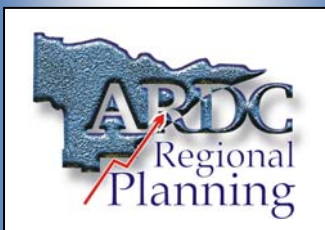


# **Moose Lake Employee Housing Survey**

## **Summary of Results**

**September 2006**

**City of Moose Lake  
Minnesota**



**Arrowhead Regional  
Development Commission**

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# Moose Lake Employee Housing Survey

August 2006

Prepared for:

City of Moose Lake

Prepared by:

Arrowhead Regional Development  
Commission



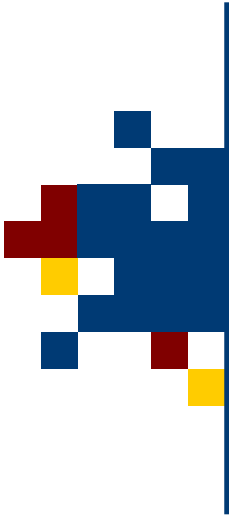
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## EXECUTIVE SUMMARY

### Executive Summary

In 1996, the City of Moose Lake, Minnesota contracted with the Arrowhead Regional Development Commission to conduct a series of surveys and studies resulting in the *Moose Lake Housing Assessment* report. The Employee Housing survey included in this report asked general and specific questions about housing to a sample of employees within the City of Moose Lake.

As a ten-year follow-up to the 1996 Housing Assessment, and based on current perceived housing needs concerning Moose Lake, the ARDC was again asked by the City of Moose Lake to conduct an Employee Housing Survey in 2006.

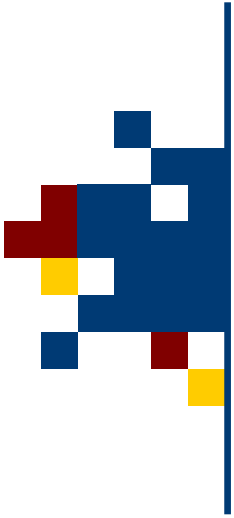
Employees of a community are the key to determining the extent of any latent demand in the housing market. The inability of a community to provide sufficient adequate housing to those working there affects not only the employee, but also the community. Additional households provide more children for the school district, more taxes, and a larger mass of people to support the community's businesses. If these households are forced to live in another community, the earnings of the household effectively leave the community and there is no value to having that job located there, other than taxes the business may bring in.

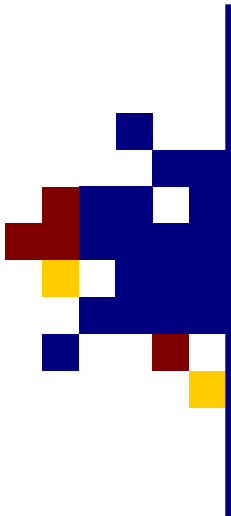
The 2006 Employee Housing Survey was conducted in early July 2006 via an internet survey portal located at <http://www.ardc.org/surveys/mooselake>. The survey was announced to approximately 700 employees between two state correctional facilities in Moose Lake. ARDC received 166 valid responses, which represents around a 23 percent response.

Many of the questions in the 1996 survey were replicated for the 2006 survey. However, several new questions were used to gauge the reasons for why people choose to live where they do. Data obtained in this survey included:

1. Location of their home
2. Miles between home and work
3. Number of persons in household
4. Retirement plans in 5-10 years
5. Would they live closer to Moose Lake if housing were available?
6. Own vs. Rent
7. Satisfaction with current housing
8. Factors influencing housing location
9. Price range they are willing to spend on housing
10. Housing affordability

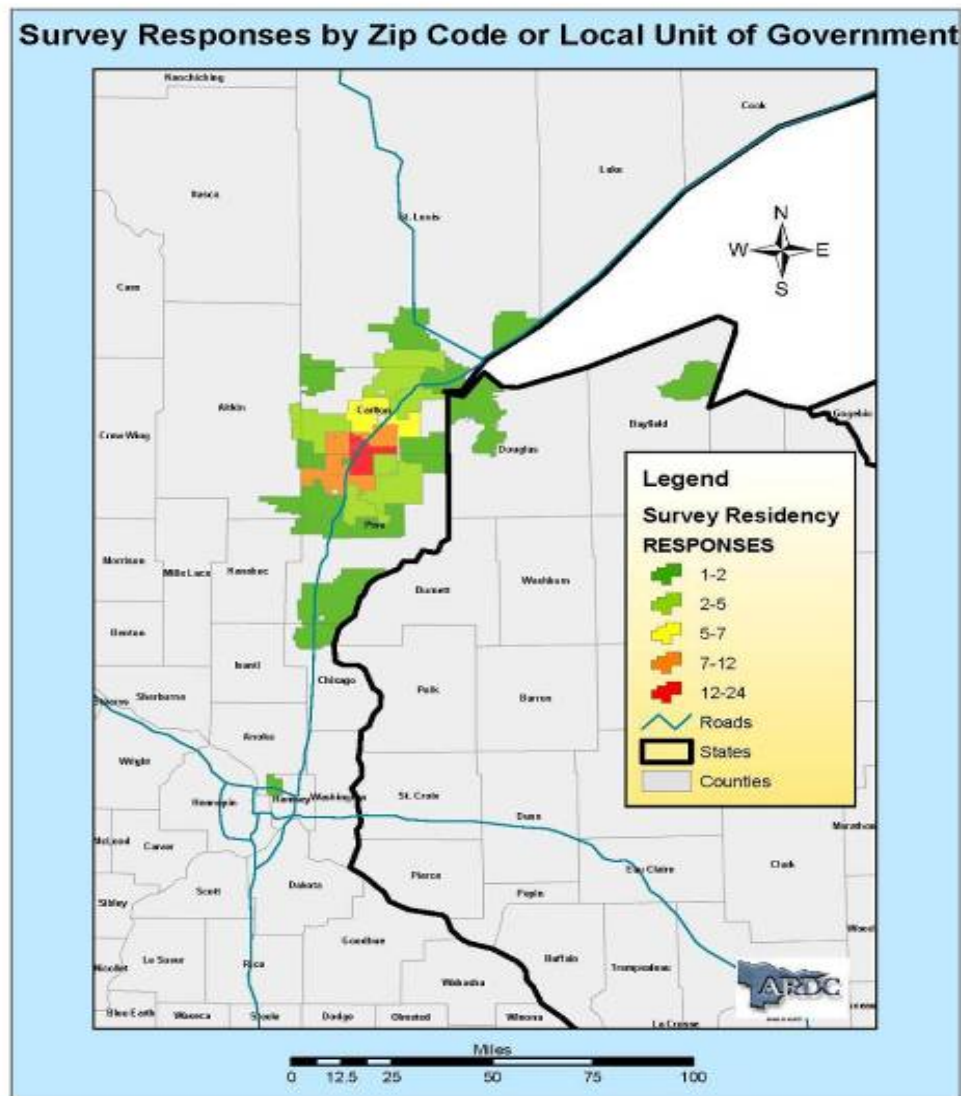
The remainder of this document outlines the specific questions and responses by the survey respondents.



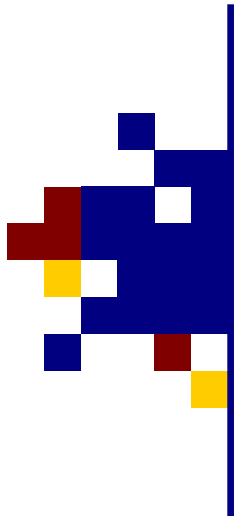


## SURVEY RESPONSES

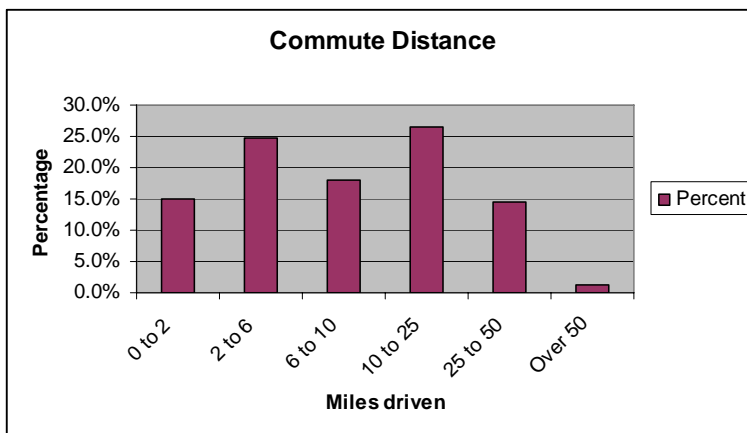
The first question in the 2006 survey asked employees the location of their current residence. This information is used to determine the approximate percentage of employees who are commuting from outside the city. Survey results showed that only 14.4 percent of respondents actually live within the City of Moose Lake, with an additional 10.8 percent living in Moose Lake Township and an additional 2.4 percent living within the balance of the 55767 Zip Code. The results indicate that over 70 percent of the employees do not live within the City of Moose Lake or the surrounding township area and therefore are commuting.



The second question determined the distance respondents commuted to work. The responses to this question corresponded to question 1, with just over 14 percent living in a 2-mile range, and an additional 24.5 percent

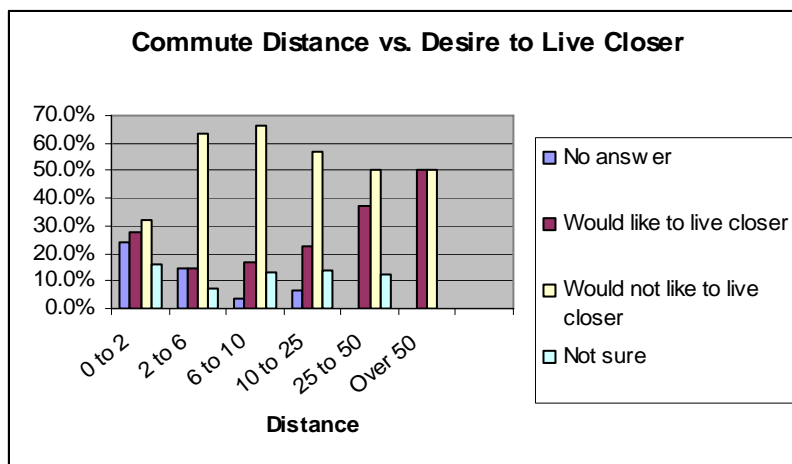


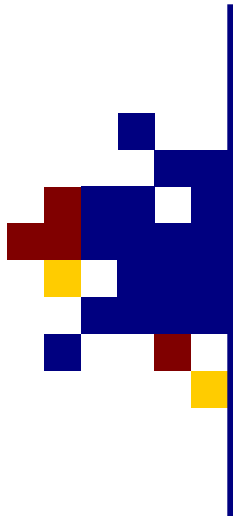
living within 6 miles. The largest number of responses came in the 10-to-25 mile commute range, representing over 26 percent. Added together, 57.9 percent of responding employees live within ten miles of Moose Lake.



Miles Driven	Responses	Percent
0 to 2	25	15.1%
2 to 6	41	24.7%
6 to 10	30	18.1%
10 to 25	44	26.5%
25 to 50	24	14.5%
Over 50	2	1.2%

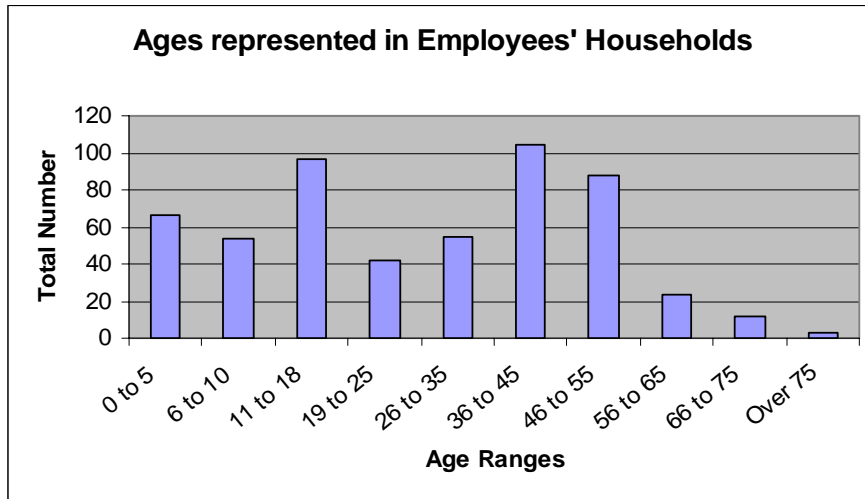
Question 6 asked, "Would you consider relocating to a different residence within or closer to Moose Lake if housing that meets your needs/wants were developed?" Over 60 percent indicated that they would not be willing to relocate. However nearly 26 percent did indicate an interest in housing closer to Moose Lake. Results of questions two and six were cross-tabulated to see where the greatest interest was present.





The chart above indicates the numbers of employees interested in living closer to Moose Lake does correlate with the distance commuted; with those living beyond 25 miles being the most likely to consider relocation.

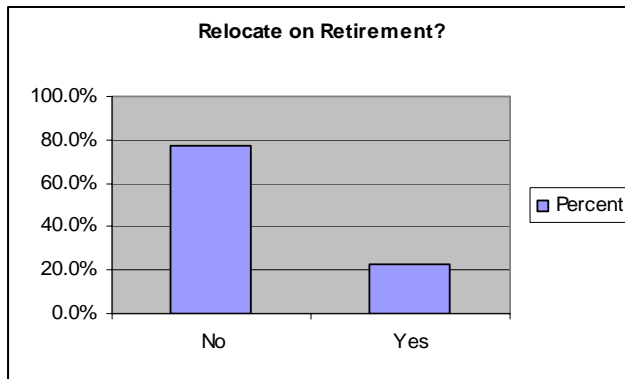
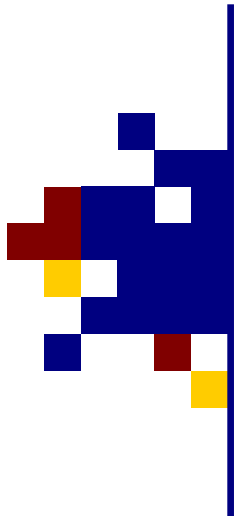
Survey question 3 asked for the total number of persons in each household by age groups. The responses show the highest number of adults (employees and their spouses) fall within the 36-45 age range followed closely by the 46-55 age range (104 and 88 respectively). There were a significant number of children ages 11-18 as well (97).



0 to 5	6 to 10	11 to 18	19 to 25	26 to 35	36 to 45	46 to 55	56 to 65	66 to 75	Over 75
66	54	97	42	55	104	88	23	12	3

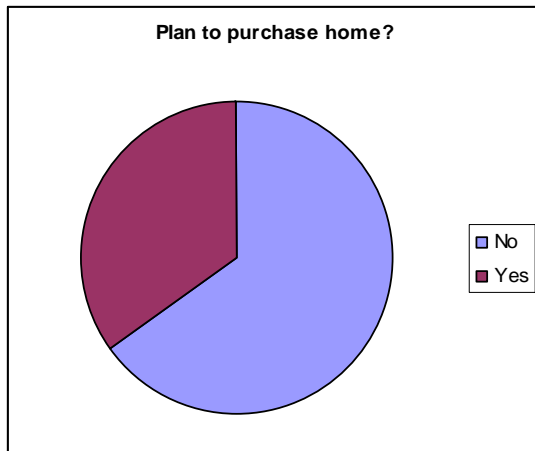
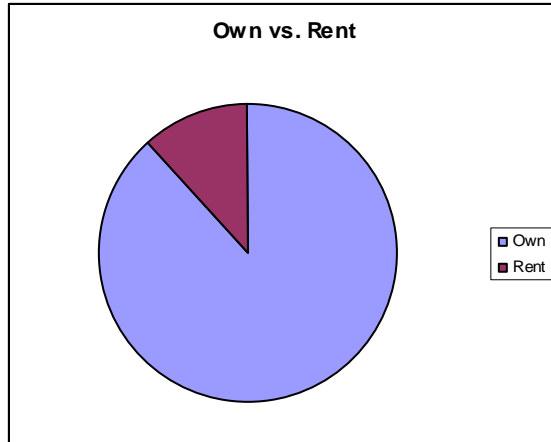
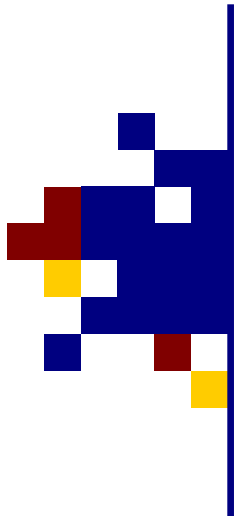
Questions 4 and 5 asked employees if they planned to retire within the next 5 to 10 years, and if they considered relocating at retirement based on their current plans. Approximately 35 percent of the current workforce that was surveyed plans to retire, and of those future retirees, only a small number (22 percent) indicated an interest in relocating at the time of their retirement.





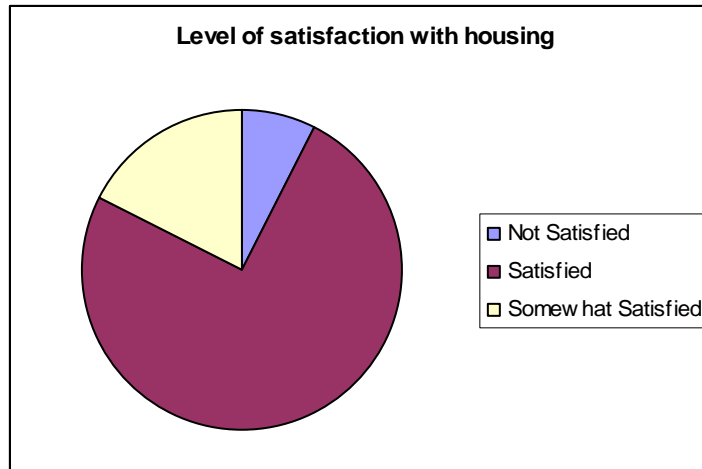
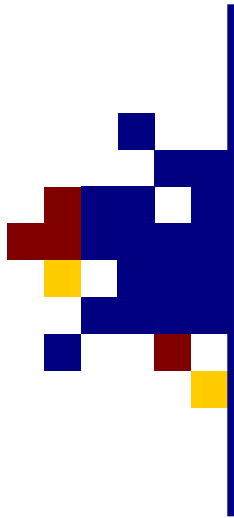
Questions 7 and 8 looked at home ownership status. Only 11.7 percent rented and 88.3 percent reported home ownership. Renters were asked if they plan to purchase a home in the next year, and 34.9 percent indicated positively. Also, 65.1 percent of renters planned to continue renting.



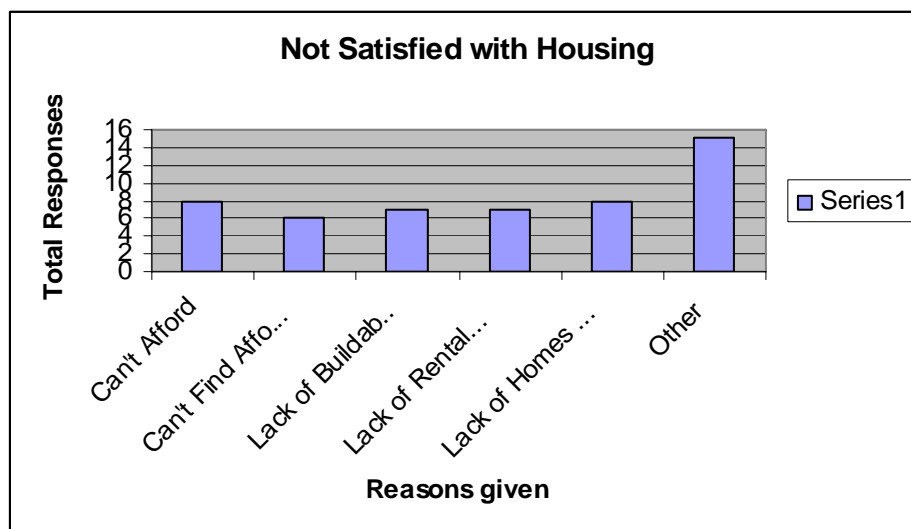


Questions 9 and 10 asked those surveyed if they were satisfied with their current housing situations, and tried to gauge why some may not be entirely satisfied with their housing. Three-quarters (75%) of respondents indicated they are satisfied with their current housing. However 17.5 percent replied with only “somewhat satisfied” and a relatively low 7.5 percent indicated “not satisfied at all.”

<b>Your current level of satisfaction</b>	<b>Count</b>	<b>Percent</b>
Not Satisfied	12	7.5%
Satisfied	120	75.0%
Somewhat Satisfied	28	17.5%

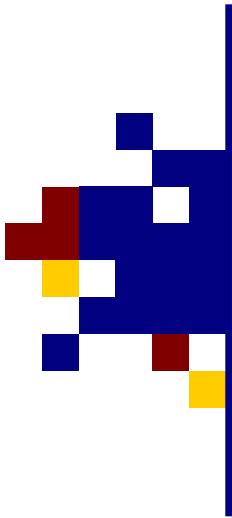


Answers to question 10, “why are you unsatisfied with your current residence” were not clear, with responses spread relatively evenly. The chart below shows the responses to the question.



Additional space was granted for write-in specifications of “Other” in Question 10. The following list of responses is taken directly from the survey:

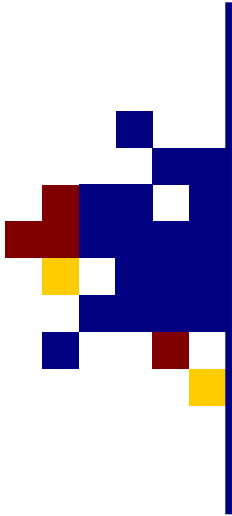
- House needs repairs which I cannot afford.
- Personal reasons
- The Community is just too small regardless of the expansion of MSOP and the employees it will hire. Prices at local merchants reflect a negative almost gouging mentality.
- With poor credit it's hard to find affordable housing closer to work.
- The home is small with an uneven lot.
- Property taxes too high
- A little over-priced, but adequate for my needs.



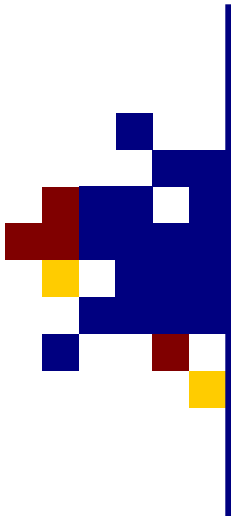
- Used to be a residential - owned housing, now a lot of rental homes - homes going down hill. Really used to be a nice area.
- I live in St Paul & commute. The distance is unsatisfying. I am seeking a house in the area
- Need more space and handicapped accessibility.
- Property/land has become too expensive.
- Don't like living in town
- City of Moose Lake should have laws about noise levels at certain times of day/night
- Would like to have affordable, better quality businesses/retail stores brought to this community
- Location
- Price of gasoline. it is costing me \$400 a month to drive to work
- My mobile home is too small for the number of people in it.
- Lack of businesses in the City of Moose Lake...the town is not progressive....too many "good old boys"
- I bought my house in 1999.
- I own a duplex in Superior WI Want out of city but keep as rental
- transferred to WRML facility and moved family up to area, was limited on time when searching for a home

Question 11 asked what factors most influence the location chosen for the current residence. This question could be responded to with multiple answers. "Proximity to Workplace" received 45 percent of the responses including it as one of their selections. Lesser percentages were represented with the choices of "Proximity to partners workplace"; "Proximity to schools"; and "Housing availability." Although reasons were not specified, "Other Reasons" was a fairly popular response as well. The results of the "Other Reasons" comments are included below:

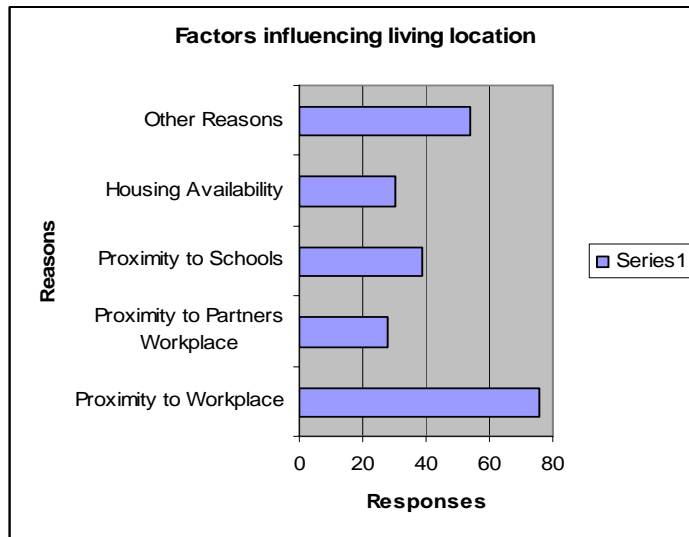
- Like the area better than Moose Lake
- Long time resident
- Proximity to family
- On a lake
- Flexibility of leaving the area at a moments notice.
- Privacy
- Convenience to shopping, good school, nice location, some of the restrictions on building
- Close to other family and friends
- Closer to children's house
- The land was inherited and is in the country
- Lakeshore
- Been home area most of my life.



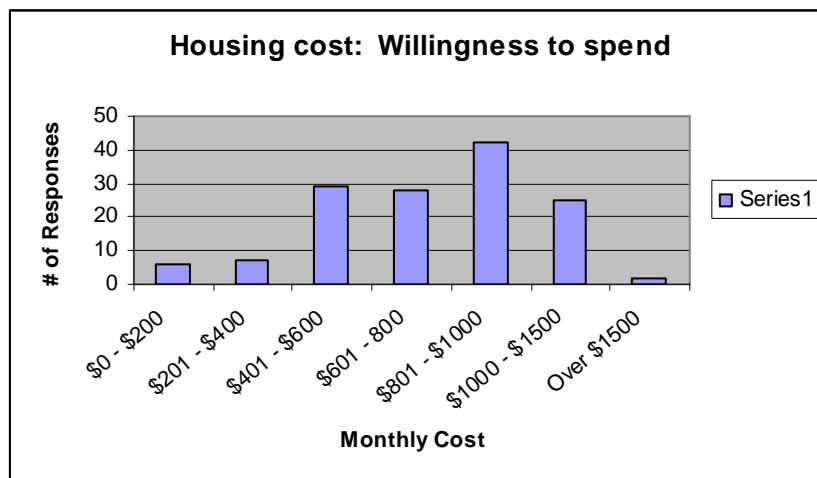
- Paved road, acreage, peace & quiet
- Rural for some elbow room
- I like the area and house
- Quality of community
- Pet friendly
- Lake frontage
- Proximity to family
- Price
- Family
- School District itself
- Lake
- Wanted to live in the country with land for hobby farm
- Quality of school; quality of housing
- Found the house we wanted
- Cost
- Privacy with 40 acres on a river
- Inherited family home
- Location on lake property
- Have lived there for 30 years
- Born and raised here
- Golf Course and Sand, Island & Sturgeon Lakes
- Want to live in the country
- Country living, no traffic on road
- Because Moose Lake is not a friendly community, and refuses to change with the times
- School district
- Affordable, and close to hunting shack
- Country
- Good setting; within a reasonable distance to stores, freeway, hospital; nice neighborhood -not ghetto looking; low noise levels; enough privacy.
- Privacy, silence
- This is my first home... I will be moving soon but would also like a more affordable option than 200,000+
- Live on lake
- Lakeshore property was a significant factor in our decision
- Location of family members and costs
- Proximity to extended family
- Far enough away for comfort
- Temp housing
- Property was owned by family, good price
- Liked the area - had space to have animals
- Proximity to extended family



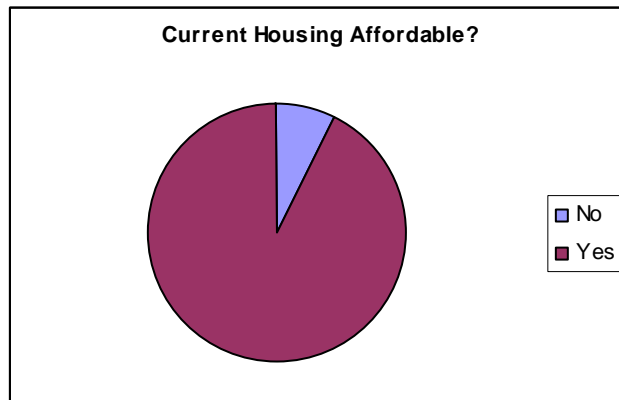
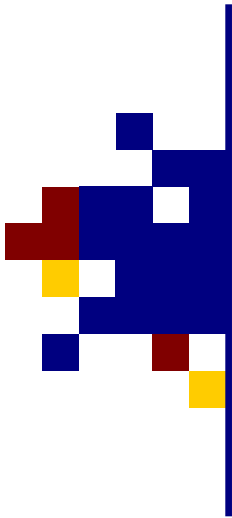
- Secluded
- Good Location / Family Home



Question 12 asked how much employees in Moose Lake would be willing to spend if new housing were available. Nearly half (48.2%) of respondents indicated that they would be willing to spend over \$800 per month for housing, with the largest segment interested in housing between \$801 and \$1000 per month. Relatively small numbers indicated a willingness to spend less than \$400 per month or over \$1500 per month.



Question 13 served as a housing affordability follow-up. It posed the question, "Are you currently living in housing that is affordable to you?" Most of the responses (92.4 percent) indicated that they are living in affordable housing, with only 12 respondents indicating that they were in housing that was overpriced for their income levels.



Cross-tabulation between Questions 12 and 13 revealed data on the amount that people currently unable to afford their housing would be willing to spend on new housing.

For those unable to afford current housing,

- 5 responded that they would be able to afford \$401 - \$600;
- 4 responded that they would be able to afford \$601 - \$800; and
- 3 responded that they would be able to afford \$801 - \$1000.

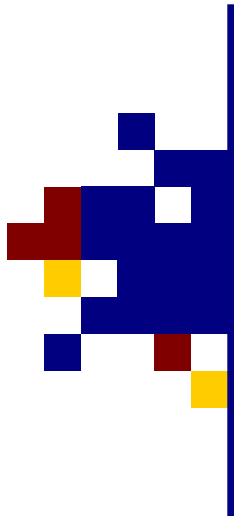
It is difficult to determine exactly what these results mean in terms of the individuals that responded to the survey. For example, the five individuals that are currently unable to afford their housing; but would be willing to spend \$401 to \$600 may be currently spending over \$600 per month and having to sacrifice other comforts or financial well-being in order to stay in that housing-or they may be willing to spend \$401 to \$600 per month, even though they cannot really afford it.

Overall, based on the results of questions 12 and 13, it is fair to say that a substantial number of workers in the Moose Lake Area can likely afford housing up to \$1000 per month, however there is some need for housing options under \$600 per month as well.

Question 14 asked for several characteristics that people would like to see offered in new housing, if it were made available: Rent vs. Own; Number of Bedrooms; Housing Type; and Housing Location.

Rent vs. Own: Home ownership is a definite desire for employees who were surveyed, with over 94 percent response to that question.

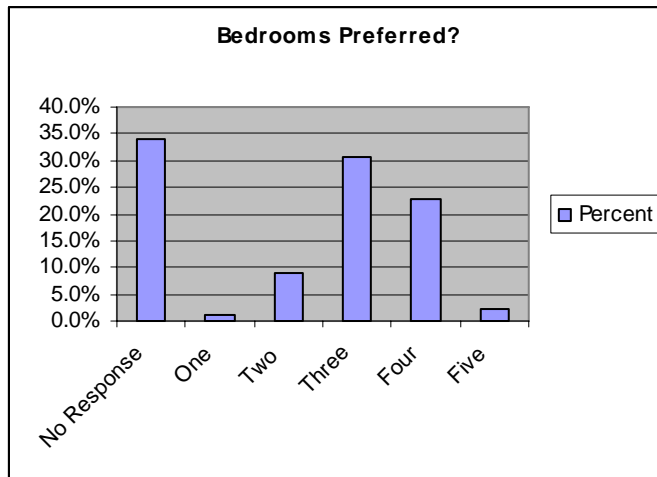
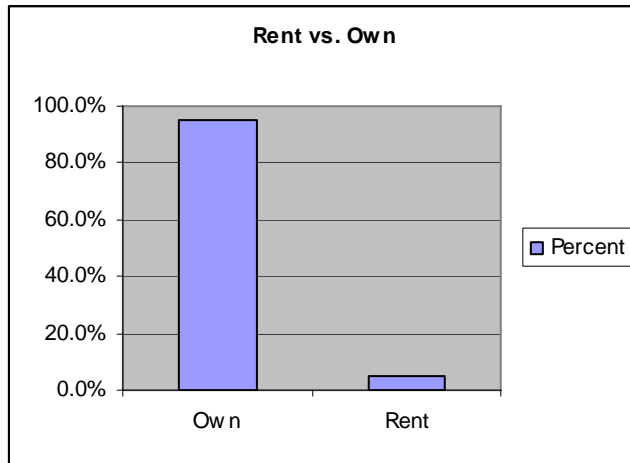
Number of Bedrooms: Homes with three and four bedrooms were the most popular, with the largest percentage asking for 3-bedrooms

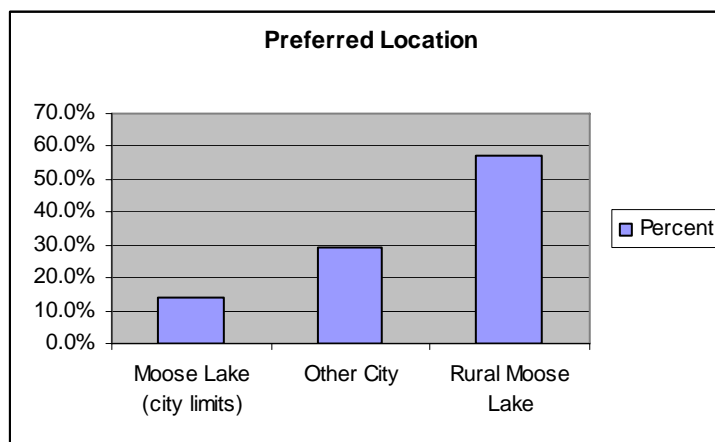
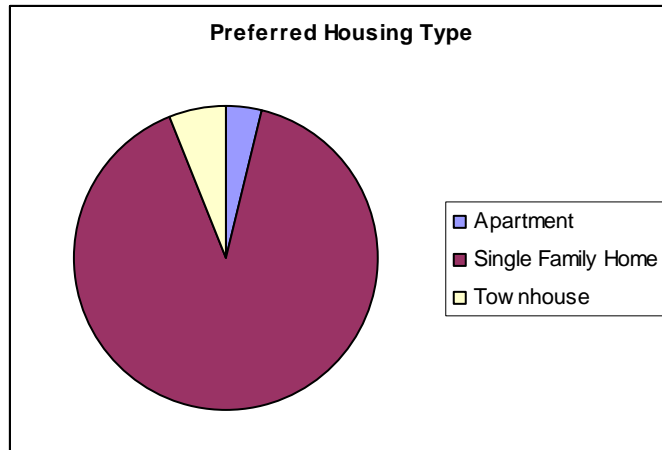
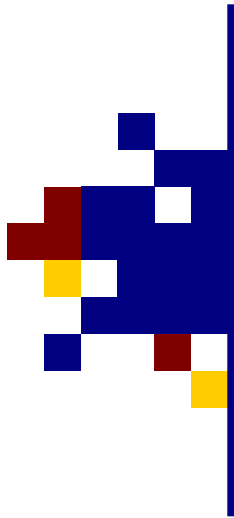


(30.5%), followed by 4-bedrooms (22.8%). Smaller numbers looking for housing with two or fewer, or greater than four bedrooms.

Type of Housing: Single Family Homes dominated the responses at 89.8 percent. Other responses included Townhouse and Apartment.

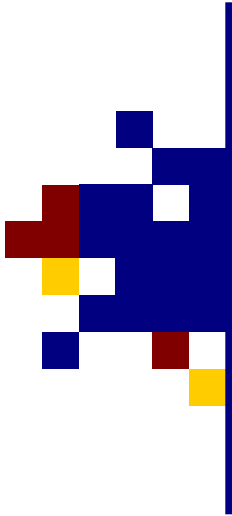
Where do you prefer to live: A strong majority (57.3%) preferred "Rural Moose Lake." In second place (29.0%) was the choice, "Other City"; with only 13.7 percent indicating a preference for "Moose Lake within City Limits."



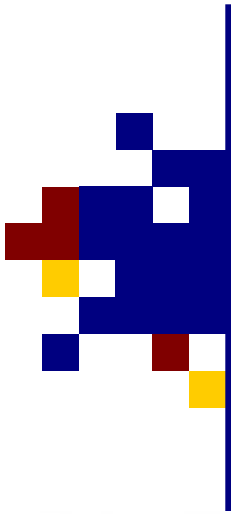


Question 15 specifically asks why, “If you don’t live in the City of Moose Lake, please tell us why you have chosen to live where you do?” Answers from this question are similar to those in Question 11. Information obtained from this open-ended question are included below:

- Wanted to live on the Kettle River
- I own a home about 8 miles away
- Could not find suitable housing when I moved to this area to work at MSPPTC.
- I love being away from Moose Lake, I grew up here and the last thing I want to do is stay here. So I like a town 20 miles away but still in the reach or driving to Moose Lake for work. Moose Lake is stuffy and has ridiculously high priced everything.
- The price was affordable, with acreage, privacy.
- Approximately 10 miles from Moose Lake (KR)
- Kerrick is 15 miles East of Moose Lake, easy drive to work. Closer to Twin Cities than Duluth was to make visiting family easier, scenic drive down Hwy 23 for trips to Duluth.
- I live on a small lake out in the country
- Chose to live rural - have livestock, no neighbors very close

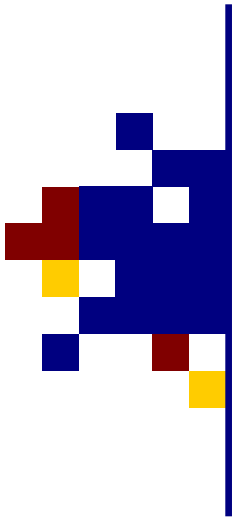


- I would consider living within Moose Lake if there was housing available that met my needs
- I was not working in Moose Lake when we purchased our home. My husband works in Duluth, it would be nice to find something more in between.
- I live where I do because it is in close proximity to my spouses family. If we did move closer to the area it would be Sturgeon Lake area in Pine County where I grew up. The cost of living in a town that doesn't promote growth of their schools and the growth of new businesses would be too high for me to live there.
- School- very important. Close to shopping - affordable shopping. There is a lot to do for a family and young adults.
- This was the only place in our price range - close to schools and work - for sale at the time of purchase
- Prefer smaller town or country setting
- I like the smaller town and it is where my spouse has lived all his life
- I chose to live in Duluth because at the time of my move, I wasn't sure if I was going to be working in the area.
- Was closer to my previous job and schools
- Prefer Barnum Schools and Barnum area
- Like the location
- Mostly dictated by the type of house I wanted, the housing market at the time we bought a house, and proximity to schools.
- Small town atmosphere with state employment opportunities
- We live in Kettle River township. My husband inherited the land and it's out in the country where we love to be. It is reasonably close to both work and the kids school.
- I live in Willow River because I believe my children get a quality education.
- The area I live in has been my home area for most of my life and I love the area that I live in. I own my home and the rural location is what I like.
- Sturgeon Lake is close enough to work, I can ride the paved bike trails from my house. Fish lakes without driving 2 hours to get here. I would like to say that the schools need to be improved NOW. In all the neighboring communities, or people with kids will move to Duluth. I vote for every school improvement, but I am getting frustrated with Willows/Moose Lakes/Barnums needs not being met. You need the schools NOW if you plan to build housing, or they just won't come/stay.
- We used to live in M.L., taxes were too high, utilities were killing us, shopping is limited and so expensive, figured I may as well live out with some acreage if I was going to pay out so much, happier with



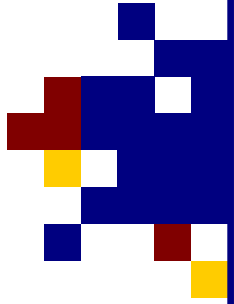
peace/quiet/stars/northern lights/not so at mercy of public utilities. still find it amusing that school admin says they need SO much \$\$\$ for a new school...while the newest building in town is the city bar, and for a change it doesn't look like a pole building. And yet there was mad money for fancy lights, trees and "Bus Stops"(?).... Why not make it attractive to offer businesses like Fleet Farm some incentives to re-open in this area instead of just correctional facilities, and before Cloquet or Hinckley beats us to it!? There'd be plenty of jobs, and dollars kept more in this area. Otherwise, during the expansion and growth of residential areas, most of the dollars will be spent in Duluth, Cloquet, Cities and over the internet for building materials, appliances, and furnishings....not to mention dollars spent on gas and fast food while they're shopping for their new homes. Hermantown will prosper a lot more because of OUR expansion, unless some major changes are made. Please make it more attractive and affordable for all of us to shop here, rather than elsewhere, ultimately prospering the entire community.

- We are currently living in Sturgeon Lake because of the reasonable cost of a building site that was available. We bought a lot in Larry Dagens' new development
- I currently live in St Paul and I used to work there. I was hired last fall to come to Moose Lake and am currently working towards selling my home there and buying in the northern Carlton County area. I am looking for a somewhat rural house that will provide privacy and a natural setting but will allow my child to attend the school of my choice.
- I like where I live and for me its not too far to drive
- Was able to purchase 40 acres from grandparents for a reasonable price and wanted land for a hobby farm. I currently own a horse.
- We have large animals (horses) so living in the city does not work well for us. We enjoy having our small hobby farm just a little removed from the city itself.
- This is a no-brainer. Why would I want to live in a city with a prison and a bunch of perverts close by? Many are being hauled around daily to appointments at Mercy and Gateway. Some staff who work at MSPPTC don't even go to Gateway because they don't want the perverts to see their children if they're both there for an appointment, which has happened to some. I cannot think of any reason to live in Moose Lake other than being close to work.
- Like the country
- I was living in another city (Willow River) before I acquired this job. I currently stay in Willow River because my children attend willow

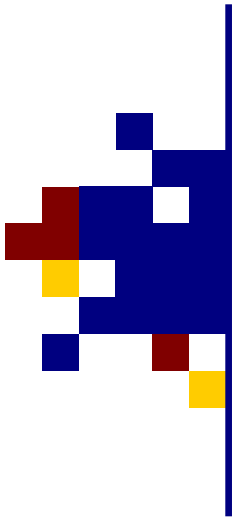


river school. My husband works in town and I am familiar with this town. I would consider moving to Moose Lake if we could find affordable land with home or build. If assistance was available (low interest loans, etc.) it would be something we would consider.

- I prefer the city I live in now over Moose Lake. In every way I can think of.
- The reason that we live in Bruno Township is because it allows my handicapped son the freedom to play, run or do whatever, without fear of something happening to him, or someone taking him.
- I have too much junk to move
- I do not wish to live in the/a/any city. Besides there are not a lot of jobs available within the city limits for teens. They must travel elsewhere to find work and it is easier and faster for them to not have to navigate through Moose Lake.
- I have more land. But am considering moving out for more acres.
- Proximity to family and Duluth which offers more
- I don't care for the City of Moose Lake.
- We wanted to live in the country and we do....
- Like living in the country near family. Like a little distance from town.
- My husband and I do not want our kids to go to Moose Lake school.
- I wanted to be in a rural area with little to no traffic where I could have a small hobby farm. Blackhoof is where we found the house we wanted with the acreage for a hobby farm that was in our price range.
- Moose Lake does not offer nearly enough retail. It is not surprising that people shop elsewhere. It is inconvenient to live this far from Cloquet & Duluth, but a lot of us prefer a small town. Moose Lake NEEDS to develop retail. They need at least 1 more grocery store for price competitiveness. They need clothing, shoes, variety. They need to develop along the freeway corridor & not be so afraid of "losing" their downtown. They are losing it anyway. They need to make people from outside of Moose Lake feel welcome to open a new business. They need more fast food options such as Pizza Hut, Burger King, and Taco Bell or Taco John's. These are the businesses that families patronize.
- We prefer to be in a more rural setting where neighbors aren't right on top of you.
- Spouse works in Cloquet, kids in school in Cloquet, decision made for me to commute to Moose Lake, 27 miles.
- School district Location close to colleges, quality health care; hospital
- I like rural living and I found a home I like and can afford.
- We found the home we wanted on a beautiful private lake!

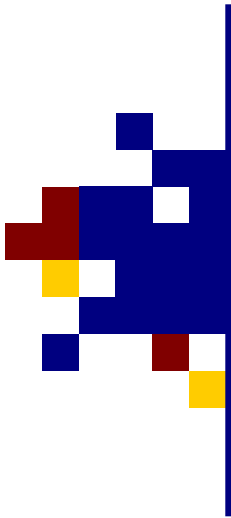


- Own 40 acres on the Split Rock River. Wanted land and privacy.
- The housing market prices located within the city of Moose Lake has been exaggerated due to the lack of buildable locations. Therefore, my reason for not living within the City of Moose Lake is due to the false market prices created by local realtors. I chose to live outside of town because \$130,000.00 bought a nice family house, not a shack in town.
- Inherited family home in Barnum
- Live on a lake
- Enjoy living in the country, not the city.
- A need to get away from the job site and we like the privacy and seclusion of rural living
- I have only worked in Moose Lake for one year. Saginaw is closer to Duluth where my husband volunteers at the Depot and my granddaughter will be starting DBU in July, 2006.
  - We own acreage and have a farm. We absolutely love where we live.
  - I prefer rural setting without close neighbors.
  - Prefer country living
  - Living in an area with recreation is nice.
- Will not live in any town
- I live in the City of Willow River, as I'm employed at CIP.
- Wanted to live in the country with land and a no traffic road.
- I am from the Carlton Area and have many friends and family in that area.
- I lived in Moose Lake before .. it is run by the small business owners in the community that refuse to allow any new business or developments and are trying to sell the town as a "retirement community" .. I would love to live closer to Moose Lake but I don't believe that Moose Lake deserves the additional houses etc being built here.. the surrounding communities would be better.
- When moving to area we checked the MN school districts in the surrounding areas, we decided Cromwell & Wright had the most to offer and within comfortable driving time to facility. Enjoy living away from work atmosphere
- Proximity to spouse's employment in Duluth
- My spouse commutes south and I commute north to work locations, where we live is a central location for both of us.
- I like living in the country.
- Happened to be where the house was when we bought it.
- The houses and lots in ML are mostly too small and too close together. I prefer having a little more room while still being within a few miles of stores, the freeway, and work. Also, although the beautification project of ML has improved the look and feel of ML,



overall the city is not very charming or attractive. I'm not crazy about living in a city that, in my opinion, is a little on the dumpy side. It seems like the businesses in town don't care much about creating attractive store fronts or an attractive main street, whether that be Arrowhead Lane or Elm Avenue. It's as if the businesses, and the town in general, have lower middle class; function and keeping costs low are all that matter. A pleasing aesthetic is a frivolous and unaffordable luxury.

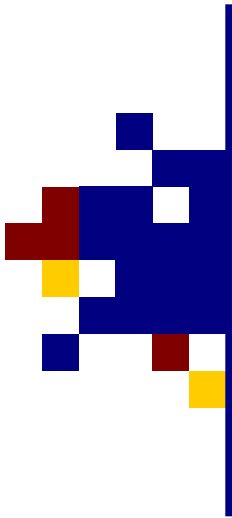
- Have horses.
- It is not quiet, or private or serene
- It' quiet, the woods are beautiful I can fish in the back yard in the river my dogs have a place to play. I don't have neighbors that can see me the list goes on and on
- Closeness to Duluth. More services and stores.
- It was affordable
- Peace and quiet
- We wanted and found lakeshore property.
- Affordable housing at the time of purchase and it is my home town (Barnum)
- Land , country living
- Our family lives in the Duluth area. Esko is midway between work and family.
- I like the country better. Moose lake costs too much. People in town are busy bodies. There aren't too many houses that meet the needs of my family in the area.
- There are a few reasons, one is the pending threat of a new school causing taxes to skyrocket, two is the fact that the town not run in a fashion that allows free enterprise or an open market. It appears that newcomers are not welcome to set up shop in Moose Lake if it could cause competition with existing businesses. My final reason for not locating in Moose Lake is that the homes in town are old....really old, with tiny lot sizes
- I want to live in the country and farm. The neighbors would find my animals in their flower beds and lawns irritating, we won't even discuss the odor. Want peace and quiet away from people. I am around people all day and want to get away when not at work.
- Transfer time was short so I needed temp housing fast.
- I have not yet found a home that meets the needs of myself and my family. The building lots here are open space with limited tree cover or they are sold in blocks of many acres. I need something that is about 1 acre in size that is a buildable lot size. You currently don't offer anything along that line that is affordable. I currently own my home outright and would not consider moving to something substandard that would need to carry a large mortgage.



- Have land and a home outside of Moose Lake and within a 20 mile radius from work.
- I got a good deal and wanted land to hunt of my own.
- Wanted rural living with acreage
- I like where I live because that is where I grew up.
- Needed 3 bedrooms. Not a lot of rentals with 3 beds. Like house rather than an apt. No townhouses in Moose Lake or close.
- I like Barnum
- I grew up here and kind of prefer the small town life.
- The home we live in had land available for hobby farming, hunting, ski trails, etc. At the time we purchased we were starting a family and did not want to live in a town - we preferred a rural setting.
- Home was purchased prior to working at ML and is paid for.
- Wanted to live nearby the facility but wanted some land, and wanted something newer
- Prefer country living on acreage - privacy is very important.
- I own a horse farm
- Live on a family farm with acreage.
- I live in a house that is on a property owned by the family for years. Payments are low and living in the country is very desirable.
- I prefer the privacy of living in the township.
- I live in Sturgeon Lake; we found a house that we liked that would accommodate our needs. We lived in Moose Lake prior to moving to Sturgeon Lake.
- I live where I do because my family has lived there, it is close to work and It is affordable.
- We live on a farm and at the time that we relocated to this area (10 years ago), properties in this area that included acreage and buildings in good condition were too expensive.

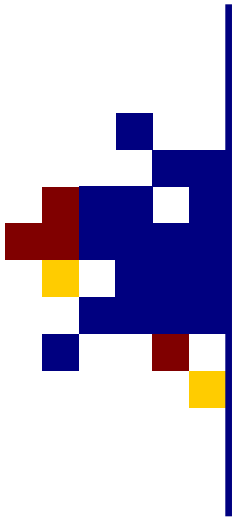
Question 16 was reserved for Additional Comments. The results of those comments are included below:

- People who work in Moose Lake, but live elsewhere have commented that Moose Lake has very limited shopping/fast food conveniences. Having to travel 30 miles in either direction to find either of them is one of the reasons they will not relocate to here.
- Social climate in Moose Lake is aloof and closed. Retail community is not competitive.
- Moose Lake has a history of overpricing groceries & gas and demonstrates a limited willingness to expand as in fast food alternatives for the existing workforce in the area. The small town



restaurants of ML, however, are generally very good and reasonably priced for the quality.

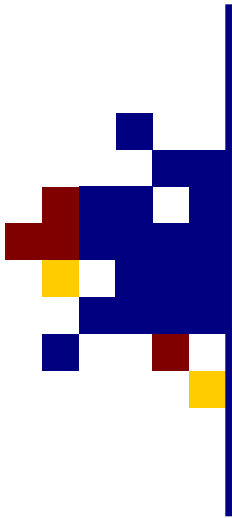
- I think the city of Moose Lake does not bring an atmosphere for child development. I believe the city has made this clear by not passing any levies for the local school district. A sad sight to see happen anywhere really. This town is nothing more than a tourist attraction for snowmobilers, hunters, and four wheelers along with a few state jobs created by the sex offender program and prison.
- I like Moose Lake.. it is a friendly and beautiful place to live... quiet and safe...peaceful... good for walking and riding bikes
- Planning on leaving area within the next 3-5 years to move back to Metro.
- I recently built very near the MSOP. I am unsure if my data will be of any help to you.
- People around here are always going to Cloquet/Duluth for shopping. The local grocery store is high priced, not that they can do anything about it. It just doesn't help the local economy. Start up jobs for our kids, is another area of concern for me. These things make me think of relocating sometimes. But I am holding on for now.
- How accurate is this current survey going to be when it targets a majority of the people who currently reside in the immediate area, the area and are not looking to move.
- I have heard that the Moose Lake school district does not provide many options to students that are working at a skill level above average and only offers minimal extra curricular activities.
- When I retire I hope to do more traveling and would like a smaller place with less maintenance and able to leave vacant for several weeks/months at a time. Will probably board my horse on a farm so I can still ride in the summer months.
- We try to shop locally, including groceries. There aren't enough grocery stores or anything else. There should at least be two grocery stores in a town this size. Some of the businesses that went out of business here did not treat local customers politely or stand behind the products they sold. Why hasn't Moose Lake tried to attract some constructive businesses that would produce worthwhile products? Bringing more and more prisoners, rapists, and child molesters to our community is not an improvement. When the original MSPPTC opened, many staff were imported from St. Peter and paid lodging for long period of time. Are many of the new employees now also being imported? The COO and Wardens are imports. How does that help Moose Lake or surrounding communities? How about jobs for people already living in the area? The imports move in after selling



homes down south and can afford homes the rest of us cannot, and then our taxes rise also.

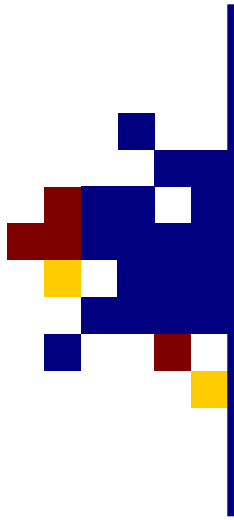
- It is becoming very necessary to have a department store...Walmart, Target, Walgreens. The business people tend to run the City of Moose Lake and have stated they will not allow these businesses to come to Moose Lake. The grocery store (market place) is very expensive and the closest department store is 45 minutes away.
- I spent a year and a half looking for housing in rural Moose Lake and surrounding area. Choices were very limited and I had to settle for something that is do-able, satisfying, but outside of my planned budget. As the area develops, I definitely think housing issues will only become more complicated. A wide range of choices and options are definitely needed.
- Moose Lake needs to loosen up on the types of businesses they will allow to come in. The grocery store in town is overpriced; many people find it cheaper to drive to Cloquet or Duluth to buy their groceries. There are no clothing or shoe stores in Moose Lake so people need to go elsewhere for these, then they may as well buy groceries elsewhere too.
- This area is beautiful to raise a family. We desperately need to look at how the school system is ran up here.
  - Town was great when the kids went to school. As we age I believe the clinic and banking needs of town are important along with the closeness of churches.
  - I do have a home in the city limits of Moose Lake that I am trying to sell. It has been on the market for 10 months with no luck in selling it. It is reasonably priced at 35,000 below appraised value. I am frustrated on why it is not selling. With the DHS expansion, I am hoping that the market picks up.
  - Being a long time resident I would not recommend anyone living in our school district as our students continue to move farther behind and the referendum issues including consolidation with local schools to benefit the students. And as for the city spending money in poor choices such as down town beautification rather than infrastructure such as sewer expansion and school land purchase and to develop and expand business and industry has been a very poor choice. This town is behind the times.
- I would like to have affordable, better quality businesses brought to this community. I'm currently spending my money elsewhere because of the lack of restaurants and quality retail stores. I would really like to see Moose Lake/Moose Lake Township bring city sewer hookups out by CTY RD 10, just past the bus garage.
- No local police force in Barnum, residents must call 911 for state police response; makes residing in this location undesirable





- The Moose Lake area has some real draw backs. The town shuts down at 5:00 PM. The three area schools are all making mistakes that hurt the kids. There is not enough business for the local kids to get jobs after school. There are no big companies that pay property taxes.
- Best of luck with development plans for Moose Lake and the surrounding areas.
- You should have done this years ago - (when DOC first came to the area) and continue on a annual basis - new people are constantly being hired by the state agencies - and people are willing to travel from this area to Duluth to be employed
- I would like it if cost of houses would come down. It is hard for a larger family to make a living when all the money goes to a house payment.
- Will not be moving at any time closer to town, unless I am incapacitated in some way. Moose Lake would be a place to live if that happens.
- We would probably never move - we like our current location and have lived there for 26 years.
- It would be wonderful to find some affordable housing; I would love to own my own home.
- As a current resident of Moose Lake I think that we need more retail stores (not gift stores) to make it more attractive to prospective residents. If you live close to work but have to drive 30 miles just to buy clothes, shoes etc. that could sway some peoples decision to move here.
- Would much rather live in town whether it be an apartment, house, condo or townhome.





## ACKNOWLEDGEMENTS

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Randy Lasky, Director - The Northspan Group

# Moose Lake Employee Housing Survey

August 2006

## **ARDC's Mission:**

“To serve the people of the Arrowhead Region by providing local units of government and citizens groups a means to work cooperatively in identifying needs, solving problems, and fostering local leadership”.

If you have any questions regarding ARDC or the Moose Lake Employee Housing Survey, please contact:

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