

Affordable Housing Policies for Essential Service Workers in Oil Impacted Communities of the Bakken Region

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Purpose of the Study

Compare housing conditions and understand challenges for essential service workers in three oil-impacted communities in North Dakota (Belfield, Ray and Watford City), and three periphery communities in South Dakota (Belle Fourche, Lemmon and Buffalo). In addition, the study examined the suitability of affordable housing mechanisms in other regions.



North Dakota



South Dakota

Methodology

Personal interviews in six communities from multiple informant groups including real estate agents, management companies, builders and contractors, public and city administrators, and local business owners.



Mobile home, trailer, and modular housing in Buffalo, SD.



Dilapidated housing in Lemmon, SD.



New housing development in Belle Fourche, SD.

Watford City, ND rental housing complex.



Trailer used as teacher housing in Belfield, ND.



Duplex built for teachers in Belfield, ND.



The Current Situation

Cyclical trends in oil development – building has slowed
Break-even price of oil/barrel in highest producing counties - \$29-\$41
Break even price of oil/barrel in periphery counties - \$73-\$77
Current price of oil/barrel - \$45.65 (10.29.15)
Mini-boom/mini-bust concept
Rental housing decreases by \$200-\$300
Land prices remain high

Questions?

References

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