

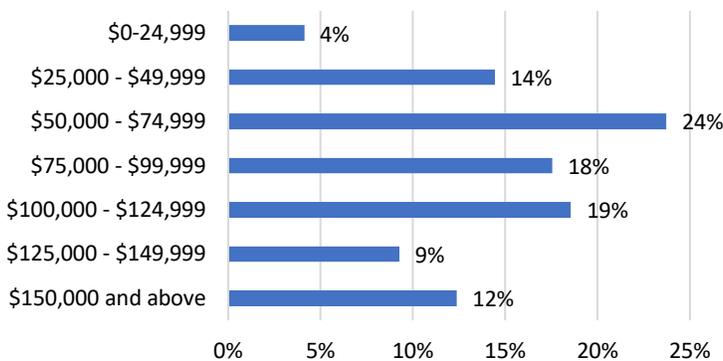
EAST RANGE JOINT POWERS BOARD HOUSING SURVEY SUMMARY – NOVEMBER 2021

The East Range Joint Powers Board, in conjunction with Iron Range Resources & Rehabilitation and a potential housing developer, conducted a community survey to assess the needs of current and future East Range residents. In this context, the East Range is defined as the ERJPB’s service area which is made up of the cities of Aurora, Biwabik, and Hoyt Lakes, and the town of White. The survey was available online and was open from November 4 through November 19, 2021.

SECTION 1: BACKGROUND INFORMATION

The survey collected 131 total responses, with 119 (91%) of respondents indicating they currently live in, or are interested in, living in an East Range community. When asked how long residents have been living in the area, responses ranged from 3 months to 74 years. Survey participants showed a variety of income levels, with 101 participants reporting they are currently employed.

What is your approximate annual household income?



Are you able to work remotely?

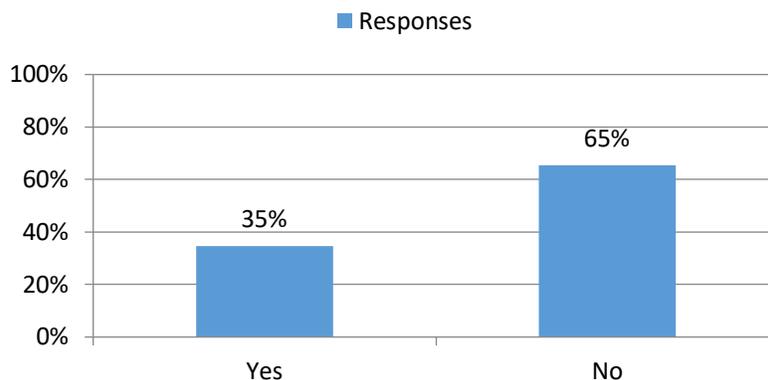
No	49 responses
Yes	21 responses

Comments:

- “I have the capability to work remotely but at this time my employer does not allow it.”
- “No, due to lack of high-speed internet”
- “Yes but have to use a hotspot for internet connection.”

Next, participants were asked to share information on why they chose to locate in the community, and future plans to remain on the East Range.

Did you move to the East Range because of a career opportunity?



If not for a career opportunity, why did you move to, or are considering moving to, the East Range?

"I married an Aurora resident and we elected to consolidate our households in her Aurora residence."

"I have lived here most of my life, grew up here, have family here. If not for my family I would not have moved back."

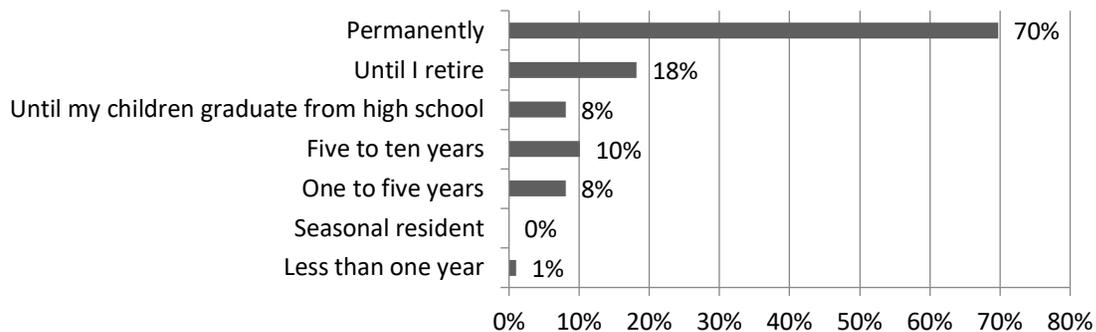
"We wanted to be near or on a lake and near a high performing school with sports."

"Lived here all my life."

"Because it's beautiful, peaceful, full of nature."

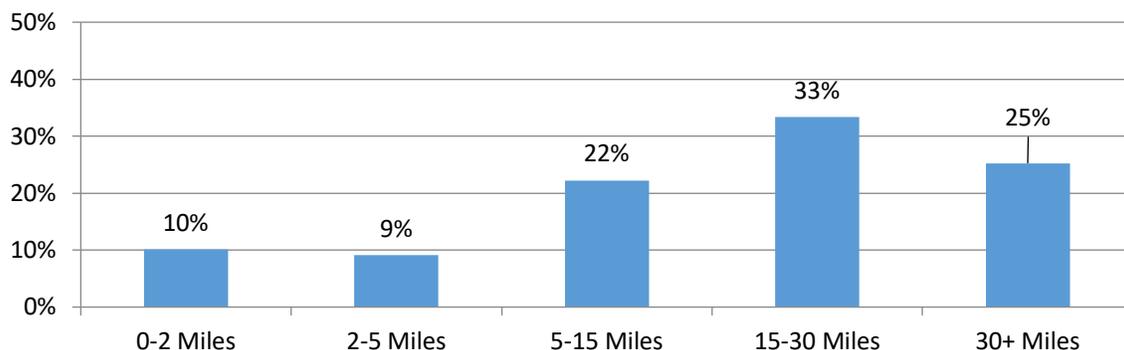
Seventy percent (70%) of respondents expressed interest in settling on the East Range permanently, with an additional 18% desiring to remain in the area throughout their working years.

How long do you think you will stay in a residence on the East Range?



Respondents were also asked about commute preferences. Over half of respondents show a willingness to commute 15+ miles to attend work and school, as well as to enjoy other amenities.

How far from your home are you willing to commute to work/school/amenities?



SECTION 2: CURRENT HOUSING

85 of 88 (97% of those who answered this question) reported owning their homes, while 3% identified as renters. When asked if they were living with any **non-family members**, the overwhelming majority (95%) reported they are living with family.

How many bedrooms are in your current residence? (91 responses)
• 1 bedroom - 0
• 2 bedrooms - 23
• 3 bedrooms - 47
• 4 bedrooms - 17
• 5 bedrooms - 3
• 6 bedrooms - 1

How many bathrooms are in your current residence? (91 responses)
• 1 bathroom - 23
• 1.5 bathrooms - 8
• 2 bathrooms - 40
• 2.5 bathrooms - 3
• 3 bathrooms - 15
• 3.5+ bathrooms - 2

Next, participants were asked to share the amount they are **most comfortable paying in monthly rent/mortgage**. There were 72 responses to this question, showing a range varying from \$200-\$2,900 per month. Based on those who responded, an average monthly cost of \$1,000 was the most frequently mentioned amount that folks are **most comfortable** paying, with 13 responses stating that amount specifically.

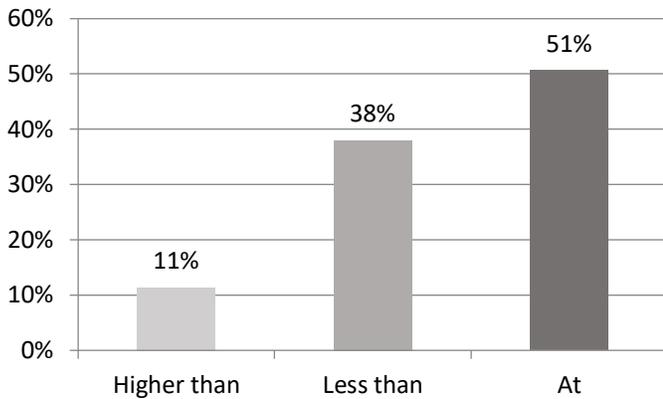
Participants were also asked about their **current monthly rent or mortgage payment**. The vast majority of those who responded to this question stated that they currently do not have a monthly housing expense, suggesting a higher response rate from homeowners who have satisfied their mortgages.

Monthly Housing Cost – <i>Amount Most Comfortable</i> Paying	Responses
No monthly rent/mortgage	9
\$1-500	16
\$501-700	16
\$701-999	12
\$1,000-1,200	15
\$1,201-1500	10
\$1,501-1,800	0
\$1,800+	3

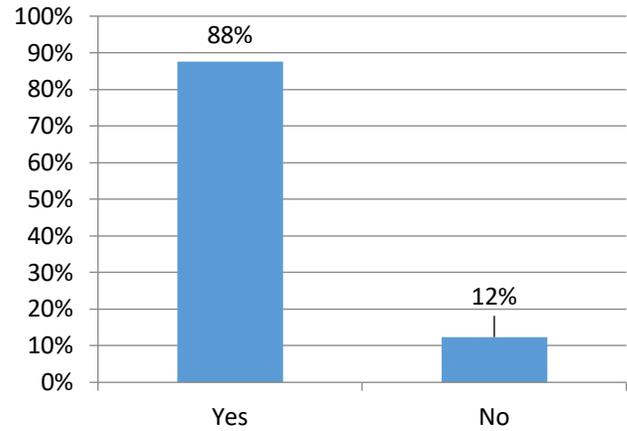
Monthly Housing Cost – <i>Amount Currently</i> Paying	Responses
No monthly rent/mortgage	31
\$1-500	12
\$501-700	17
\$701-999	9
\$1000-\$1,200	6
\$1,201-\$1,500	3
\$1,501-\$1,800	1
\$1,800+	1

With that in mind, participants were asked if they were paying less than, at, or higher than their ideal price range, and if their current housing situation meets their needs. Half of those responding reported they are paying an amount that is at their ideal price range. Eighty-eight (88%) reported their current housing meets their needs.

Based on your current rent/mortgage payment, are you paying less than, at, or higher than your ideal price range?



Does your current housing situation serve your needs?

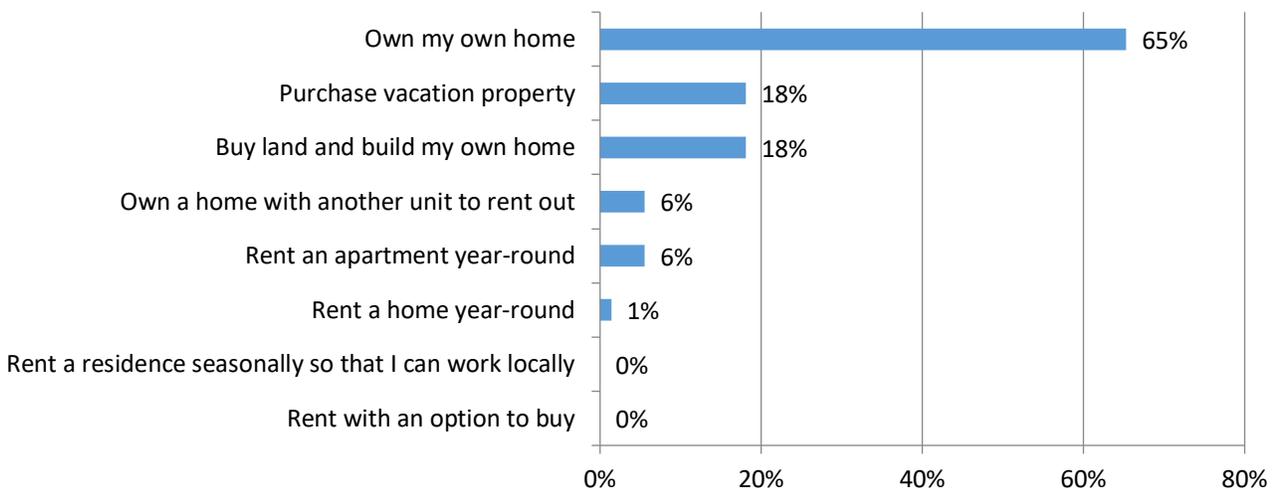


SECTION 3: HOUSING PREFERENCES

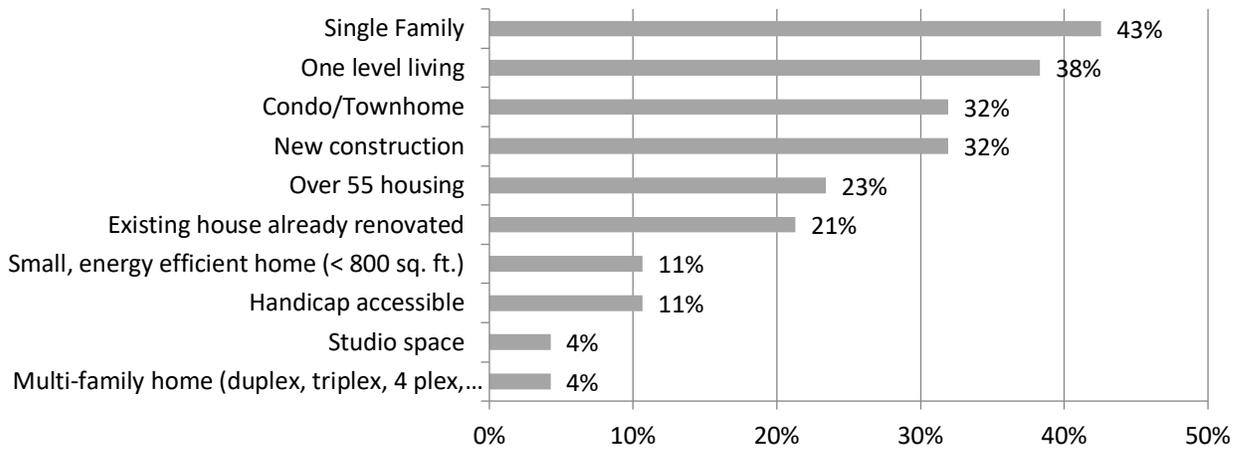
The final section of the survey asked participants what they would like to see for housing options on the East Range. The survey inquired around amenities, price, and barriers for those currently in and/or looking to move to the communities.

Survey results show a strong preference for ownership of a single-family home, with a garage and reliable internet service. Other amenities that were highly mentioned are yard space, available connections to municipal utilities and emerging interest in one level living.

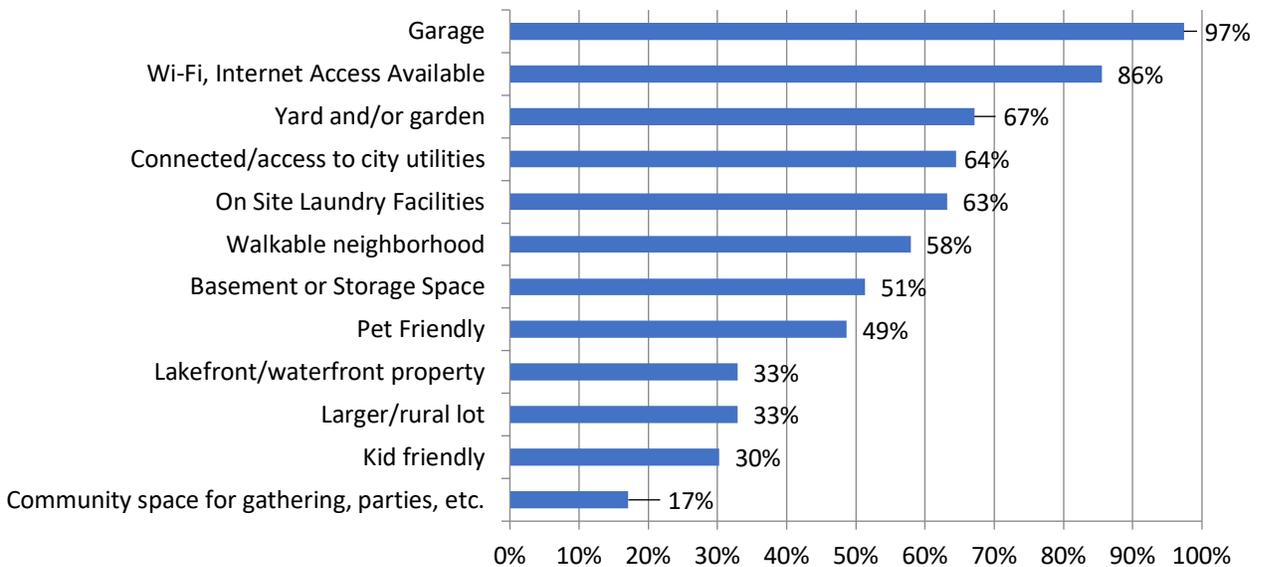
Ideally, I would like to...



Are you looking for any of the following types of housing?



Which amenities are important to you?

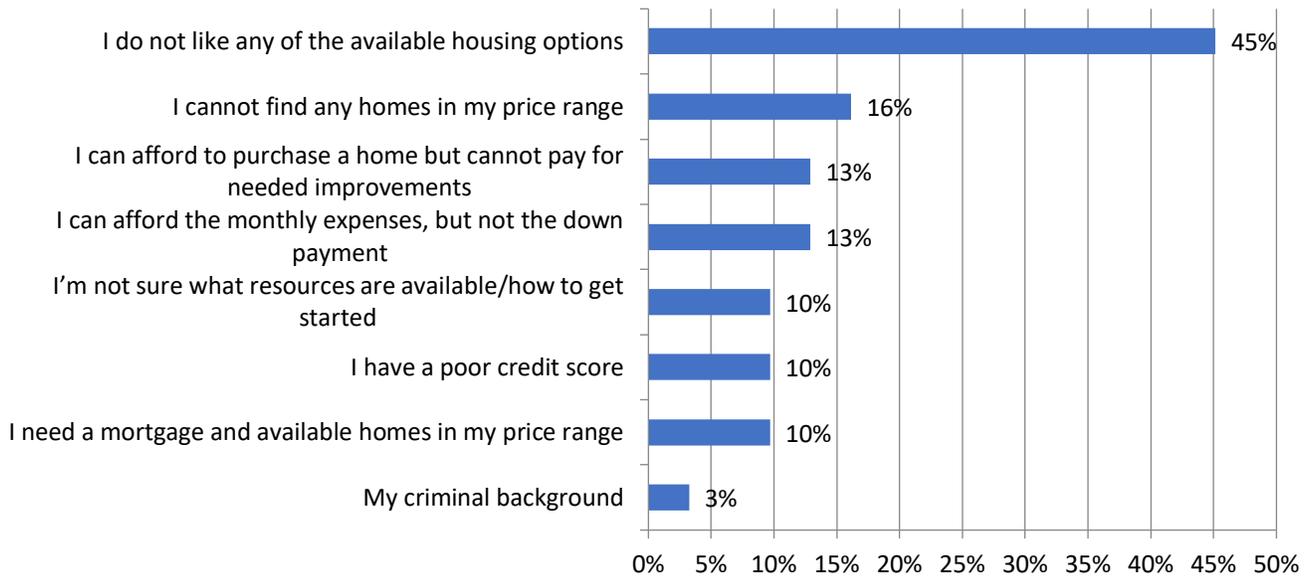


Survey participants were then asked if they are actively in the process of trying to buy a home. Ninety-two (92%) responded they are not looking to purchase a new home at this time. The breakdown of price ranges interested homebuyers are considering is shown in the table below.

Price Range Consideration	Response %
Less than \$100,000	20%
Less than \$150,000	40%
Less than \$200,000	32%
Less than \$250,000	12%
Less than \$300,000	16%
Over \$300,000	12%

Finally, respondents were asked to select any barriers that were preventing them from purchasing a new home, as well as provided space to leave comments related to housing on the East Range.

What are issues stopping you from owning or purchasing a new home currently?



Is there anything else you'd like to share about your housing needs?

- "At some point we would consider selling our home to move to some senior friendly/common interest community, one-story modern home with good access to amenities, energy efficient, broadband, and possible some communal facilities."
- "There are a lot of homes in town in really bad shape. Need options for move-in-ready homes."
- "Currently own home outright. One day would like to own a home on a lake in about 10 years."
- "The housing in my price range is only on the market a day or two and then they are contingent or pending."
- "I would not pay this much for a home normally, but because there are extenuating circumstances (helping my parents) we chose to do so. There needs to be a better way to help seniors downsize before they need care while helping their family or other young families purchase homes in an affordable manner. I am blessed we were able to step in for my parents, but not all families can do so."
- "Looking for housing for older people to rent which would open up housing for younger folks."
- "High Speed internet has not been made available in rural areas. Satellite is the only option for some, and it is not conducive to school or work."