



Growing ND by the Numbers

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Downtown Residents - Travel to Work

A majority of residents age 16 and over worked either full- or part-time. In each of the state's four major cities, the average time to work was less than the city, but still greater than 13 minutes in all four downtown areas. Downtown residents of Minot reported an average commute time to work of almost 20 minutes. Fargo and Minot had the highest percentage of downtown residents working in the same Census Tract as they reside, at 22 percent each.

Source: Census Bureau Local Employment Dynamics, 2015 and ACS 2016 5-year file S1401

Downtown Populations of North Dakota's Major Cities

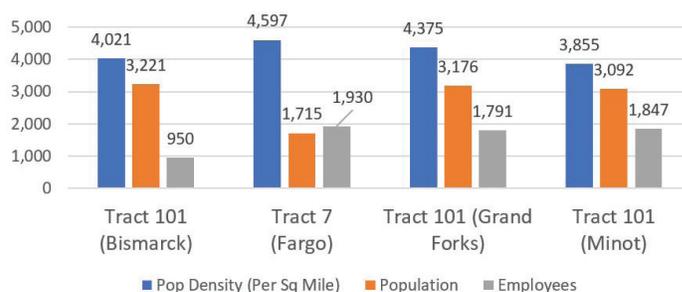
The geography of each state is divided into smaller statistical areas called Census Tracts. Census Tracts can vary greatly in size based upon the population in a given area and are not meant to match city boundaries. They can be just one tract representing an entire county such as in rural Slope County, or multiple tracts per county such as Cass County where there are 33 separate ones. In some case these tracts are completely rural; in other cases, they are completely within urban areas while others consist of mixed urban and rural areas.

The four largest cities in North Dakota are large enough that the "downtown" area of each city can be examined independently by reviewing data from the tract that represent these areas. The four most "Downtown Census Tracts", Tract 7 in Cass and Tracts 101 in Burleigh, Grand Forks and Ward counties share some common traits and show how they differ from the rest of the city area around them.

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These areas represent

Downtown Populations and Labor Forces



The Downtown Census Tract represents the oldest area and the commercial center of each city. These areas are uniquely mixed residential and commercial having high population densities as well as concentrations of employees. The characteristics of Downtown Census Tracts tend to be similar regardless of the city and different than the rest of the city's census tracts.

Source: Census Bureau Local Employment Dynamics, 2017 U.S. Gazetteer File, 2015, ACS 2016 5-year file S0101

some of the most densely populated areas in the state, each having at least 3,800 residents per square mile, but much of the areas are taken up by commercial real estate.

As expected with these locations, housing tends to be older and smaller. Approximately half of the housing was built prior to 1950, with an average of four rooms each, generally two bedrooms or less. Far more of the housing in these areas are rented, approximately 70 percent,

compared to the rest of the city. In Fargo's downtown, the rate was more than 90 percent. There also tends to be fewer individuals per household than the rest of the city's area. When householders do own their homes in these areas, they tend to have a lower median value than the city as a whole. In Grand Forks's downtown tract, the median home value was estimated at \$124,000 compared to \$172,700 for the whole of the city.

Source: Census Bureau Local Employment Dynamics 2015, 2017 U.S. Gazetteer File, 2015, ACS 2016 5-year files DP04, S0101

Downtown Populations by Age Group, Race and Ethnicity

Downtown Populations Enrolled in College and Grad School

One relatively consistent factor about downtown populations is the percentage of residents enrolled in college or grad school. In the downtown Fargo tract, 81 percent of the residents attending school indicated they were in college or grad school. In all four of the state's major city's downtown populations, the percentage of female residents attending college or grad school exceeded the number of males in the same area at levels higher than their respective cities at large.

Source: Census Bureau ACS 2016 5-year file S1401

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In the youngest age ranges, those individuals less than 5 years of age appear to be equally represented with their cities, except for Fargo where no children in this age range were estimated to reside in downtown Tract 7. Those age 5 through 19 are significantly under-represented compared to the city area around downtown. For example, only .4 percent of the population in Tract 7, downtown Fargo, are between ages 15 and 19. Residents in their 20s are significantly over-represented in these areas. In Bismarck, an estimated 16 percent of residents are in their 20s, while in the downtown tract, it is more than 21 percent. Fargo is even more pronounced, where 25 percent of the residents are in their 20s compared to the downtown tract at 38 percent.

At the older age ranges, the western cities of Bismarck and Minot differ from the eastern cities of Fargo and Grand Forks. In Bismarck's downtown tract, 25 percent of the residents are age 60 or over. In Minot, that figure is 19 percent, while Fargo has only 15 percent and Grand Forks just 9 percent.

Minority populations are

Socio-Economic and Work Force Characteristics of Downtown Residents

Downtown populations have a poverty rate approximately double of their respective city. For example, the poverty rate in Minot's downtown tract is estimated to be 20 percent compared to 8 percent for the city. The percentage of individuals with no health insurance is higher in each of the respective downtowns. Median family and per capital incomes also were lower than these areas' respective cities. In the downtown areas of Bismarck, Fargo and Minot, the use of food stamp benefits was about double the rest of the city. In Grand Forks, the downtown usage was about 40 percent higher.

Source: Census Bureau ACS 2016 5-year file DP03

also found in greater numbers in these areas than were found five years prior. In each of the four cities, the downtown tracts were more racially diverse than their respective city or the county in which they are located. In Bismarck's downtown, 7 percent of the residents were American Indian, nearly double that found in the city as a whole. Fargo's downtown tract saw a doubling of minority population in five years time. In Grand Forks, more than 10 percent of the downtown tract was estimated to be Hispanic compared to 4 percent for the city as a whole. The indications are that new

arrivals to the area are more likely to move into the downtown area than other areas when they first arrive in the community. For individuals who previously resided in the city, the indications are that once they leave their parents' home, the downtown areas become a popular destination. However, as those same individuals, now householders, become parents, they tend to migrate to other areas of the cities. Once individuals begin to reach retirement age, there appears to be some migration back into the downtown areas.

Source: Census Bureau ACS 2016 5-year file S0101

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