing and business recommendations concerns the lumber yard. Underwood needs a lumber yard and Underwood needs a builder/developer. A number of North Dakota cities have lumber yard owners who are also builders. For example, this is the case in Northwood and Ellendale. In Harvey the lumber yard owner and a builder partner together. Ideally if Underwood's new lumber yard operator also is a builder, more local building projects would be possible. All efforts must be made to attract a qualified and competent buyer. If possible the Underwood Area Economic Development Corporation should provide

assistance. Moreover, a queue of “shovel-ready” building projects, documentation of material sales to local mines and plants, and an understanding that such sales will continue may give Underwood both a lumber yard and a builder.

**Businesses, Services, and Education.** The monthly roundtable with GRE, FM, and BFE is particularly valuable. Underwood needs to begin active discussions with these entities to determine what goods/services could be provided by Underwood businesses to the mine and plants. For example, Jeff Zueger of BFE mentioned that warehouse services might be appropriate. While no immediate need is present the City of Underwood should secure mined land for an industrial park.

Oil exploration is likely to come to McLean and Mercer Counties. Underwood should position itself to serve as a local hub for oil service firms.

Underwood’s school and other providers should be engaged to provide entrepreneurship education, computer training, and other education desired by the Underwood community.

**Image.** In addition to introductory signage and Bucket Park, Underwood needs functional signage and to petition North Dakota Department of Transportation to have the speed limit reduced on Highway 83 in Underwood’s vicinity. Underwood’s downtown businesses are unknown to the Highway 83 motorist and the loop from Highway 83 doesn’t clearly indicate how to reach downtown nor services that are available in Underwood.

Underwood should not neglect the attractiveness of Highway 83’s frontage; it should be included in general beautification efforts. Highway 83 is the new front door of Underwood. New businesses should be encouraged to locate to its frontage.

An image- and business- builder might be to start an annual summer event that will attract visitors, dollars, and a positive image to Underwood. This event could be held before or after the county fair, for example.

## **Scenario Two**

Scenario two is the wild-west scenario—Underwood booms. While less likely, this scenario hinges upon a large industrial project that brings thousands of temporary workers and hundreds of permanent workers to the Underwood area. Such a scenario requires the City of Underwood to be prepared in general ways. The roundtable group should provide a forum to discuss new process and projects that could affect the region in general and projects under consideration in particular. Underwood needs to develop an overall plan for rapid growth that includes land ready to host temporary housing (RVs), permanent housing, commercial and industrial development and developable land for industry, commerce, and commercial use. It would be useful to study how impacted communities were able to react and develop contingency plans to provide services. If such massive development occurs the city that best provides for temporary and permanent workers will win a larger share of these workers.

## Appendix A: Underwood Housing Needs Survey

### Data Collection and Analysis

A total of 87 surveys were collected in fall 2009 at the North County Bank's Appreciation Day, Friends of Prairieview Celebration, and at collection boxes located within the community. Each survey response represented a household.

The surveys were analyzed with SPSS statistical software. Response frequencies and crosstabs are found in the following tables. Crosstabs are a data presentation tool that juxtaposes categories of responses to categories of respondents. For example ages of respondents can be juxtaposed with levels of household income.

In all tables, "valid percentages" are calculated from the number of respondents who answered that particular question. In many cases, people filling out the survey chose to answer some questions and ignore others. The column labeled "percent" shows the percentage calculated from the total number of people that completed the survey.

### Housing-related Frequency Tables

Approximately 89.6 percent of the respondents indicated they resided in Underwood. The remaining respondents left the city code blank.

Table A1: City of Underwood and Rural Respondents

	Frequency	Percent	Cumulative Percent
Left city blank	9	10.3	10.3
City	78	89.6	100.0
Total	87	100.0	

The mean household size was 2.25 individuals with 57.6 percent of the respondents indicating that two (2) people reside in the home. The number of households having one (1), three (3), four (4) and five (5) individuals was 20.0 percent, 9.4 percent, 4.7 percent and 2.4 percent respectively.

Table A2: Household Size

Household Size	Frequency	Percent	Cumulative Percent
1	17	20.0	20.0
2	49	57.6	77.6
3	8	9.4	87.1
4	5	5.7	92.9
5	4	4.7	97.6
6	2	2.4	100.
Total	87	100	

Sixty-nine (69.4) percent of the homes have two (2) adults. Twenty-one percent (21.2) are single adult homes, and 9.5 percent have more than two (2) adults living in the home. The mean was 1.91 adults.

Table A3: Adults in Households

Adults	Frequency	Percent	Cumulative Percent
1	18	21.2	21.2
2	59	69.4	90.6
3	6	7.1	97.6
4	2	2.4	100.0
Total	85	100	

Approximately eighteen (17.6) percent of the homes have children with 7.1 percent having one (1) child, 4.7 percent having two (2) children, and 2.4 percent having three children (3) living in the home. The mean for all households was 0.38 children.

Table A4: Children in Households

Children	Frequency	Percent	Cumulative Percent
0	70	82.4	82.4
1	6	7.1	89.4
2	4	4.7	94.1
3	2	2.4	96.5
4	3	3.5	100.
Total respondents	85	100.0	

Approximately ninety-one (90.7) percent of the respondents own their residence. The remainder rent or listed other.

Table A5: Own / Rent Residence

	Frequency	Percent	Cumulative Percent
Valid Own residence	78	90.7	90.7
Rent residence	5	5.8	96.5
Other	3	3.5	100
Total	86	100	

The predominant type of residence was a single family house as reported by approximately ninety-four percent (93.9 percent) of the respondents. The next closest types were apartments and mobile homes representing 2.4 percent each.

Table A6: Type of Residence

Type of residence	Frequency	Percent	Cumulative Percent
Single family house	77	93.9	93.9
Apartment	2	2.4	96.3
Mobile home	2	2.4	98.8
Catholic Rectory	1	1.2	100
Total	82		



Of those respondents answering the satisfaction with housing question, 90.2 percent were satisfied with their current housing. Only 9.8 percent indicated they were not satisfied.

Table A7: Satisfied with Housing

Housing satisfaction	Frequency	Percent	Cumulative Percent
Am satisfied with housing	74	90.2	90.2
Not satisfied with housing	8	9.8	100
Total	82	100	

Looking at satisfaction as related to age categories, the most dissatisfied were the 30 to 39 years age cohort and the 20 to 29 years age cohort, both with dissatisfaction registered by 25 percent. The next highest levels of dissatisfaction came from the 40 to 49 and 60 to 69 age groups, each with 11.1 percent expressing dissatisfaction. There were 64 respondents that answered both the age and housing questions.

Table A8: Age and Housing Satisfaction

Age in years	Am satisfied with housing (number) - percentage	Not satisfied with housing (number) - percentage	Total respondents
20-29	(3) 75.0%	(1) 25%	4
30-39	(3) 75%	(1) 25%	4
40-49	(8) 88.9%	(1) 11.1%	9
50-59	(18) 94.7%	(1) 5.3%	19
60-69	(16) 88.9%	(2) 11.1%	18
70-79	(6) 100.0%	(0)	6
80-89	(3) 100.0%	(0)	3
90-99	(1) 100%	(0)	1

Survey results indicated that 29.6 percent of those individuals responding to a question about housing desires would like to buy a home, 25.9 percent want to make major repairs; 18.5 percent desire to remodel or add an addition; 18.5 percent want to sell their home, and 7.4 percent wish to build a home. Percentages sum to greater than 100.0 percent due to multiple answers. Twenty-seven (27) people responded to this question. Overall, 9.1 percent of total respondents wish to buy a home, 5.7 percent desire to remodel, 8.0 percent desire to make major repairs, and 5.7 percent wish to sell their home. Respondents did not indicate any desired housing features.

Table A9: “I would like to....”

I would like to...	Frequency	Percent	Valid Percent
Remodel/addition	5	5.7	18.5
Make major repairs	7	8.0	25.9
Buy home	8	9.1	29.6
Sell home	5	5.7	18.5
Build a home	2	2.3	7.4
Rent an apartment	1	1.1	3.7
Live in assisted living	1	1.1	3.7
Buy a condo(5 years)	1	1.1	3.7
Move to more land	2	2.3	7.4
Total Individuals with Responses	27	31.0	

Of those dissatisfied with his/her housing, 38.8 percent desire less upkeep; 22.2 percent need more room; 16.7 percent need less room; and 22.2 percent desire modern amenities. Thirty-one percent (31.3) of the total respondents answered this question. Percentages add to greater than 100.0 percent due to multiple answers.

Table A10: Reasons for Housing Dissatisfaction

Not satisfied – why	Frequency	Percent	Valid Percent
Need more room	4	4.6	22.2
Desire less upkeep	7	8.0	38.8
Need less room	3	3.4	16.7
Desire modern amenities	4	4.6	22.2
Washer and dryer repair	1	1.1	5.6
More job opportunities	1	1.1	5.6
Total respondents	18	20.7	

Twenty people or 23.0 percent of the total respondents responded to a question asking what prevented them from meeting their housing needs. Of these respondents, lack of money was expressed by 55.0 percent of the respondents, with availability of desired housing mentioned by 10.0 percent. Lack of financing was also mentioned by 10.0 percent of the respondents. Together, lack of

money and lack of financing total 65.0 percent. Percentages add to greater than 100.0 percent due to multiple answers.

Table A11: “What prevents you from meeting your current housing needs?”

What prevents you	Frequency	Percent	Valid Percent
Lack of money	11	12.6	55.0
Availability of desired housing	2	2.3	10.0
Lack of financing	2	2.3	10.0
Lack of time and plan	1	1.1	5.0
Job elsewhere pays better	1	1.1	5.0
Live alone	1	1.1	5.0
Poor market	1	1.1	5.0
Can't decide what to do	1	1.1	5.0
Future plans	1	1.1	5.0
Total respondents	20	23.0	

While prior questions addressed individual needs, a question about community housing needs was also posed. Of the 63 people that responded to this question, 31.7 percent indicated there were no community housing needs. Apartments and affordable living were mentioned by 15.9 percent of the respondents. More housing to rent, new housing, motel, and housing for temporary workers each were mentioned by 4.8 percent of the respondents. More homes, single family homes, rental homes, one-level condos, and Alzheimer/assisted living each were mentioned by 3.2 percent of the respondents. Again, there were surveys with multiple answers.

Table A12: Community Housing Needs

Community housing needs	Frequency	Percent	Valid Percent
None	20	23.0	31.7
Apartments	10	11.5	15.9
Affordable housing	10	11.5	15.9
More housing to rent	3	3.4	4.8
New housing	3	3.4	4.8
Motel	3	3.4	4.8
More homes	2	2.3	3.2
Housing for temporary	3	3.4	4.8

Rental homes	2	2.3	3.2
Condos with 1-level	2	2.3	3.2
Alzheimer /assisted living	2	2.3	3.2
Mid- price 3 bedroom	1	1.1	1.6
Restaurants	1	1.1	1.6
Single family housing	2	2.3	3.2
Not sure	1	1.1	1.6
Motel competition	1	1.1	1.6
4-plex independent .living	1	1.1	1.6
More people	1	1.1	1.6
Sell Westridge lots	1	1.1	1.6
Congregate living	1	1.1	1.6
Total respondents	63	72.4	

A question was posed about intention to relocate. Approximately 79.2 percent of the respondents to this question do not intend to relocate; 20.8 percent intend to relocate. Seventy-two (72) people responded to this question.

Table A13: "I intend to relocate."

Intend to relocate	Frequency	Percent	Valid Percent
Never	57	65.5	79.2
Yes	15	17.2	20.8
Total	72	82.8	

Of those individuals that intend to relocate, 12.5 percent intend to do so within one (1) year, 37.5 percent within two (2) years 43.8 percent within four (4 ) years, 56.4 percent within five (5) years, and 94.0 percent within 10 years. Overall 2.3 percent intend to relocate within one (1) year, 6.9 percent within two (2) years, 9.1 percent within four (4) years, and 10.2 percent within five (5) years.

Table A14: Relocation Timing

Relocate within “x” years	Frequency	Percent	Valid Percent	Cumulative Percent
1	2	2.3	12.5	12.5
2	4	4.6	25.0	37.5
3	1	1.1	6.3	43.8
4	1	1.1	6.3	50.1
5	1	1.1	6.3	56.4
5-10 years	3	3.4	18.8	75.2
10	3	3.4	18.8	94.0
Total	16	18.4		

Twelve respondents answered as to where they would relocate. Four (4) indicated relocating in the same community, Eight (8) said they would relocate in a different community, representing 9.2 percent of all individuals completing the survey.

Table A15: Relocation Destination

Where relocate	Frequency	Percent	Valid Percent
In same community	4	4.6	33.3
Different community	8	9.2	66.7
Total	12	13.8	

Reasons / destinations for relocation were queried. The responses to the question of explaining relocation were varied but mainly identified a preferred city or location.

Table A16: Explain Relocation

	Frequency	Percent	Valid Percent
Fargo-Bismarck	1	1.1	8.3
Omaha	1	1.1	8.3
Killdeer	1	1.1	8.3
Anywhere but here	1	1.1	8.3

Depends on housing	1	1.1	8.3
Lack of jobs	1	1.1	8.3

As to what obstacles prevent Underwood from creating more housing, fifty-five individuals responded. Thirty-one (30.9) percent of the responses indicated there were no obstacles. The next highest response was finances representing 27.3 percent of the responses, followed by more businesses at 14.5 percent. Lack of opportunity, population, entrepreneurs, and restaurants each had three responses, or 5.5 percent.

Table A17: Obstacles Preventing Housing

	Frequency	Percent	Valid Percent
None	17	19.5	30.9
Finances	15	18.4	27.3
More businesses	8	9.2	14.5
Lack of opportunity	3	3.4	5.5
Population/workforce	3	3.4	5.5
Entrepreneurs	3	3.4	5.5
Restaurants	3	3.4	5.5
Recreational activities	2	2.3	3.6
No consistent services	1	1.1	1.8
Prices	1	1.1	1.8
Enticing people to move here	1	1.1	1.8
City auditor	1	1.1	1.8
Lack of enthusiasm	1	1.1	1.8
Economy	1	1.1	1.8
Cliques in city/poor mgt	1	1.1	1.8
Developers	1	1.1	1.8
Need financial market	1	1.1	1.8
High taxes	1	1.1	1.8
Resources	1	1.1	1.8
Lack of skilled builders	1	1.1	1.8
Total	55	63.2	

Forty-five individuals responded to the question as to things that would most improve Underwood's ability to create more housing. Fifteen individuals, or 33.3 percent of the respondents indicated none, more businesses garnered 20.0 percent, restaurants 11.1 percent, more jobs 11.1 percent, and people working together and money/finance each having 6.7 percent of the responses.

Table A:18 Things to Create More Housing

	Frequency	Percent	Valid Percent
None	15	17.2	33.3
More businesses	9	10.3	20.0
Restaurants	5	5.7	11.1
More jobs	5	5.75	11.1
People working together	3	3.4	6.7
Money/finance	3	3.4	6.7
More people/workers	2	2.3	4.4
New city board	1	1.1	2.2
Hardware store	1	1.1	2.2
Loan capabilities	1	1.1	2.2
Active main street	1	1.1	2.2
Assisted living to free up homes	1	1.1	2.2
Some kind of attraction	1	1.1	2.2
Improve retirement/senior center	1	1.1	2.2
Builder to build / spec homes	1	1.1	2.2
Consistent services	1	1.1	2.2
Economy	1	1.1	2.2
Recreational activities	1	1.1	2.2
Total	45	51.7	

A question asked if respondents were aware of incentives available to Underwood home buyers. Fifty-three respondents, or 85.5 percent of the respondents to this question indicated “no.”

Table A19: Were You Aware of Housing Incentives

	Frequency	Percent	Valid percent
No	53	60.9	85.5
Yes-did not list	3	3.4	4.8
Renaissance	4	4.6	6.5
Cash	1	1.1	1.6
3-year new-10,000 buy down	1	1.1	1.6
Property tax	1	1.1	1.6
Tax credits through city	1	1.1	1.6
Property	1	1.1	1.6
Revolving loan fund	1	1.1	1.6
Total	62	71.3	

Should Underwood make incentives available to housing developers? In response to this question, twenty-six (26) individuals or 52.0 percent of the respondents indicated “none.” Three individuals indicated “yes” but did not list incentives. Ten individuals or 20

percent of the respondents to this question listed tax breaks with cheap loans, financial help, and land discounts each received two (2) responses or 4.0 percent each.

Table A:20 Should Underwood make Incentives Available to Developers

	Frequency	Percent	Valid Percentage
None	26	29.9	52.0
Tax breaks	10	11.5	20.0
Yes...but did not list	3	3.4	6.0
Cheap loans	2	2.3	4.0
Financial help	2	2.3	4.0
Land discounts	2	2.3	4.0
First need active businesses	1	1.1	2.0
Maybe	1	1.1	2.0
Property	1	1.1	2.0
Starter homes	1	1.1	2.0
Not without restaurant	1	1.1	2.0
Senior apts./reasonable	1	1.1	2.0
3-year tax new home, 10,000 buy down	1	1.1	2.0
Grants/cost sharing	1	1.1	2.0
Marketing	1	1.1	2.0
Total	50	57.5	

In regard to needed government services for which the respondent would be willing to pay taxes to support, fifty-one (51) individuals responded. Ninety percent (90.2) percent of the individuals said “nothing” was needed. Other than “nothing”, respondents listed park board, upgrade park, free city owned lots, tax credits through city, extra sales tax, and baseball diamonds each with one response.

Table A21: “What local government services are needed?”

Local gov’t services needed	Frequency	Percent	Valid Percent
Nothing	46	52.9	90.2
Park board	1	1.1	2.0
Upgrade park	1	1.1	2.0
Free city owned lots	1	1.1	2.0
Tax credits through city	1	1.1	2.0
Extra 1% sales tax	1	1.1	2.0
Baseball diamonds	1	1.1	2.0



Total responses	51	58.6	
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A question was posed about needed businesses that could be profitably offered in Underwood. Fifty individuals responded to this question. Of these respondents, 10.2 percent indicated no businesses were needed. A restaurant was mentioned by 55.9 percent of the respondents. The next highest response was a variety store with five responses or 8.5 percent. There were a number of responses garnering 5.1 percent, including motel, smoke free bar, hardware store, thrift store, and coffee kiosk.

Table A22: “What businesses are needed?”

Businesses needed	Frequency	Percent	Valid Percent
None	6	5.7	10.2
Restaurant	33	37.9	55.9
Variety store	5	5.7	8.5
Motel	3	3.4	5.1
Smoke free bar	3	3.4	5.1
Hardware store	3	3.4	5.1
Thrift store	3	3.4	5.1
Coffee kiosk	3	3.4	5.1
Clothing store	2	2.3	3.4
Hunting store	2	2.3	3.4
Dollar store	2	2.3	3.4
Car wash	2	2.3	3.4
Laundry facility	2	2.3	3.4
Mini mall	1	1.1	1.7
Supper club	1	1.1	1.7
Job openings	1	1.1	1.7
Alco Store	1	1.1	1.7
Business with updated items	1	1.1	1.7
Pizza-bar-grill	1	1.1	1.7
Bowling alley	1	1.1	1.7
Packaging local commodities	1	1.1	1.7
Good shoe store	1	1.1	1.7
Elect/plumb/heating	1	1.1	1.7

Craft/sewing store	1	1.1	1.7
Flower store	1	1.1	1.7
Fabrication shop	1	1.1	1.7
Keep lumber yard	1	1.1	1.7
Kid's recreation center	1	1.1	1.7
Professional services	1	1.1	1.7
C-store-longer hours	1	1.1	1.7
Conference center	1	1.1	1.7
Total	59	67.8	

Seventy individuals responded to a question about why no homes have been built on Westridge subdivision lots. The majority response was “don’t know or have no opinion” with 35 responses or 46.7 percent. This was followed by too expensive with 25 responses or 33.3 percent of the responses to this question. Poor location and too high of taxes each received five responses representing 6.7 percent each. There were numerous other individual responses.

Table A23: Why no Homes Built on Westridge

No homes - Westridge	Frequency	Percent	Valid Percent
Don't know/no opinion	35	40.2	46.7
Too expensive / more expensive than town lots	25	28.7	33.3
Poor location	5	5.7	6.7
Too high taxes	5	5.7	6.7
Lot would have sold on north side of golf course	1	1.1	1.3
No one wants to move to city with inconsistent services	2	2.3	2.7
People expect things for cheap	1	1.1	1.3
Lack of jobs	1	1.1	1.3
Not enough money	1	1.1	1.3
No demand	1	1.1	1.3
Dumb idea	1	1.1	1.3
No new people	1	1.1	1.3
Great idea, too long to develop	1	1.1	1.3
Poor marketing	1	1.1	1.3
Poor drainage	1	1.1	1.3
Lots are too small	1	1.1	1.3

Contractors are hard to find	1	1.1	1.3
Financing	1	1.1	1.3
Underwood doesn't offer enough	1	1.1	1.3
Total	75	86.2	

Fifty-four (54) survey respondents addressed the issue of which subdivision should Underwood focus efforts. Of those that answered this question, 57.7 percent had no opinion, while 19.7 percent indicated Repnow and 18.3 percent identified Westridge. There was one response each for poor investments, both, and need an area for modular homes.

Table A24: Focus on Repnow-Mees or Westridge Subdivision

Subdivision focus	Frequency	Percent	Valid Percent
No opinion	41	47.1	57.7
Repnow	14	16.1	19.7
Westridge	13	14.9	18.3
All are poor investments	1	1.1	1.4
Both	1	1.1	1.4
Area for modular home	1	1.1	1.4
Total	71	81.6	

The following table is a listing of reasons to favor one development over the other. Thus both developments have their supporters.

Table A25: Reasons For Focus on Repnow and Westridge Housing Developments

	Frequency
Repnow	
Less expensive lots	1
Smaller, lower maintenance	1
Privately owned	1
Handicap accessible	1
Westridge	
Location closer to activities	1
Better location	1
Area has better appearance	2
More cozy	1
Build one home, others will follow	1

City owned	1
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Sixty individuals responded to the question as to how could Underwood inspire employers to encourage employees to reside in Underwood. All suggestions are listed in the following table.

Table A26: How Underwood Employers Could Inspire Employees to Reside in Underwood

	Frequency
Don't know/no opinion	35
More businesses/update existing businesses	3
Small friendly community for families/close to jobs	3
Housing	4
Restaurants	2
Safe place	1
Free work shuttle	1
Impossible	1
Work together-welcome new businesses	1
Less taxes	1
Would rather live in larger community with more amenities	1
Subsidizing travel to work	1
Employment for spouses	1
Hunting/fishing	1
Tax rebates	1
Give businesses incentives to relocate here	1
Market to employers what Underwood has to offer	1
Hard working	1
Free advertising	1
Offer free utilities	1
Financial loan	1
Let people know of great school system	1

Sixty-four individuals responded to the question addressing additional restrictive covenants or ordinances. “Don’t know” or “have opinion” received 51 responses. Two answers had more than one response. These were “no more” with four responses and “no more pole barns” with two responses. There were several related responses addressing cleaning up the community and business district.

Table A27: Restrictive Covenants

	Frequency	Percent	Valid percent
Don't know/ no opinion	51	58.6	79.7
No more	4	4.6	6.3
No more pole barns	2	2.3	3.1
No smoking in bars	1	1.1	1.6

Certain parts of town cleaned up including downtown empty businesses	1	1.1	1.6
Enforce building codes in business district	1	1.1	1.6
I hate restrictions	1	1.1	1.6
Too many in place	1	1.1	1.6
Uphold/enforce current restrictions	1	1.1	1.6
None except for curfew	1	1.1	1.6
Spray weeds	1	1.1	1.6
Make people clean up property/finish projects	1	1.1	1.6
Total	64	73.6	

### Survey Demographics

The most populous age interval was those from 50 to 59 years with 29.9 percent of the respondents, followed by the 60 to 69 year old bracket with 26.9 percent. The mean age of the respondents was 57.2 years.

Table A28: Age Intervals

Age intervals	Frequency	Valid Percent
20 to 29	4	6.0
30 to 39	4	6.0
40 to 49	9	13.4
50 to 59	20	29.9
60 to 69	18	26.9
70 to 79	6	9.0
80 to 89	5	7.5
90 +	1	1.5

Approximately fifty-three (52.9) percent of the survey respondents were female. Approximately forty-seven (47.1) percent were male.

Table A29: Gender

Gender	Frequency	Valid Percent
Male	32	47.1
Female	36	52.9
Total	68	78.2

Fifty-two percent (51.9) of the respondents indicated they work full time, while 32.0 percent indicated they were retired. Multiple responses were received for this question.

Table A30: Employment Status

Employment status	Frequency	Valid Percent
Full time	42	51.9
Retired	26	32.0
Part-time	6	7.4
Multiple part-time	3	3.7
Disabled	4	4.9
Self-employed	1	1.2
Seasonal	1	1.2
Business owner	1	1.1
Total	81	

### Work-related Frequency Tables

Approximately seventy-two (71.7) percent of the respondents who answered the work location question indicated they work only in Underwood. Three (6.5 percent) farm.

Table A31: Work Location

City where work	Frequency	Valid percent
Underwood	33	71.7
Bismarck	2	4.3
Underwood-Turtle Lake	1	2.2

Underwood/TL/Washburn	1	2.2
Beulah	1	2.2
County/ rural / farming	3	6.5
Garrison	1	2.2
Hensler	1	2.2
Riverdale	1	2.2
Turtle Lake	1	2.2
Williston	1	2.2
Total	46	

When asked about commuting to work, a total of 52 people responded. Forty-four (44.2) percent of the respondents indicated their commute distance was from less than one mile each day. The next largest percentages, 19.2 percent each, indicated a commute of between 1 and 10 miles and 26 to 50 miles. One individual indicated a daily work commute of 160 miles. Sixty-nine (69.2) percent indicated a round trip of 20 miles or less.

**Table A32: Miles to Work Round Trip Each Day**

Miles	Frequency	Percent	Valid Percent	Cumulative Percent
Less than 1	23	26.4	44.2	44.2
1 to 10	10	11.5	19.2	63.5
11-20	3	3.4	5.8	69.2
26 – 50	10	11.5	19.2	88.5
51 – 75	1	1.1	1.9	90.4
76 – 100	2	2.3	3.8	94.2
101 +	3	3.4	5.8	100.0
Total	52	59.8		

A question was posed about the percent of household purchases that are made in Underwood. The mean of the responses was 57.4 percent. The largest response category was 61 to 70 percent of the purchases as expressed by 27.5 percent of the respondents.

**Table A33: Household Purchases in Underwood**

Percentage purchases	Frequency	Percent	Cumulative Percent
0 to 10	6	8.7	8.7
11 to 20	6	8.7	17.4
21 to 30	4	5.8	23.2
31 to 40	2	2.9	26.1

41 to 50	15	21.7	47.8
51 to 60	6	8.7	56.5
61 to 70	19	27.5	84.1
71 to 80	0	0	84.1
81 to 90	8	11.6	95.7
91 to 100	3	4.3	100
Total	69		

Income questions tend to be sensitive. Therefore, questions about income are often asked near the end of surveys.

The income interval that received the largest number of responses was the income interval over \$100,001 with 18.5 percent of the respondents. The next interval was \$30,001 to \$40,000 with 16.7 percent followed by \$40,001 to \$50,000 with 14.8 percent and \$50,001 to 60,000 with 13.0 percent of the respondents. Thirty (29.6) percent of the respondents indicated \$40,000 or less in household income.

Table A34: Total Household Income

Total household income in dollars	Frequency	Percent	Valid Percent	Cumulative Percent
Under 10,000	0	0	0	0
10,001 to 20,000	2	2.3	3.7	3.7
20,001 to 30,000	5	5.7	9.3	13.0
30,001 to 40,000	9	10.3	16.7	29.6
40,001 to 50,000	8	9.2	14.8	44.4
50,001 to 60,000	7	8.0	13.0	57.4
60,001 to 70,000	5	5.7	9.3	66.7
70,000 to 80,000	2	2.3	3.7	70.4
80,001 to 90,000	3	3.4	5.6	75.9
90,001 to 100,000	3	3.4	5.6	81.5
Over 100,001	10	11.5	18.5	100.0
Total	54			

Ten of the returned surveys included responses to a request for any “other housing comments.” These comments are listed in the following table.



Table A35: Other Housing Comments

Other housing comments	Frequency	Percent	Valid Percent
Small minded town with no future	1	1.1	8.3
Alco store, people would stop and shop uptown, when we had the V&S saw people from out of town shopping there and eating at VFW.	1	1.1	8.3
Great community-just need more to do and more businesses	1	1.1	8.3
Give job openings to people that need them- help the less fortunate	1	1.1	8.3
Need nicer homes and less expensive. Some need to be larger and remodeled	1	1.1	8.3
Need more home in \$80,000 - \$120,000 range for new families coming to town. Seems to be the price range everybody is looking for.	1	1.1	8.3
Pricing of houses are too high-why would a person buy a \$200,000 house that isn't finished. Why would you want to build in an area where you can only put a house that's a certain price range. We don't need a "gated" community. Let people build what they want	1	1.1	8.3
We have to pull together if we don't want Underwood to die	1	1.1	8.3
The city must have conveniences, Restaurants, entertainment, cash Wash- fulfill the needs of people. People must work together	1	1.1	8.3
I am a person who has moved from an outside community. If you are	1	1.1	8.3

my	not part of a certain group, you never really fit in. Another thing, many city officials don't realize that not all citizens of Underwood receive an income from the mine or plant.			
	This is a very confusing survey. In opinion you are using language or terms that the average resident won't understand.	1	1.1	8.3
Total		12	13.8	

### Crosstabs Tables

Crosstabs are a data presentation tool that juxtaposes categories of responses to categories of respondents. For example ages of respondents can be juxtaposed with levels of household income. The following crosstab tables report about categories of Underwood residents and housing-related issues.

**Age versus Household Income.** One-hundred percent (100.0) of the respondents in the age interval of 30-39 years had incomes over \$50,000, while eighty (80.0) percent of the age interval 50 to 59 years did. Fifty-seven percent (57.1 percent) of the age interval 40 to 49 years, and fifty (50.0) percent of the age interval 20 to 29 years had incomes over \$50,000. Thirty-six (35.7) percent of the age interval 60 to 69 had incomes of over \$50,000. The age brackets of 70 years and older reported no incomes over \$50,000.

Table A36: Age versus Household Income

Age	Total household income in dollars								Over \$80,001	Number	Over \$50,000
	Under \$10000	\$10,001 to \$20,000	\$20,001 to \$30,000	\$30,001 to \$40,000	\$40,001 to \$50,000	\$50,001 to \$60,000	\$60,001 to \$70,000	\$70,001 to \$80,000			
20 to 29	0%	0%	(1) 25.0%	0%	(1) 25.0%	0%	(1)25.0%	.0%	(1)25.0%	4	50.0%
30 to 39	0%	0%	0%	0%	0%	(1) 25.0%	0%	0%	(3)75.0%	4	100.0%
40 to 49	0%	(1)14.3%	0%	(2)28.6%	0%	0%	(1) 14.3%	(2)28.6%	(1)14.3%	7	57.1%
50 to 59	0%	0%	(1)6.7%	(1)6.7%	(1)6.7%	(3)20.0%	(1)6.7%	0%	(8)53.3%	15	80.0%
60 to 69	0%	(1)7.1%	0%	(3)21.4%	(5)35.7%	(2)14.3%	(2)14.3%	0%	(1)7.1%	14	35.7%
70 to 79	0%	0%	(1)50.0%	(1)50.0%	0%	0	0	0	0	2	0%
80 to 89	0%	0%	(1) 33.3%	(2)66.7%	0	0	0	0		3	0%

90+	0	0	0	0	0	0	0	0	0	0	0%
Total	0	2	4	9	7	6	5	2	14	49	
	0%	4.1%	8.2%	18.4%	14.3%	12.2%	10.2%	4.1%	28.6%		

**Age versus Housing Needs.** Of those that answered this question, the most pressing housing need was to buy a home. Moreover, desire to buy was registered by younger respondents than was a desire to sell a home.

Table A37: Age versus “I would like to....”

Desire	20 to 29	30 to 39	40 to 49	50 to 59	60 to 69	70 to 79	80 to 89
Remodel /addition	1	1		1	2		1
Make major repairs			1	2	1	1	
Buy home	1		2	3	2		
Sell home	0	0	0	2	1		1
Build home		1			1		
Rent an apartment	1						1
Live in assisted living					1		
Buy condo					1		
Move to more land	1			1			

**Age versus “I intend to relocate.”** Relocation intentions were present among all age brackets except the 80 to 89 years age bracket and the 90 plus age bracket. These people responded with a 100 percent intent to stay.

Table A38: Age versus “I intend to relocate.”

Age	Never	Yes
20 to 29	3 75.0%	1 25.0%
30 to 39	3 75.0%	1 25.0%
40 to 49	5 71.4%	2 28.6%
50 to 59	14 77.8%	4 22.2%
60 to 69	12 80.0%	3 20.0%
70 to 79	5 83.3%	1 16.7%
80 to 89	4 100.0%	0 0%
90 +	1 100.0%	0 0%

When asked about intentions to relocate, one-hundred (100.0) percent of the 20 to 29 and 40 to 49 age groups identified “in a different community.” There were few responses to this question.

Table A39: Age versus “Where Relocate”

Age	Same Community	Different Community	Don't know
20 to 29	0 0%	1 100.0%	
30 to 39	1 100.0%		
40 to 49		1 100.0%	

50 to 59	1	1	
	50.0%	50.0%	
60 to 69	1	0	1
	50.0%		50.0%
70 to 79	1	1	
	50.0%	50.0%	
Total	4	4	1

**Total Household Income versus Housing Satisfaction.** Those earning \$60,001 to \$70,000 are the most dissatisfied with their housing. Forty percent of those in this income category expressed dissatisfaction.

Table A40: Total Household Income versus Housing Satisfaction

			Satisfied with housing		Total
			Am satisfied with housing	Not satisfied with housing	
Total household income	Under 10,000	Count	0	0	0
		% within Total household income	0%	0%	0%
	10,001 to 20,000	Count	2	0	2
		% within Total household income	100.0%	0%	100.0%
	20,001 to 30,000	Count	4	1	5
		% within Total household income	80.0%	20.0	100.0%
	30,001 to 40,000	Count	6	1	7
		% within Total household income	85.7%	14.3%	100.0%
	40,001 to 50,000	Count	8	0	8

	% within Total household income	100.0%	0	100.0%
50,001 to 60,000	Count	6	0	6
	% within Total household income	100.0%	0	100.0%
60,001 to 70,000	Count	3	2	5
	% within Total household income	60.0%	40.0%	100.0%
70,001 to 80,000	Count	2	0	2
	% within Total household income	100.0%	0	100.0%
80,001 to 90,000	Count	3	0	3
	% within Total household income	100.0%		100.0%
90,001 +	Count	11	2	13
	% within Total household income	84.6%		100.0%
Total	Count	45	6	51

**Total Household Income versus “I intend to relocate.”** Those with incomes between \$70,001 and \$80,000 expressed the strongest intent to relocate.

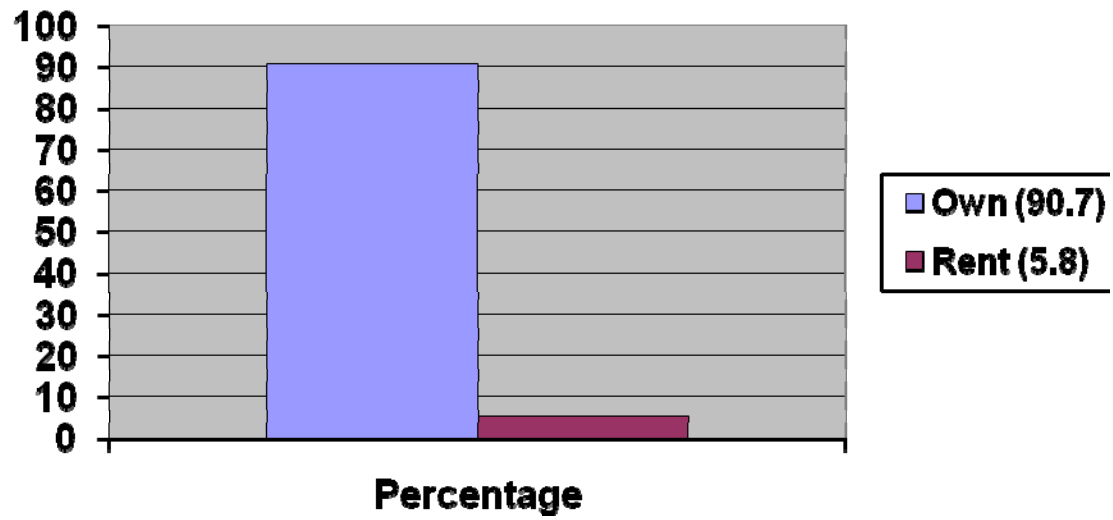
Table A41: Total Household Income versus “I intend to relocate.”

			Total		
			Never	Yes	
Total household income	Under 10000	Count	0	0	0
		% within Total household income	0	0	0
	10,001 to 20,000	Count	1	0	1
		% within Total household income	100.0%	0	100.0%
	20,001 to 30,000	Count	4	1	5

		% within Total household income	80.0%	20.0%	100.0%
	30,001 to 40,000	Count	7	1	8
		% within Total household income	87.5%	12.5%	100.0%
	40,001 to 50,000	Count	4	3	7
		% within Total household income	57.1%	42.9%	100.0%
	50,001 to 60,000	Count	5	2	7
		% within Total household income	71.4%	28.6%	100.0%
	60,001 to 70,000	Count	3	2	5
		% within Total household income	60.0%	40.0%	100.0%
	70,001 to 80,000	Count	1	1	2
		% within Total household income	50.0%	50.0%	100.0%
	80,001 to 90,000	Count	2	0	2
		% within Total household income	100.0%		100.0%
	90,001 +	Count	8	4	12
		% within total household income	66.7%	33.3%	100.0%
Total		Count	35	14	49

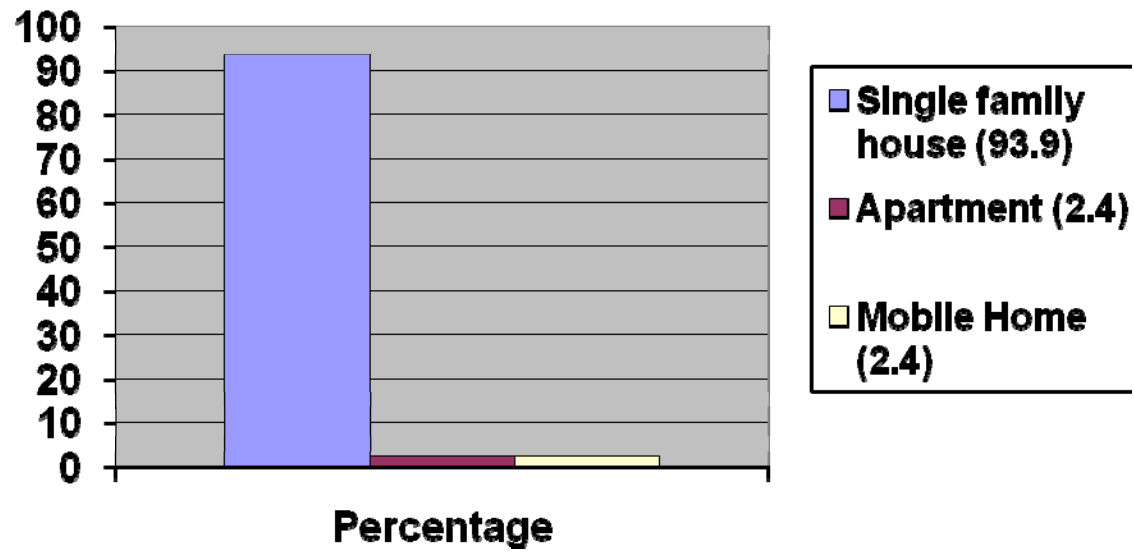
## Graphs of Selected Survey Results

### Own / Rent

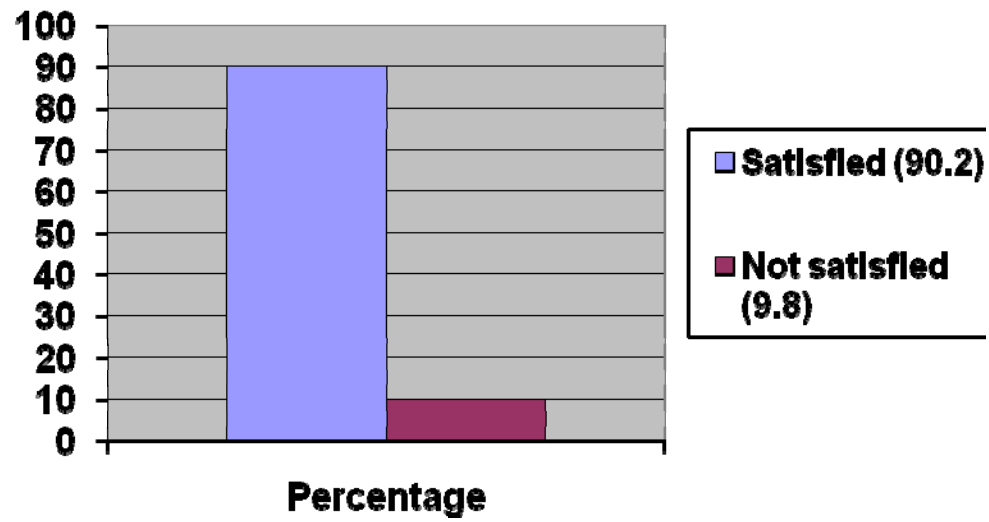




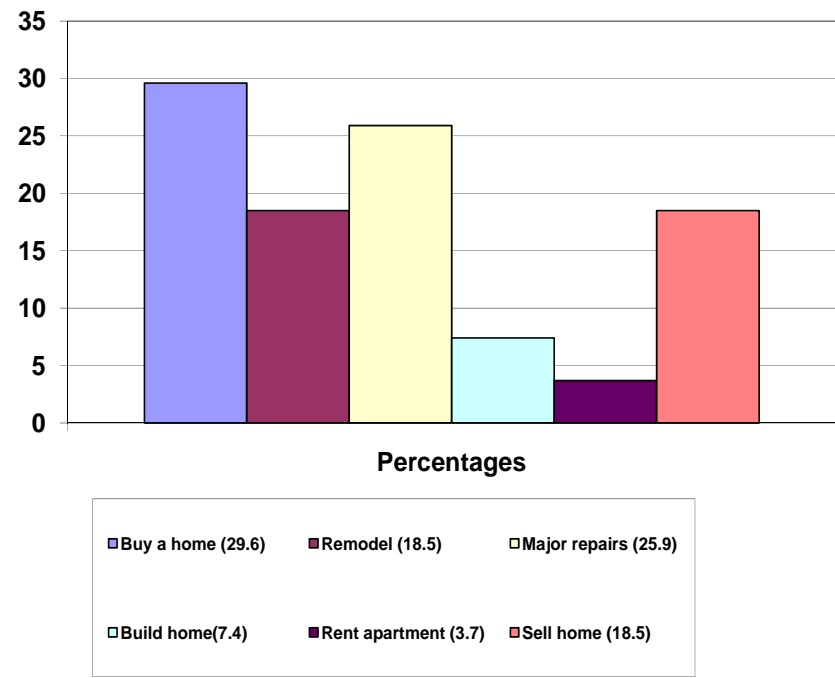
## Type of Residence



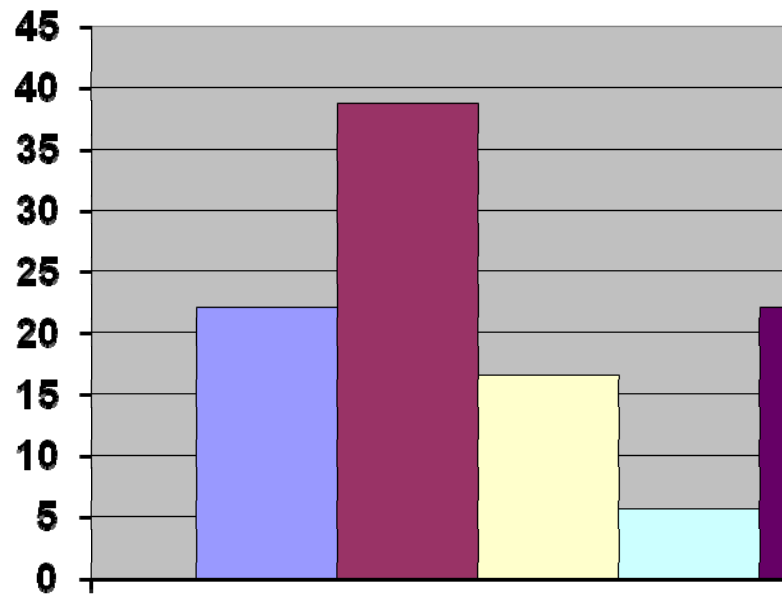
## Satisfied With Housing



## Would Like To



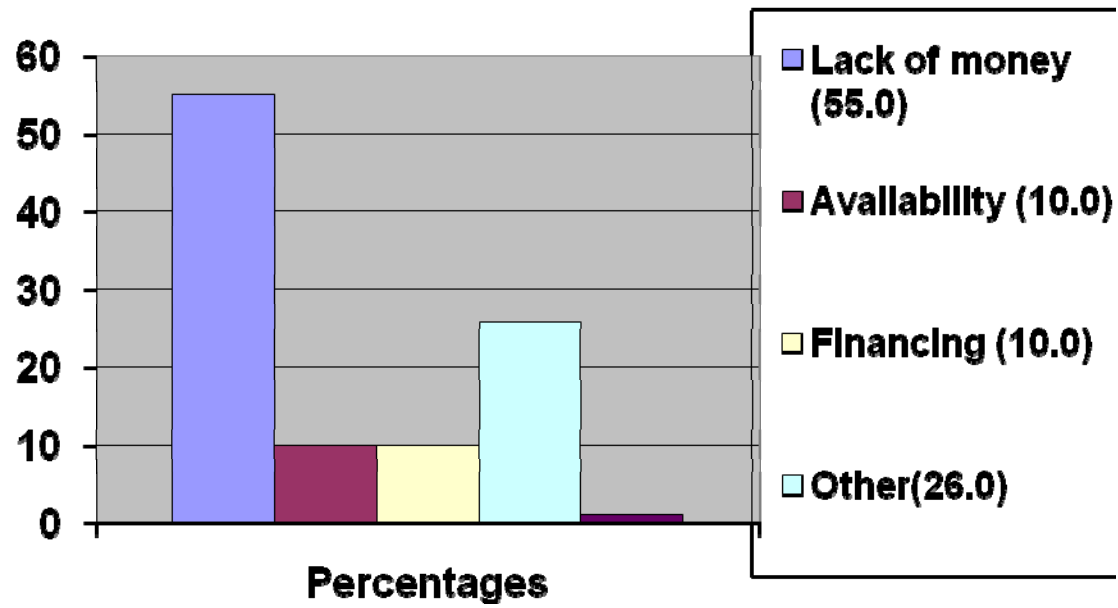
## Not Satisfied-Why



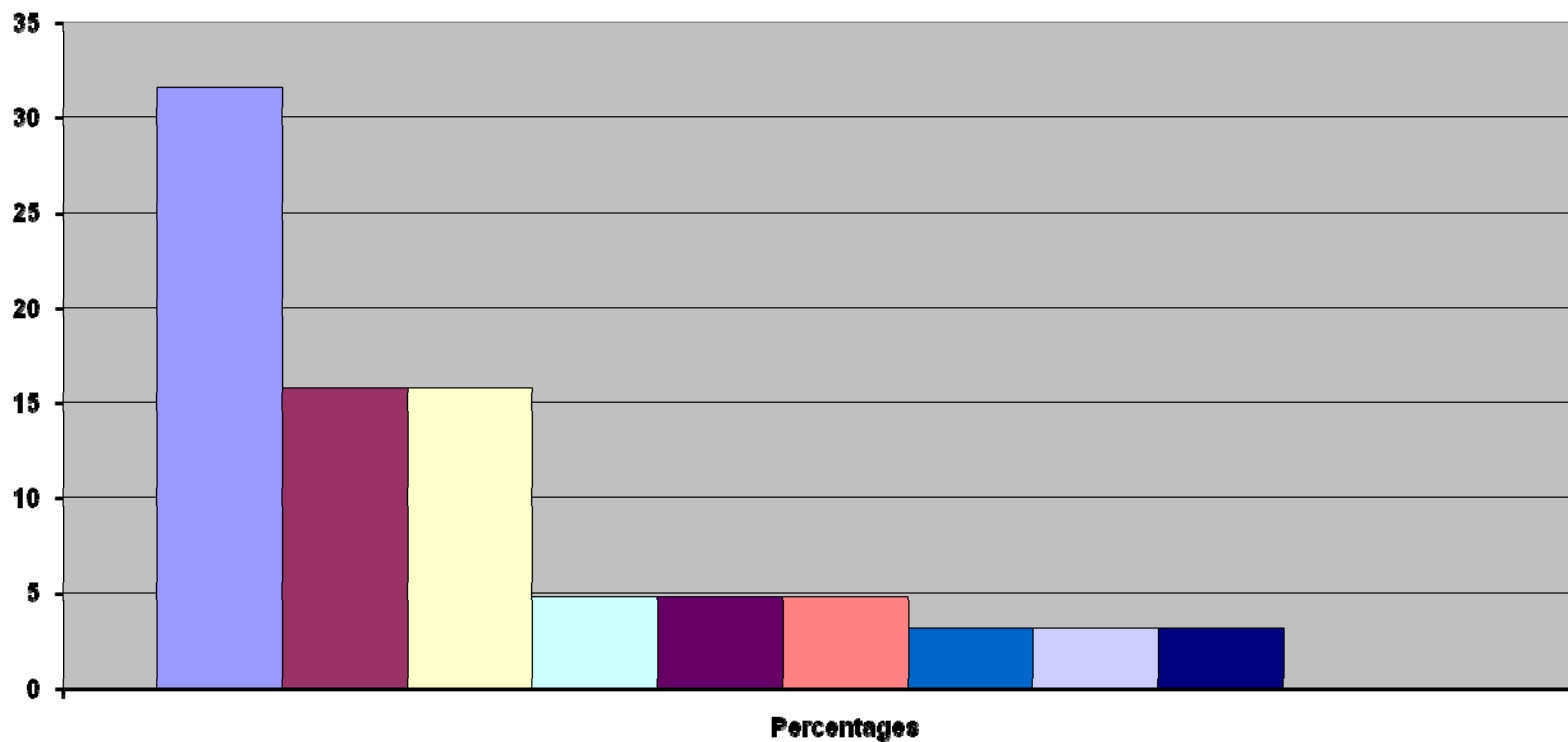
Percentages

- More room (22.2)
- Less upkeep (38.8)
- Less room (16.7)
- Washer/dryer repair (5.6)
- Modern amenities (22.2)

## What Prevents You



## Community Housing Needs



■ None (31.7)

■ Apartmetns(15.9)

■ Affordable housing(15.9)

■ More housing to rent(4.8)

■ New housing(4.8)

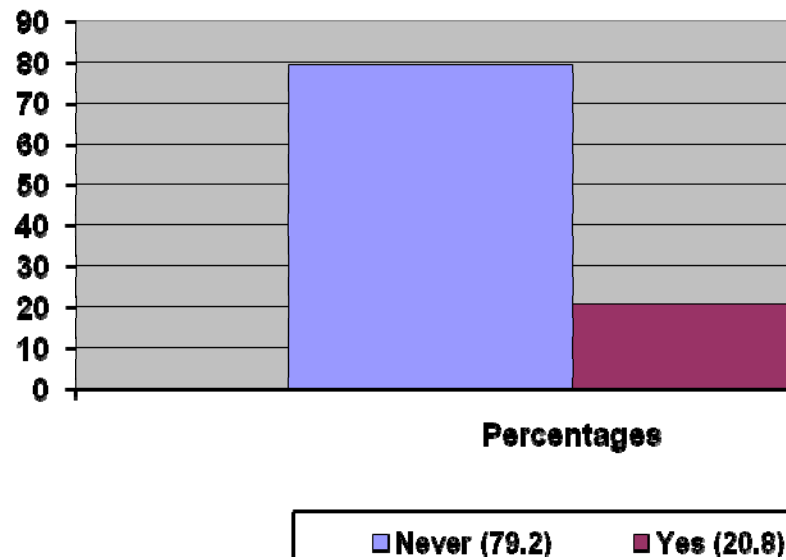
■ Housing for temporary(4.8)

■ More homes(3.2)

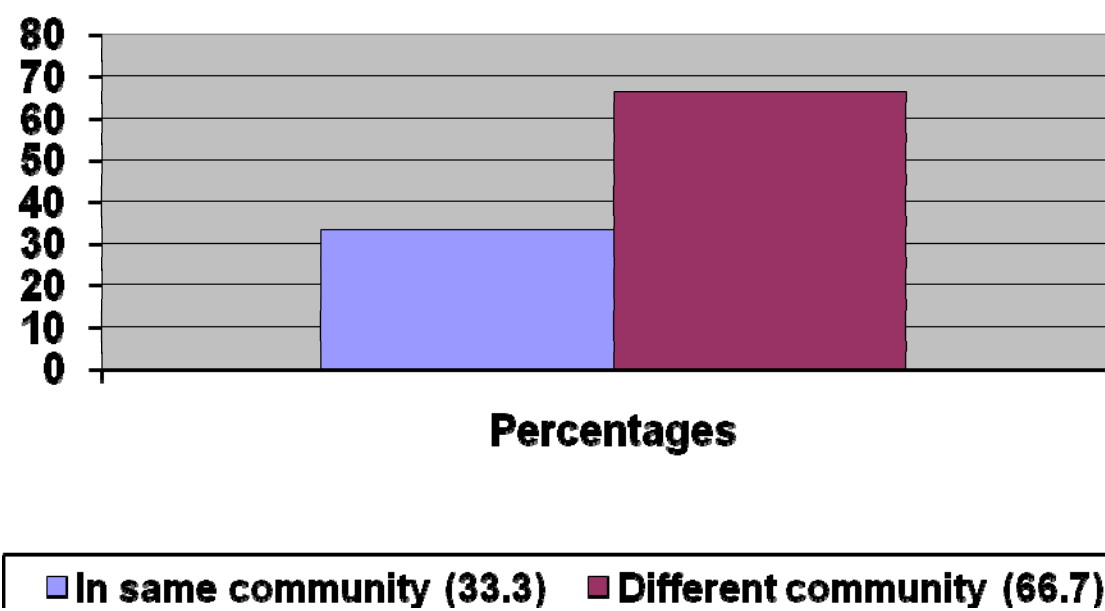
■ Alzheimer assisted living (3.2)

■ Condos with 1-level(3.2)

### Intend To Relocate



**Where Relocate (total respondents)**





## Appendix B: Underwood Area Mines and Synfuel (coal gasification) and Electric Generation Plants



- |  |                                 |
|--|---------------------------------|
| A. <a href="#">R.M. Heskett Station</a>        | 1. <a href="#">Falkirk Mine</a> |
| B. <a href="#">Coal Creek Station</a>          | 2. <a href="#">Center Mine</a>  |
| C. <a href="#">Milton R. Young Station</a>     | 3. <a href="#">Beulah Mine</a>  |
| D. <a href="#">Leland Olds Station</a>         | 4. <a href="#">Freedom Mine</a> |
| E. <a href="#">Stanton Station</a>             |                                 |
| F. <a href="#">Antelope Valley Station</a>     |                                 |
| G. <a href="#">Great Plains Synfuels Plant</a> |                                 |
| H. <a href="#">Coyote Station</a>              |                                 |

## A. R. M. Heskett Station

Two miles north of Mandan, ND. Two lignite-fired units. Owned and operated by Montana-Dakota Utilities Co.

Unit 1, operational in 1954, has a capacity of 25,000 kilowatts.

Unit 2, operational in 1963, has a capacity of 75,000 kilowatts. Unit 2 was retrofitted to a fluidized-bed combustor in 1987 and has the most operating hours of any utility-size fluidized-bed boiler in the United States.



## B1. Coal Creek Station

Located between Washburn and Underwood, ND, on U.S. highway 83. North Dakota's largest lignite-fired electric generating station, two units.

Owned and operated by Great River Energy, Elk River, MN. Each unit rated at 550,000 kilowatts.

Unit 1 operational in 1979. Unit 2 operational in 1981.



## B2. Blue Flint Ethanol



The Blue Flint Ethanol Plant is a joint venture between Great River Energy and Headwaters Incorporated, Blue Flint Ethanol has capacity of 50 million gallon per year using the dry mill ethanol technology. The plant is next to Great River Energy's Coal Creek Power Station.

## C. Milton R. Young Station

Five miles east, three miles south of Center, ND. Lignite-fired electric generating station, two units.

Operated by Minnkota Power Cooperative, Grand Forks, ND.

Unit 1 operational in 1970, rated at 250,000 kilowatts. Unit 2 (owned by Square Butte Electric Cooperative) operational in 1977, rated at 455,000 kilowatts.



## D. Leland Olds Station

One mile south, 3.5 miles east of Stanton, ND. Lignite-fired electric generating station. Owned and operated by Basin Electric Power Cooperative, Bismarck, ND.

Unit 1 operational in 1966, rated at 210,000 kilowatts. Unit 2 operational in 1975, rated at 440,000 kilowatts.



## E. Stanton Station

One mile south, 2.5 miles east of Stanton, ND.



Lignite-fired electric generating station. Owned and operated by Great River Energy, Elk River, MN.

One lignite-fired unit rated 202,000 kilowatts. Operational in 1966.

## **F. Antelope Valley Station**

Seven miles northwest of Beulah, ND. Lignite-fired electric generating station. Operated by Basin Electric Power Cooperative, Bismarck, ND. Two units, each rated at 450,000 kilowatts. Unit 1 operational in 1984. Unit 2 operational in 1986.

## **G. Great Plains Synfuels Plant**

Five miles northwest of Beulah, ND. Only commercial-size coal gasification plant in the United States.

Operated by Dakota Gasification Company (a subsidiary of Basin Electric Power Cooperative).





Produces 125 million cubic feet of natural gas per day, plus by-products such as phenol, anhydrous ammonia, ammonium sulfate, cresylic acid, nitrogen and krypton/xenon. Operational in 1984.

## **H. Coyote Station**

Two miles south of Beulah, ND. Lignite-fired electric generating station.

Operated by Otter Tail Power Company, Fergus Falls, MN (jointly owned with: Montana-Dakota Utilities Co., Bismarck, ND; Northern Municipal Power Agency, Thief River Falls, MN; Northwestern Public Service Company, Huron, SD).

One unit rated at 414,000 kilowatts. Operational in 1981.



## **1. Falkirk Mine**

Located near Underwood, ND.

Operated by The Falkirk Mining Company (a subsidiary of The North American Coal Corporation  
Dallas, TX), Underwood, ND. Supplies lignite to the Coal Creek Station.



## 2. Center Mine

Located two miles east, four miles south of Center, ND.

Owned and operated by BNI Coal, Ltd. Center, ND (a subsidiary of Minnesota Power Duluth, MN).

Supplies lignite to the Milton R. Young Station, Center, ND.



## 3. Beulah Mine

Scenic overlook located three miles south of Beulah, ND.

Owned and operated by the Dakota Westmoreland Corporation, Beulah, ND.

Supplies lignite to the Coyote Station and Heskett Station. Domestic lignite also available.





## 4. Freedom Mine

Operated by The Coteau Properties Company (a subsidiary of The North American Coal Corporation, Dallas, TX), Beulah, ND.

Supplies lignite to the Great Plains Synfuels Plant, Antelope Valley Station, Leland Olds Station and Stanton Station.

The largest lignite mine in the United States, operating two 120-cubic-yard draglines and a fleet of 200-ton overburden trucks.



### Appendix C: McLean County Property Transactions 2005—2009

Between January 1, 2005 and August 31, 2009 a total of 146 nontrivial arm's length property transactions were recorded by the McLean County Recorder's Office for Underwood and Riverdale properties. The records from this office include lot and block descriptions, grantor and grantee information, sales price, and date of record. In order to determine the property type and street address the McLean County Assessor's property site, <http://mclean.northdakotaassessors.com>, was searched. Not all recorded properties were found and the system appears to lack information on Coleharbor properties. Nonetheless, by cross matching the two sources a reasonable understanding of property sales and values is possible.

Table C1: Underwood and Riverdale Property Transactions 2005—2009

Count 2009-- 2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	8,9,10	4	Underwood Org. Town.	Unknown	82,000	63,600	4-plex	8/31/09	129%
2	R	11	7	Riverdale Org. Town.	410 2 <sup>nd</sup> St.	154,000	141,500	Single family 1949	8/31/09	109%
3	U	14	6	Parkwest Add.	601 Saylor St.	87,500	74,300	Single family 1978	7/30/09	118%
4	R	5	1	Riverdale Pelican 2 <sup>nd</sup> Add.		18,500	Unknown		8/05/09	
5	U	14,15	5	Underwood Org. Town.		100,000	Unknown		7/17/09	
6	U	1	22	Underwood Org. Town.	311 McKinley Ave.	10,000	20,700	Single family 1910	7/17/09	48%
7	C	7,8	10	Coleharbor Org. Town		65,000	Unknown		7/23/09	
8	U	5,6	2	Underwood Borchardt Add.	203 Borchardt Ave.	114,000	107,500	Single family 1976	7/23/09	106%
9	C	3,4	1	Coleharbor Eastside Add.		8,000	Unknown		7/30/09	
10	R	13	1	Riverdale Madison Add.		6,000	Unknown		6/01/09	
11	U	9,11,12	1	Underwood Borchardt Add.		6,000	6,500	Lots	6/08/09	92%
12	U	2	8	Underwood Org. Town.		8,500	Unknown		9/08/07	
13	R	11	17	Riverdale Org. Town.	318 5 <sup>th</sup> St.	30,000	34,800	Single family 1949	4/22/09	86%
14	U	8	8	Underwood Org. Town.	202 McKinley Ave.	95,000	90,600	Single family 1977	5/21/09	105%
15	U	6	10	Underwood Org. Town.	501 3 <sup>rd</sup> St.	25,000	28,600	Single family 1930	2/26/09	87%
16	U	7	2	Underwood Org. Town.		30,000	31,600	Commercial	2/18/09	95%
17	U	4	8	Underwood Org. Town.	205 Grant Ave.	21,500	31,900	Single family 1910	3/18/09	67%

18	U	4	23	Underwood Org. Town.	405 McKinley Ave.	86,500	81,300	Single family 1952	1/08/09	106%
19	U	23,24,25	3	Underwood Org. Town.		8,000	4,500	Lots	11/21/08	178%
20	U	1	5	Underwood Org. Town.		1,000	Unknown		8/16/08	
21	R	1	7	Riverdale Org. Town.	103 W. Missouri	157,000	144,300	Single family 1949	12/10/08	109%
22	R	5	2	Riverdale Washington Add.		30,000	22,600	Shed	10/30/08	133%
23	R	3,3A	12	Riverdale Org. Town.		95,000	90,600	Condo 1948	11/03/08	105%
24	R	9	14	Riverdale Org. Town.	110 4 <sup>th</sup> St.	98,100	95,800	Single family 1988	11/14/08	102%
25	U	3	2	Underwood Org. Town.	207 Roosevelt Ave.	77,000	79,900	Single family 1974	10/31/08	96%
26	U	6	14	Underwood Org. Town.	201 1 <sup>st</sup> St.	16,380	39,100	Single family 1908	10/6/08	42%
27	R	7	16	Riverdale Org. Town.	310 4 <sup>th</sup> St.	29,000	32,800	Single family 1949	8/27/08	88%
28	R	5	11	Riverdale Org. Town.	307 2 <sup>nd</sup> St.	32,000	32,800	Single family 1949	9/22/08	98%
29	R	5	11	Riverdale Org. Town.	307 2 <sup>nd</sup> St.	58,900	68,500	Single family 1949	9/24/08	86%
30	R	32	11	Riverdale Org. Town.	308 3 <sup>rd</sup> St.	61,000	54,900	Single family 1949	9/23/08	111%
31	U	11	7	Underwood Org. Town.	108 McKinley Ave.	7,500	23,500	Single family 1920	9/26/08	32%
32	R	12	3	Riverdale Madison Add.	322 6 <sup>th</sup> St.	24,000	46,200	Single family 1949	8/07/08	52%
33	R	36	11	Riverdale Org. Town.	316 3 <sup>rd</sup> St.	61,000	65,000	Single family 1949	6/18/08	94%
34	U	36,37,38	2	Underwood Houser Add.	North 1 <sup>st</sup> St.	140,000	117,000	Single family 1977	6/28/08	120%
35	R	3	1 less 53'	Riverdale Monroe Add.		30,000	20,100	Shed	6/02/08	149%
36	C	17	2	Coleharbor Eastside Add.		1,200	Unknown		6/20/08	
37	R	4	2	Riverdale Madison Add.		15,000	27,800	Shed	3/14/08	54%
38	U	9,10	2 W(2)	Underwood Org. Town.	406 Lincoln Ave.	35,000	35,600	Single family 1900	4/30/08	98%
39	U	12	4	Underwood Org. Town.	402 2 <sup>nd</sup> St.	12,500	12,800	Single family 1949	-----	98%
40	U	10,11,12	23	Underwood Org. Town.	606 4 <sup>th</sup> St.	58,000	71,300	Single family 1918	5/07/08	81%
41	R	4	13	Riverdale Org. Town.	403 2 <sup>nd</sup> St.	38,000	36,900	Single family 1949	4/29/08	103%
42	R	2	17	Riverdale Org. Town.	313 4 <sup>th</sup> St.	50,000	45,300	Single family 1949	5/21/08	110%

43	R	27	11	Riverdale Org. Town.	220 3 <sup>rd</sup> St.	140,000	125,000	Single family 1949	5/27/08	112%
44	R	9	9	Riverdale Org. Town.	110 2 <sup>nd</sup> St.	85,000	77,100	Single family 1949	5/28/08	110%
45	U	8	7	Underwood Org. Town.	102 McKinley Ave.	35,000	34,700	Single family 1948	4/16/08	101%
46	R	3,4	1	Pelican 2 <sup>nd</sup> Add.	405 W. Missouri	235,000	202,000	Single family 2001	3/04/08	116%
47	U	E 30' 4, W35' 5	30	Underwood Org. Town.	305 Hwy 14	80,000	74,600	Single family 1924	3/06/08	107%
48	U	1,2	6	Parkwest Add.	605 Saylor	4,250	164,200	Single family 2009	3/13/08	3%
49	U	2	3	Parkwest Add.	303 Kennedy St	77,400	70,500	Single family 1977	1/18/08	110%
50	R	5	16	Riverdale Org. Town.	302 4 <sup>th</sup> St.	40,000	44,700	Single family 1949	11/29/07	89%
51	U	4, W1/2 5	7	Underwood Org. Town.		1,200	5,600	Shed	11/27/07	21%
52	U	9,11,12	1	Underwood Borchardt Add.		3,000	Unknown		11/26/07	
53	U	6	3	Underwood Org. Town.	301 2 <sup>nd</sup> St.	35,500	33,700	Single family 1902	10/23/07	105%
54	R	5	11	Riverdale Org. Town.		32,000	Unknown		9/29/07	
55	U	1,4	1	Swanson Add.		80,000	43,200	Commercial	10/01/07	185%
56	U	W ½ 24		West Underwood	Saylor St.	145,000	111,400	Single family 1983	8/30/07	130%
57	R	13	2	Angler's Acres	312 8 <sup>th</sup> St.	38,000	33,400	Single family 1974	9/13/07	114%
58	U	15	6	Underwood Org. Town.	104 Grant Ave.	86,000	83,300	Single family 1976	9/20/07	103%
59	R	12	2	Angler's Acres	310 8 <sup>th</sup> St.	28,000	29,600	Single family 1976	9/27/07	95%
60	R	W ½ N ½ 3	2	Riverdale Monroe Add.		25,000	27,700	Shed	8/08/07	90%
61	C	11,12,13	2	Eastside Add.		6,500	Unknown		6/11/07	
62	R	10	9	Riverdale Org. Town.	112 2 <sup>nd</sup> St.	78,000	75,300	Single family 1949	8/17/07	104%
63	R	38	11	Riverdale Org. Town.	320 3 <sup>rd</sup> St.	59,000	57,100	Single family 1949	8/30/07	103%
64	U	W 190' 13		West Underwood	310 Saylor St.	127,500	122,400	Single family 1977	6/04/07	104%
65	U	28,29,30	3	Houser Add.		6,000	Unknown		6/05/07	
66	U	1,2,3,4,5	2	Houser Add.	20 Summit St.	34,000	35,900	Single family 1978	5/30/07	95%
67	R	11	3	Riverdale Madison Add.	612 Elm St.	26,000	15,700	Shed	6/08/07	166%
68	U	1,2,3,4,5	6	Underwood Org. Town.		30,000	20,900	Commercial	6/07/07	144%

69	R	8	11	City of Riverdale	301 2 <sup>nd</sup> St.	125,000	122,500	Single family 1949	5/07/07	102%
70	R	8	6	City of Riverdale	406 3 <sup>rd</sup> St.	14,500	129,700	Single family 2007	5/14/07	11%
71	R	Part 3	2	Monroe Add.		25,000	12,300	Shed	5/14/07	203%
72	U	3,4,5	1	Stewart First Add.		7,000	2,400	Lots	5/10/07	292%
73	U	6	9	City of Underwood	501 2 <sup>nd</sup> St.	60,000	63,800	Single family 1978	4/20/07	94%
74	U	6, Part 5	20	City of Underwood	101 McKinley	85,000	84,300	Single family 1975	4/06/07	101%
75	U	11,12	15	City of Underwood		92,500	Unknown		4/24/07	
76	U	8, Part 9	20	City of Underwood		85,000	Unknown		4/24/07	
77	U	8, Part 6	9	City of Underwood	303 Grant Ave.	13,000	29,600	Single family 1927	4/11/07	44%
78	R	3	1	Monroe Add.		28,000	Unknown		3/15/07	
79	U	14,15	1	City of Underwood		18,000	13,600	Commercial	3/07/07	132%
80	R	2 / 1,2	1 / 2	Monroe Add.		23,000	35,500	Commercial	2/06/07	65%
81	R	1	2	Monroe Add.		3,500	Unknown		10/26/06	
82	U	Part 2,3, Part 4	20	City of Underwood	107 McKinley Ave.	97,500	96,900	Single family 1977	1/11/07	101%
83	U	Part 10, 11	9	City of Underwood		7,500	3,200	Lot	11/21/06	234%
84	C	1,2,3,4	15	City of Coleharbor		11,500	Unknown		11/17/06	
85	U	Part 23		West Underwood	601 Summit St.	26,300	39,000	Single family 1900	8/10/06	67%
86	U	Part 21		West Underwood	509 Summit St.	113,000	110,400	Single family 1925	10/13/06	102%
87	U	18	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/27/06	26%
88	U	2	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/22/06	26%
89	U	3,4	4	Mees S. Terrace		2,000	Unknown		9/22/06	
90	R	6	12	City of Riverdale		38,000	20,000	Shed	9/18/06	190%
91	U	11	14	City of Underwood		48,450	Unknown		9/22/06	
92	R	5	1	Pelican Second Add.		13,500	16,200	Lot	9/18/06	83%
93	C	1,2, Part 3	3	City of Coleharbor		450.	Unknown		12/08/06	
94	C	Part 1, 2, 3	2	City of Coleharbor		61,200	Unknown		9/08/06	
95	R	3	2	Angler's Acres		5,000	4,900	Lot	6/07/06	102%
96	C	8/9	2	City of Coleharbor		17,000	Unknown		8/24/06	

97	R	Part 6,Part 7	14	City of Riverdale	106 4 <sup>th</sup> St.	90,500	81,500	Mgf. double-wide (single family home) 1996	9/21/06	111%
98	U	4	31	City of Underwood	204 Garfield St.	74,000	116,300	Single family 1981	8/10/06	64%
99	R	9	6	City of Riverdale		14,000	Unknown		7/28/06	
100	U	14	6	Parkwest Add.	601 Saylor St.	70,000	74,300	Single family 1978	8/1/06	94%
101	R	5	2	Angler's Acres	305 7 <sup>th</sup> St.	7,000	33,100	Mgf. single-wide (single family home) 1972	7/25/06	21%
102	U	1,2,3	4	City of Underwood	400 3 <sup>rd</sup> St.	85,000	112,400	Single family 1976	6/30/06	76%
103	R	3	12	City of Riverdale		25,000	Unknown		6/20/06	
104	R	2	1	Cottonwood Terrace		6,500	Unknown		6/12/06	
105	R	Part 4	17	City of Riverdale	305 4 <sup>th</sup> St.	57,000	53,200	Single family 1949	6/08/06	109%
106	U	23,24,25,26	2	Houser Add.	N. 1 <sup>st</sup> St.	32,000	38,600	Mfg single-wide (single family home) 1975	6/02/06	83%
107	R	8	1	Mariner Add.	301 8 <sup>th</sup> St.	55,000	44,200	Mfg single-wide (single family home) 1972	5/01/06	124%
108	U	11,12	12	City of Underwood	401 Lincoln	37,000	50,900	Single family 1903	3/29/06	73%
109	U	2,3	1	Swanson Add.		7000	Unknown		2/17/06	
110	R	19	11	City of Riverdale		44,000	Unknown		2/17/06	
111	U	5	1	Swanson Add.		3,500	2,800	Lot	2/12/06	125%
112	U	Part 16		West Underwood	407 Summit	3,000	12,600	Single family 1915	1/26/06	24%
113	U	11,12	25	City of Underwood	510 McKinley	6,000	10,800	Single family 1935	12/28/05	56%
114	U	8	30	City of Underwood		30,000	Unknown		12/20/05	
115	U	3	2	Borchardt Add.	Borchardt Ave.	15,000	28,200	Single family 1947	12/22/05	53%
116	R	4	9	City of Riverdale	104 Missouri Dr.	153,000	192,700	Single family 1949	12/13/05	79%
117	R	8	9	City of Riverdale		26,000	Unknown		10/18/05	
118	U	9, Part 10	9	City of Underwood		47,000	Unknown		10/24/05	

119	U	7	13	City of Underwood	300 Roosevelt Ave.	20,600	40,000	Single family 1954	10/18/05	52%
120	U	12	8	City of Underwood		32,000	Unknown		10/13/05	
121	R	6,7	6	City of Riverdale		19,000	12,500	Lots	10/19/05	152%
122	U	8	8	City of Underwood		65,900	Unknown		9/30/05	
123	U	7, Part 8	26	City of Underwood	500 Grant Ave.	14,000	27,500	Single family 1907	9/12/05	51%
124	R	11	1	CottonwoodTerrace		5,500	5,000	Lot	9/09/05	110%
125	C	2,3	12	City of Coleharbor		40,000	Unknown		2/17/03	
126	U	Part 17		West Underwood	410 Saylor	6,000	8,500	Mfg single-wide (single family home) 1975	6/28/05	71%
127	R	6	1	Monroe Add.		7000	Unknown		9/03/05	
128	U	4,5	2	City of Underwood	203 Roosevelt Ave.	11,000	24,400	Single family 1920	8/11/05	45%
129	R	19	13	City of Riverdale	120 3 <sup>rd</sup> St.	52,000	72,800	Single family 1949	8/01/05	71%
130	U	8	9	City of Underwood		23,000	Unknown		6/12/05	
131	U	Part 7	8	City of Underwood		0	1,900	Lot	7/14/05	0%
132	R	12,13,14	1	Cottonwood Terrace		15,000	12,900	Lots	6/28/05	116%
133	R	6,7,8	19	City of Riverdale		21,000	17,700	Lots	6/28/05	119%
134	R	2	13	City of Riverdale		80,000	Unknown		6/30/05	
135	U	8, Part 9	20	City of Underwood		44,000	Unknown		6/16/05	
136	U	4	23	City of Underwood		56,000	Unknown		6/14/05	
137	U	20C		West Underwood		2,000	35,700	Shed	5/26/05	6%
138	R	5	12	City of Riverdale		45,000	55,600	Commercial	5/16/05	81%
139	U	15	2	City of Underwood		3,000	Unknown		4/18/05	
140	C	7,8	9	City of Coleharbor		6,750	Unknown		4/18/05	
141	C	3	11	City of Coleharbor		900	Unknown		4/4/05	
142	U	Part 10, 11	24	City of Underwood	508 Borchardt	58,000	78,100	Single family 1978	3/17/05	74%
143	R	24	11	City of Riverdale	214 3 <sup>rd</sup> St.	56,500	75,700	Single family 1949	3/14/05	75%
144	U	4	5	Parkwest Add.	710 W. McKinley	67,500	95,600	Single family 1979	3/04/05	71%
145	R	2	9	City of Riverdale	103 1 <sup>st</sup> St.	90,095	124,600	Single family 1949	2/22/05	72%

146	U	Part 22		West Underwood	602 Saylor St.	95,000	\$118,400	Single family 1978	2/03/05	80%
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Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

For the 2005—2007 period Underwood's share of the transactions were 76 of the 146 transactions reported. The following table lists only Underwood property transactions.

Table C2: Underwood Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	8,9,10	4	Underwood Org. Town.	Unknown	82,000	63,600	4-plex	8/31/09	129%
2	U	14	6	Parkwest Add.	601 Saylor St.	87,500	74,300	Single family 1978	7/30/09	118%
3	U	14,15	5	Underwood Org. Town.		100,000	Unknown		7/17/09	
4	U	1	22	Underwood Org. Town.	311 McKinley Ave.	10,000	20,700	Single family 1910	7/17/09	48%
5	U	5,6	2	Underwood Borchardt Add.	203 Borchardt Ave.	114,000	107,500	Single family 1976	7/23/09	106%
6	U	9,11,12	1	Underwood Borchardt Add.		6,000	6,500	Lots	6/08/09	92%
7	U	2	8	Underwood Org. Town.		8,500	Unknown		9/08/07	
8	U	8	8	Underwood Org. Town.	202 McKinley Ave.	95,000	90,600	Single family 1977	5/21/09	105%
9	U	6	10	Underwood Org. Town.	501 3 <sup>rd</sup> St.	25,000	28,600	Single family 1930	2/26/09	87%
10	U	7	2	Underwood Org. Town.		30,000	31,600	Commercial	2/18/09	95%
11	U	4	8	Underwood Org. Town.	205 Grant Ave.	21,500	31,900	Single family 1910	3/18/09	67%
12	U	4	23	Underwood Org. Town.	405 McKinley Ave.	86,500	81,300	Single family 1952	1/08/09	106%
13	U	23,24,25	3	Underwood Org. Town.		8,000	4,500	Lots	11/21/08	178%
14	U	1	5	Underwood Org. Town.		1,000	Unknown		8/16/08	
15	U	3	2	Underwood Org. Town.	207 Roosevelt Ave.	77,000	79,900	Single family 1974	10/31/08	96%
16	U	6	14	Underwood Org. Town.	201 1 <sup>st</sup> St.	16,380	39,100	Single family 1908	10/6/08	42%
17	U	11	7	Underwood Org. Town.	108 McKinley Ave.	7,500	23,500	Single family 1920	9/26/08	32%
18	U	36,37,38	2	Underwood Houser Add.	North 1 <sup>st</sup> St.	140,000	117,000	Single family 1977	6/28/08	120%



19	U	9,10	2 W(2)	Underwood Org. Town.	406 Lincoln Ave.	35,000	35,600	Single family 1900	4/30/08	98%
20	U	12	4	Underwood Org. Town.	402 2 <sup>nd</sup> St.	12,500	12,800	Single family 1949	-----	98%
21	U	10,11,12	23	Underwood Org. Town.	606 4 <sup>th</sup> St.	58,000	71,300	Single family 1918	5/07/08	81%
22	U	8	7	Underwood Org. Town.	102 McKinley Ave.	35,000	34,700	Single family 1948	4/16/08	101%
23	U	E 30' 4, W35' 5	30	Underwood Org. Town.	305 Hwy 14	80,000	74,600	Single family 1924	3/06/08	107%
24	U	1,2	6	Parkwest Add.	605 Saylor	4,250	164,200	Single family 2009	3/13/08	3%
25	U	2	3	Parkwest Add.	303 Kennedy St	77,400	70,500	Single family 1977	1/18/08	110%
26	U	4, W1/2 5	7	Underwood Org. Town.		1,200	5,600	Shed	11/27/07	21%
27	U	9,11,12	1	Underwood Borchardt Add.		3,000	Unknown		11/26/07	
28	U	6	3	Underwood Org. Town.	301 2 <sup>nd</sup> St.	35,500	33,700	Single family 1902	10/23/07	105%
29	U	1,4	1	Swanson Add.		80,000	43,200	Commercial	10/01/07	185%
30	U	W ½ 24		West Underwood	Saylor St.	145,000	111,400	Single family 1983	8/30/07	130%
31	U	15	6	Underwood Org. Town.	104 Grant Ave.	86,000	83,300	Single family 1976	9/20/07	103%
32	U	W 190' 13		West Underwood	310 Saylor St.	127,500	122,400	Single family 1977	6/04/07	104%
33	U	28,29,30	3	Houser Add.		6,000	Unknown		6/05/07	
34	U	1,2,3,4,5	2	Houser Add.	20 Summit St.	34,000	35,900	Single family 1978	5/30/07	95%
35	U	1,2,3,4,5	6	Underwood Org. Town.		30,000	20,900	Commercial	6/07/07	144%
36	U	3,4,5	1	Stewart First Add.		7,000	2,400	Lots	5/10/07	292%
37	U	6	9	City of Underwood	501 2 <sup>nd</sup> St.	60,000	63,800	Single family 1978	4/20/07	94%
38	U	6, Part 5	20	City of Underwood	101 McKinley	85,000	84,300	Single family 1975	4/06/077	101%
39	U	11,12	15	City of Underwood		92,500	Unknown		4/24/07	
40	U	8, Part 9	20	City of Underwood		85,000	Unknown		4/24/07	
41	U	8, Part 6	9	City of Underwood	303 Grant Ave.	13,000	29,600	Single family 1927	4/11/07	44%
42	U	14,15	1	City of Underwood		18,000	13,600	Commercial	3/07/07	132%
43	U	Part 2,3, Part 4	20	City of Underwood	107 McKinley Ave.	97,500	96,900	Single family 1977	1/11/07	101%
44	U	Part 10, 11	9	City of Underwood		7,500	3,200	Lot	11/21/06	234%

45	U	Part 23		West Underwood	601 Summit St.	26,300	39,000	Single family 1900	8/10/06	67%
46	U	Part 21		West Underwood	509 Summit St.	113,000	110,400	Single family 1925	10/13/06	102%
47	U	18	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/27/06	26%
48	U	2	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/22/06	26%
49	U	3,4	4	Mees S. Terrace		2,000	Unknown		9/22/06	
50	U	11	14	City of Underwood		48,450	Unknown		9/22/06	
51	U	4	31	City of Underwood	204 Garfield St.	74,000	116,300	Single family 1981	8/10/06	64%
52	U	14	6	Parkwest Add.	601 Saylor St.	70,000	74,300	Single family 1978	8/1/06	94%
53	U	1,2,3	4	City of Underwood	400 3 <sup>rd</sup> St.	85,000	112,400	Single family 1976	6/30/06	76%
54	U	23,24,25,26	2	Houser Add.	N. 1 <sup>st</sup> St.	32,000	38,600	Mfg single-wide (single family home) 1975	6/02/06	83%
55	U	11,12	12	City of Underwood	401 Lincoln	37,000	50,900	Single family 1903	3/29/06	73%
56	U	2,3	1	Swanson Add.		7000	Unknown		2/17/06	
57	U	5	1	Swanson Add.		3,500	2,800	Lot	2/12/06	125%
58	U	Part 16		West Underwood	407 Summit	3,000	12,600	Single family 1915	1/26/06	24%
59	U	11,12	25	City of Underwood	510 McKinley	6,000	10,800	Single family 1935	12/28/05	56%
60	U	8	30	City of Underwood		30,000	Unknown		12/20/05	
61	U	3	2	Borchardt Add.	Borchardt Ave.	15,000	28,200	Single family 1947	12/22/05	53%
62	U	9, Part 10	9	City of Underwood		47,000	Unknown		10/24/05	
63	U	7	13	City of Underwood	300 Roosevelt Ave.	20,600	40,000	Single family 1954	10/18/05	52%
64	U	12	8	City of Underwood		32,000	Unknown		10/13/05	
65	U	8	8	City of Underwood		65,900	Unknown		9/30/05	
66	U	7, Part 8	26	City of Underwood	500 Grant Ave.	14,000	27,500	Single family 1907	9/12/05	51%
67	U	Part 17		West Underwood	410 Saylor	6,000	8,500	Mfg single-wide (single family home) 1975	6/28/05	71%
68	U	4,5	2	City of Underwood	203 Roosevelt Ave.	11,000	24,400	Single family 1920	8/11/05	45%
69	U	8	9	City of Underwood		23,000	Unknown		6/12/05	

70	U	Part 7	8	City of Underwood		0	1,900	Lot	7/14/05	0%
71	U	8, Part 9	20	City of Underwood		44,000	Unknown		6/16/05	
72	U	4	23	City of Underwood		56,000	Unknown		6/14/05	
72	U	20C		West Underwood		2,000	35,700	Shed	5/26/05	6%
73	U	15	2	City of Underwood		3,000	Unknown		4/18/05	
74	U	Part 10, 11	24	City of Underwood	508 Borchardt	58,000	78,100	Single family 1978	3/17/05	74%
75	U	4	5	Parkwest Add.	710 W. McKinley	67,500	95,600	Single family 1979	3/04/05	71%
76	U	Part 22		West Underwood	602 Saylor St.	95,000	\$118,400	Single family 1978	2/03/05	80%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

During the 2005—2009 period only one multi-family transaction, two manufactured home transactions, four commercial transactions, and eight lot transactions could be fully confirmed and thus only limited conclusions can be made.

The eight lot transactions provide some level of confidence. Here an individual lot ranged in value (i.e., sales price) from \$1,000 to \$5,000 and the average lot sales price based on seven lot sales was \$2,259.

Table C3: Underwood Multi-family Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	8,9,10	4	Underwood Org. Town.	Unknown	82,000	63,600	4-plex	8/31/09	129%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

Table C4: Underwood Manufactured Single Family Home Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	23,24,25,26	2	Houser Add.	N. 1 <sup>st</sup> St.	32,000	38,600	Mfg single-wide (single family home) 1975	6/02/06	83%
2	U	Part 17		West Underwood	410 Saylor	6,000	8,500	Mfg single-wide (single family home) 1975	6/28/05	71%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

Table C5: Underwood Commercial Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	7	2	Underwood Org. Town.		30,000	31,600	Commercial	2/18/09	95%
2	U	1,4	1	Swanson Add.		80,000	43,200	Commercial	10/01/07	185%
3	U	1,2,3,4,5	6	Underwood Org. Town.		30,000	20,900	Commercial	6/07/07	144%
4	U	14,15	1	City of Underwood		18,000	13,600	Commercial	3/07/07	132%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

Table C6: Underwood Building Lot Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	9,11,12	1	Underwood Borchardt Add.		6,000	6,500	Lots	6/08/09	92%
2	U	23,24,25	3	Underwood Org. Town.		8,000	4,500	Lots	11/21/08	178%
3	U	3,4,5	1	Stewart First Add.		7,000	2,400	Lots	5/10/07	292%
4	U	Part 10, 11	9	City of Underwood		7,500	3,200	Lot	11/21/06	234%
5	U	18	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/27/06	26%
6	U	2	4	Mees S. Terrace	Marian Dr.	1,000	3,800	Lot	9/22/06	26%
7	U	5	1	Swanson Add.		3,500	2,800	Lot	2/12/06	125%
8	U	Part 7	8	City of Underwood		0	1,900	Lot	7/14/05	0%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer

Forty-two verified stick-built single family home transactions were recorded between 2005 and 2009. The average home's sales price was \$52, 224 and home sales prices ranged from \$3,000 to \$145,000. The median sales price for these 42 homes was \$58,000.

Table C7: Underwood Single Family (Stick-built) Property Transactions 2005—2009

Count 2009--2005	City	Lot Number	Block Number	Addition	Address	Sales Price in Dollars	Assessor's True and Fair Value	Property Type Year Built	Date	Ratio Sales Price to Assessor's Value
1	U	14	6	Parkwest Add.	601 Saylor St.	87,500	74,300	Single family	7/30/09	118%

								1978		
2	U	1	22	Underwood Org. Town.	311 McKinley Ave.	10,000	20,700	Single family 1910	7/17/09	48%
3	U	5,6	2	Underwood Borchardt Add.	203 Borchardt Ave.	114,000	107,500	Single family 1976	7/23/09	106%
4	U	8	8	Underwood Org. Town.	202 McKinley Ave.	95,000	90,600	Single family 1977	5/21/09	105%
5	U	6	10	Underwood Org. Town.	501 3 <sup>rd</sup> St.	25,000	28,600	Single family 1930	2/26/09	87%
6	U	4	8	Underwood Org. Town.	205 Grant Ave.	21,500	31,900	Single family 1910	3/18/09	67%
7	U	4	23	Underwood Org. Town.	405 McKinley Ave.	86,500	81,300	Single family 1952	1/08/09	106%
8	U	3	2	Underwood Org. Town.	207 Roosevelt Ave.	77,000	79,900	Single family 1974	10/31/08	96%
9	U	6	14	Underwood Org. Town.	201 1 <sup>st</sup> St.	16,380	39,100	Single family 1908	10/6/08	42%
10	U	11	7	Underwood Org. Town.	108 McKinley Ave.	7,500	23,500	Single family 1920	9/26/08	32%
11	U	36,37,38	2	Underwood Houser Add.	North 1 <sup>st</sup> St.	140,000	117,000	Single family 1977	6/28/08	120%
12	U	9,10	2 W(2)	Underwood Org. Town.	406 Lincoln Ave.	35,000	35,600	Single family 1900	4/30/08	98%
13	U	12	4	Underwood Org. Town.	402 2 <sup>nd</sup> St.	12,500	12,800	Single family 1949	-----	98%
14	U	10,11,12	23	Underwood Org. Town.	606 4 <sup>th</sup> St.	58,000	71,300	Single family 1918	5/07/08	81%
15	U	8	7	Underwood Org. Town.	102 McKinley Ave.	35,000	34,700	Single family 1948	4/16/08	101%
16	U	E 30' 4, W35' 5	30	Underwood Org. Town.	305 Hwy 14	80,000	74,600	Single family 1924	3/06/08	107%
17	U	1,2	6	Parkwest Add.	605 Saylor	4,250	164,200	Single family 2009	3/13/08	3%
18	U	2	3	Parkwest Add.	303 Kennedy St	77,400	70,500	Single family 1977	1/18/08	110%
19	U	6	3	Underwood Org. Town.	301 2 <sup>nd</sup> St.	35,500	33,700	Single family 1902	10/23/07	105%
20	U	W ½ 24		West Underwood	Saylor St.	145,000	111,400	Single family 1983	8/30/07	130%
21	U	15	6	Underwood Org. Town.	104 Grant Ave.	86,000	83,300	Single family 1976	9/20/07	103%
22	U	W 190' 13		West Underwood	310 Saylor St.	127,500	122,400	Single family 1977	6/04/07	104%
23	U	1,2,3,4,5	2	Houser Add.	20 Summit St.	34,000	35,900	Single family 1978	5/30/07	95%
24	U	6	9	City of Underwood	501 2 <sup>nd</sup> St.	60,000	63,800	Single family 1978	4/20/07	94%
25	U	6, Part 5	20	City of Underwood	101 McKinley	85,000	84,300	Single family	4/06/07	101%

								1975		
26	U	8, Part 6	9	City of Underwood	303 Grant Ave.	13,000	29,600	Single family 1927	4/11/07	44%
27	U	Part 2,3, Part 4	20	City of Underwood	107 McKinley Ave.	97,500	96,900	Single family 1977	1/11/07	101%
28	U	Part 23		West Underwood	601 Summit St.	26,300	39,000	Single family 1900	8/10/06	67%
29	U	Part 21		West Underwood	509 Summit St.	113,000	110,400	Single family 1925	10/13/06	102%
30	U	4	31	City of Underwood	204 Garfield St.	74,000	116,300	Single family 1981	8/10/06	64%
31	U	14	6	Parkwest Add.	601 Saylor St.	70,000	74,300	Single family 1978	8/1/06	94%
32	U	1,2,3	4	City of Underwood	400 3 <sup>rd</sup> St.	85,000	112,400	Single family 1976	6/30/06	76%
33	U	11,12	12	City of Underwood	401 Lincoln	37,000	50,900	Single family 1903	3/29/06	73%
34	U	Part 16		West Underwood	407 Summit	3,000	12,600	Single family 1915	1/26/06	24%
35	U	11,12	25	City of Underwood	510 McKinley	6,000	10,800	Single family 1935	12/28/05	56%
36	U	3	2	Borchardt Add.	Borchardt Ave.	15,000	28,200	Single family 1947	12/22/05	53%
37	U	7	13	City of Underwood	300 Roosevelt Ave.	20,600	40,000	Single family 1954	10/18/05	52%
38	U	7, Part 8	26	City of Underwood	500 Grant Ave.	14,000	27,500	Single family 1907	9/12/05	51%
39	U	4,5	2	City of Underwood	203 Roosevelt Ave.	11,000	24,400	Single family 1920	8/11/05	45%
40	U	Part 10, 11	24	City of Underwood	508 Borchardt	58,000	78,100	Single family 1978	3/17/05	74%
41	U	4	5	Parkwest Add.	710 W. McKinley	67,500	95,600	Single family 1979	3/04/05	71%
42	U	Part 22		West Underwood	602 Saylor St.	95,000	\$118,400	Single family 1978	2/03/05	80%

Source: McLean County Record's Office; McLean County Assessor's Office; Ondracek & Witwer