

# **STATE OF NORTH DAKOTA**

## **HOUSING INCENTIVE FUND, AN ARGUMENT FOR**

### **Fund History**

The North Dakota Housing Incentive Fund was created during the 2011 Legislative Session. Senate Bill 2210, Introduced by Senators Wardner, Lyson and Krebsbach and Representatives Hawken, Keiser and Winrich, was introduced January 13<sup>th</sup> 2011. Governor Dalrymple signed the legislation into law on April 26, 2011.

Funding for the Housing Incentive Fund has been accomplished two ways, through an Income Tax Credit and through Direct Appropriation from the General Fund. Through 2020 \$97.1 million of Housing Incentive Fund funding has been expended on \$507.5 million in residential multifamily projects. This funding was used to create a total of 2,898 units, of which 2,288 units are Housing Incentive Fund assisted. Of the total \$97.1 million allocated towards affordable housing units: \$28.4 million was expended in Region I; \$15.7 million was expended in Region II; \$3.8 million was expended in Region III; \$4.4 million was expended in Region IV; \$10.1 million was expended in Region V; \$5.3 million was expended in Region VI; \$14.2 million was expended in Region VII; and, \$15.2 million was expended in Region VIII. See graph (and supporting data) attached expressing Housing Incentive Funds expended within regions and selected cities in relation to total development costs.

Through the entire program, for every \$1.00 of Housing Incentive Funds expended \$4.23 of Federal and Private funds have been expended. For the select cities, for every \$1.00 of Housing Incentive Funds expended \$5.33 of Federal and Private funds have been expended.

Since inception, the average Housing Incentive Funds expended on each Housing Incentive Fund assisted unit has averaged less than \$43,000. (\$42,443.26)

### **Need**

It is important to not “shelve” the housing study prepared for and presented to the State of North Dakota in November of 2016 by the Center for Social Research and the Department of Agribusiness and Applied Economics at North Dakota State University. At the time of publication of this document economic activity in the state had begun to decline and the study is written with this knowledge. Much of the study remains highly relative to the issue of affordable housing.

Following are excerpts from the **CONCLUSIONS AND IMPLICATIONS** of the **2016 NORTH DAKOTA STATEWIDE HOUSING NEEDS ASSESSMENT: POPULATION & HOUSING FORECAST**

“Population growth has been driven by strong in-migration as a result of employment opportunities in the state and from a substantial increase in the prime child bearing age cohort.” . . . “Economic growth is likely to continue to increase population statewide, albeit at more temperate rates.”

“Housing needs are projected to increase across nearly all age and household income categories. Housing needs will be especially acute for lower income households and elderly households. The number of households in the extremely low, very low, and low income categories are projected to increase by 23 percent or approximately 39,000 households through 2029. The need for elderly housing will increase substantially over the course of the study period as the number of elderly householders ages 65 and older are projected to increase by 54 percent or approximately 37,500 households as the last of the baby boom generation begins turning 65 in 2029.”

“The shift in householder characteristics is likely to continue to alter the mix of housing, acting to decrease the relative percentage of new single family housing and increase the relative percentage of rental housing.” . . . “Renter-occupied units as a percentage of total housing increased while owner-occupied housing as a percentage of total housing decreased. These historical trends will likely continue as a result of population growth in younger age cohorts and strong demand for elderly housing.” . . . “These trends may suggest a greater future demand for rental or multifamily housing units. The need for elderly housing will likely also impact the future mix of housing.”

“Housing affordability will be a key challenge for state and local policymakers. The projected increase in the need for low cost affordable housing is a critical consideration.” . . . “Affordable housing is a key consideration for attracting new residents and retaining young adults. Housing affordability will be an important component of continuing efforts to grow and diversify the state’s economy.”

. . . “However, one thing that is consistent across all regions is the need for affordable housing. First-time homebuyers and low income households are projected to increase in nearly every region of the state. The number of elderly households is projected to increase in every region of the state.” . . .

The complete study can be accessed here: [https://www.ndhfa.org/wp-content/uploads/2020/07/NDSHNA\\_2016\\_Component1\\_Final\\_November.pdf](https://www.ndhfa.org/wp-content/uploads/2020/07/NDSHNA_2016_Component1_Final_November.pdf)

The North Dakota Housing Finance Agency has authored a number of informational documents that reflect the need for affordable housing and the Housing Incentive Fund, to include ‘North Dakota Affordable Housing Facts’, Housing Incentive Fund Impact on North Dakota’, Housing Incentive Fund Impact on Aging Populations’, and, Housing Incentive Fund Permanent Supportive Housing. Additional NDHFA publications, including Faces of Home, which are stories told by program beneficiaries and advocates, can be accessed here: <https://www.ndhfa.org/index.php/publications/>

As well, the National Low Income Housing Coalition, a Washington, DC organization focusing on the housing needs of extremely low income people, provides considerable data justifying the need for the continuing development of affordable housing in all states, including North Dakota. Provided herewith are this organization’s publications titled, ‘2020 North Dakota Housing Profile’, North Dakota’s ‘Congressional District Housing Profile’, and, ‘North Dakota – Out of Reach 2020’. This and other data can be accessed here: <https://nlihc.org/housing-needs-by-state/north-dakota>

## Joint Center For Housing Studies of Harvard University - 2020 Select North Dakota Cities - Renters Burdened By Housing Costs

MSA	Grand Forks	Fargo	Bismarck	Minot	North Dakota
Share of Renter Households With Severe Cost Burden	27.40%	17.30%	9.40%	13.90%	16.60%
Share of Renter Households With Cost Burden	44.20%	45.40%	27.00%	28.80%	18.90%
Renter Households With Cost Burden	7,207	17,923	4,830	4,163	
Median Renter Household Income	\$35,000	\$35,000	\$42,000	\$50,000	
Median Renter Monthly Housing Costs	\$830	\$800	\$780	\$810	

Severe Cost Burden: Household paying over 50% of its income towards housing.  
Cost Burden: Household paying 30% to 50% of its income towards housing.

## **2021 Legislation**

Legislation has been introduced to the 67th Legislative Assembly to amend and reenact section 54-17-40 of the ND Century Code, relating to the Housing Incentive Fund; and, to provide an appropriation. (See SB 2127)

The primary changes to the Housing Incentive Fund legislation are:

1. A reduction from 15% to 10% the amount of Housing Incentive Funds that must be allocated to assist developing communities to address housing needs.
2. At least 10% of the Housing Incentive Funds must be made available for rental assistance, emergency assistance, barrier mitigation, or targeted supportive services designated to prevent homelessness.
3. Adds preservation (of affordable housing) and barrier mitigation as eligible uses for Housing Incentive Funds.
4. Appropriates \$50 million from the general fund to the Housing Incentive Fund for the biennium beginning July 1, 2021.

## **Conclusion**

Housing is infrastructure. Shelter is necessary.

The Housing Incentive Fund leverages private and Federal dollars.

The Housing Incentive Fund helps create employment, resulting in stabilizing population and increased tax revenue through sales and income taxes.

The Housing Incentive Fund increases the tax base, resulting in increased tax revenue through ad valorem real estate taxes.

The Housing Incentive Fund creates affordable, safe, and decent homes for the less fortunate citizens of the State of North Dakota.

The Housing Incentive Fund contributes to the stability, health and education of our citizens through the provision of stable and affordable housing.

The Housing Incentive Fund can replace funding for housing programs currently being provided through other appropriations to non-housing state agencies.

**DISTRICT-LEVEL RENTER STATISTICS**

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	27,307	16,669	61%	Income at or below 30% of AMI	46	-14,786
Income between 31% and 50% of AMI	20,297	2,910	14%	Income at or below 50% of AMI	86	-6,475
Income between 51% and 80% of AMI	26,661	816	3%	Income at or below 80% of AMI	101	928
All Renter Households	111,260	20,547	18%			

**Renters make up 36% of all households in the District**

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

**STATE-LEVEL RENTER STATISTICS**

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	26,485	17,400	66%	Income at or below 30%** of AMI	51	-12,980
Income between 31%** and 50% of AMI	22,272	1,686	8%	Income at or below 50% of AMI	105	2,432
Income between 51% and 80% of AMI	28,004	341	1%	Income at or below 80% of AMI	114	10,792
All Renter Households	120,780	19,750	16%			

**Renters make up 38% of all households in the state**

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

**REGIONAL RENTAL AFFORDABILITY STATISTICS**

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Fargo MSA	34,998	\$89,400	\$26,820	\$671	\$676	\$13.00	\$834	\$16.04	88	\$15.71
Bismarck HMFA	16,452	\$96,000	\$28,800	\$720	\$698	\$13.42	\$892	\$17.15	95	\$14.61
Grand Forks MSA	15,540	\$89,200	\$26,760	\$669	\$650	\$12.50	\$832	\$16.00	88	\$13.51
Ward County	10,996	\$90,900	\$27,270	\$682	\$747	\$14.37	\$972	\$18.69	103	\$17.67
Williams County	6,394	\$107,400	\$32,220	\$806	\$695	\$13.37	\$909	\$17.48	96	\$31.01
Stark County	4,587	\$104,300	\$31,290	\$782	\$699	\$13.44	\$920	\$17.69	98	\$21.84
Stutsman County	3,236	\$78,900	\$23,670	\$592	\$542	\$10.42	\$714	\$13.73	76	\$13.28

Source: Out of Reach 2020. This congressional district includes at least a portion of the Fair Market Rent (FMR) areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. For districts covering more than seven FMR areas, only the seven largest are shown.

\*Severely Burdened: Households spending more than 50% of income on housing costs, including utilities. \*\*Or poverty guideline, if higher. AMI = Area Median Income. Last updated in July 2020. Please Contact NLIHC research staff at (202) 662-1530 to request additional information.



# The Current State of Housing in North Dakota

A study of the affordability of single and multifamily housing, the impacts of COVID-19, and housing challenges faced by vulnerable populations in 2020

# executive summary

The “Current State of Housing in North Dakota” is a study of the affordability of the state’s single and multifamily housing, the impacts of COVID-19, and housing challenges faced by vulnerable populations in 2020.

A home is considered to be affordable when 30 percent or less of earned income is spent on housing expenses. Households paying more than 30 percent are considered housing cost burdened. For some North Dakotans, a strong work ethic is not enough to be able to secure safe and affordable housing.

## Access to Homeownership

- More than 60 percent of North Dakotans live in owner-occupied housing and, in recent years, have benefited from an above average increase in their median household value.
- Unfortunately, a tight purchase market coupled with only employees of the state’s top three industries being able to afford the most readily available homes and the cost of construction restricting the ability to list a home at an affordable price, makes it challenging for first-time buyers and households new to the market to buy a home in North Dakota.

## Access to Multifamily Housing

- North Dakota’s renters are substantially more cost burdened than homeowners with 39 percent spending more than 30 percent of their income on housing expenses.
- The largest segment of the population works in the state’s fourth largest industry, Accommodations and Food services, earning minimum wage
- Failure to pay rent is the number one reason for eviction in North Dakota and such judgments are increasing.

## COVID-19 Impact & Vulnerable Populations

- Prior to COVID-19, 1 in 10 North Dakotans were living below the poverty level.
- The state’s aging population and individuals with disabilities need accessible and affordable housing to maintain their independence.
- Depending on the crime(s) committed, justice involved individuals face state and federal regulations further limiting their housing options.
- Youth living in poverty and in foster care have elevated risk of experiencing behavioral, social and emotional health challenges.
- Native Americans, the state’s largest minority population, face complex housing barriers.

The "Current State of Housing in North Dakota" is a snapshot of the housing availability and affordability across the state. Data was gathered from 2018 to 2020 and used state, federal, academic and association sources to provide an unbiased study.

The study is segmented into the following categories:

- Homeownership Overview
- Rental Housing Overview
- COVID-19 Impacts on Housing Stability
- Housing Vulnerable Populations

Thank you to all of the state agencies and associations that contributed to the study.

## TERMINOLOGY GUIDE

### AMI

Area Median Income is the midpoint of a region's income distribution – half of the households in a region earn more than the median and half earn less. These local limits help identify eligibility and affordability based on specific locations.

### ELI

Extremely Low Income, earning at or below 30% of area median income (AMI).

### Housing Cost Burden

Spending 30% or more of household income on housing and utilities.

### HIF

Housing Incentive Fund is a state-funded, gap financing program leveraged for multifamily housing construction and rehabilitation in urban and rural communities.

### Tax Credits

Federal government tax credit programs encouraging the investment of private equity for developing affordable rental housing for low-income and very low-income households.

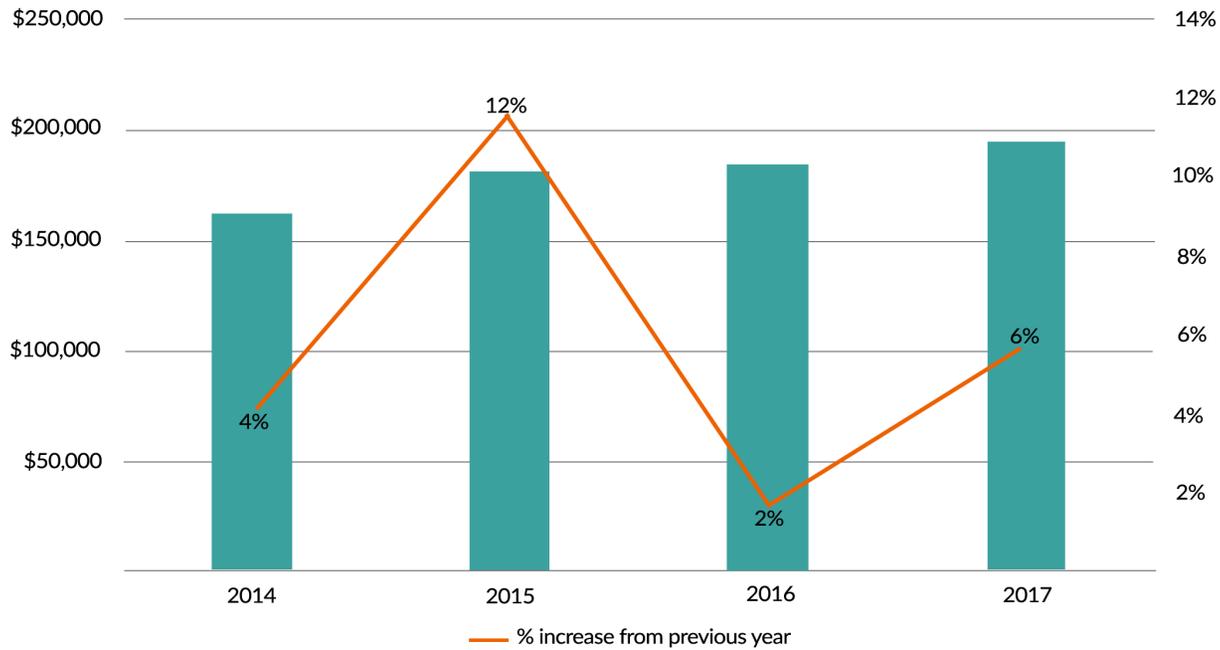
### Severe Housing Cost Burden

Spending 50% or more of household income on housing and utilities.

# homeownership overview

Approximately 61.3 percent of North Dakotans live in owner-occupied housing, totaling 198,411 housing units across the state. The ability to own a home is an indicator of a strong financial future for the homeowner, and urban and rural communities. Home values generally increase 3 to 4 percent every year due to inflation and natural population growth. From 2014-2018, homeowners averaged a 22.8 percent increase in their median household value.<sup>1</sup>

Median Household Value Increase from Previous Year<sup>1</sup>



A tight housing market and steadily increasing home values are preventing many of the state's current and future residents from being able to afford a home. According to the 2018 Census, North Dakota's homeowner vacancy rate was 1.5 percent.<sup>1</sup> To help understand how many houses are on the market, Zillow.com listed slightly more than 3,033 homes for sale in the state as of Sept. 1, 2020.\*

<sup>1</sup>American Community Survey One Year Estimates, TableDP04

\*When evaluating single family homes on the market, research focused on single-family housing, townhomes and condos. Across the state, there are less than 100 mobile homes listed on Zillow.com for sale. According to the Federal Housing Administration, a mobile home must have a permanent foundation to be considered a permanent dwelling. Because it could not be determined which mobile homes listed on Realtor.com homes had foundations, mobile homes were not included in the analysis.

The seven largest housing markets had a total of 1,674 detached single-family homes, townhomes and condos listed for sale on Realtor.com on Sept. 1, 2020. Of the listed homes, 14 percent were under \$199,999; 30 percent were \$200,000 to \$299,999; and 56 percent were listed for more than \$300,000.<sup>2</sup>

Housing options are limited for individuals and families wanting to purchase a home under \$200,000, especially if they desire a traditional single-family home and are not interested in a townhome or condo. Within the seven largest markets, there were 510 options within the \$200,000 to \$299,999 range. If a household can afford a mortgage over \$300,000, almost double the options were available.



**Breakdown of Housing on the Market by Sale Price <sup>2</sup>  
(9/1/2020)**



<sup>2</sup> Realtor.com, September 1, 2020

## Number of Homes for Sale by Largest Housing Markets <sup>2</sup>

Location	Single Family	Townhome/ Condo	\$100,000 - \$149,999		\$150,000 - \$199,999		\$200,000 - \$ 249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +	
			SF	All	SF	All	SF	All	SF	All	SF	All	SF	All
Bismarck/Mandan	243	116	2	20	6	20	16	49	30	47	37	52	152	171
Dickinson	146	15	5	5	9	10	28	34	26	29	23	28	55	55
Fargo/West Fargo	394	130	4	22	13	32	34	52	85	105	73	89	185	224
Grand Forks	153	44	8	21	9	23	26	26	25	27	23	30	62	70
Jamestown	68	1	5	5	13	13	14	15	13	13	5	5	18	18
Minot	154	42	11	17	19	30	21	33	25	33	22	23	56	60
Williston	159	9	4	4	7	8	18	22	22	25	28	28	80	81

\*Note SF is detached single-family homes and All is detached single-family homes, townhomes and condos. Pending sales were not counted.

<sup>2</sup> Realtor.com, September 1, 2020

While more than 80 percent of the state's population is employed, it is still challenging for many North Dakotans to be able to find an affordable house within their means. The following information is from Job Service of North Dakota's Labor Market Information Center, the top 10 industries in the state by total employment with a breakdown of average wages, affordable monthly housing costs and an affordable mortgage assumption.

**Primary Industries by Number of Employees, Wages Earned and Affordable Housing Assumptions <sup>3</sup>**

Rank by Employment Numbers	Industry Sector	Average Hourly Wage	Average Weekly Wage	Average Annual Wage	30% of Their Income	Affordable Monthly Housing Costs	Affordable Mortgage Assumption
1	Healthcare and Social Assistance	\$24.95	\$998	\$51,896	\$15,569	\$1,297	\$240,000
2	Retail Trade	\$15.48	\$619	\$32,188	\$9,656	\$805	\$140,000
3	Education Services	\$21.62	\$865	\$44,980	\$13,494	\$1,125	\$205,000
4	Accommodation and Food Services	\$8.90	\$356	\$18,512	\$5,554	\$463	\$71,000
5	Manufacturing	\$26.93	\$1,077	\$56,004	\$16,801	\$1,400	\$260,500
6	Construction	\$30.53	\$1,221	\$63,492	\$19,048	\$1,587	\$298,000
7	Wholesale Trade	\$34.53	\$1,381	\$71,812	\$21,544	\$1,795	\$340,000
8	Public Administration	\$26.88	\$1,075	\$55,900	\$16,770	\$1,398	\$260,000
9	Mining, Quarrying, and Oil and Gas Extraction	\$55.38	\$2,215	\$115,180	\$34,554	\$2,880	\$559,500
10	Transportation and Warehouse	\$31.93	\$1,277	\$66,404	\$19,921	\$1,660	\$313,000

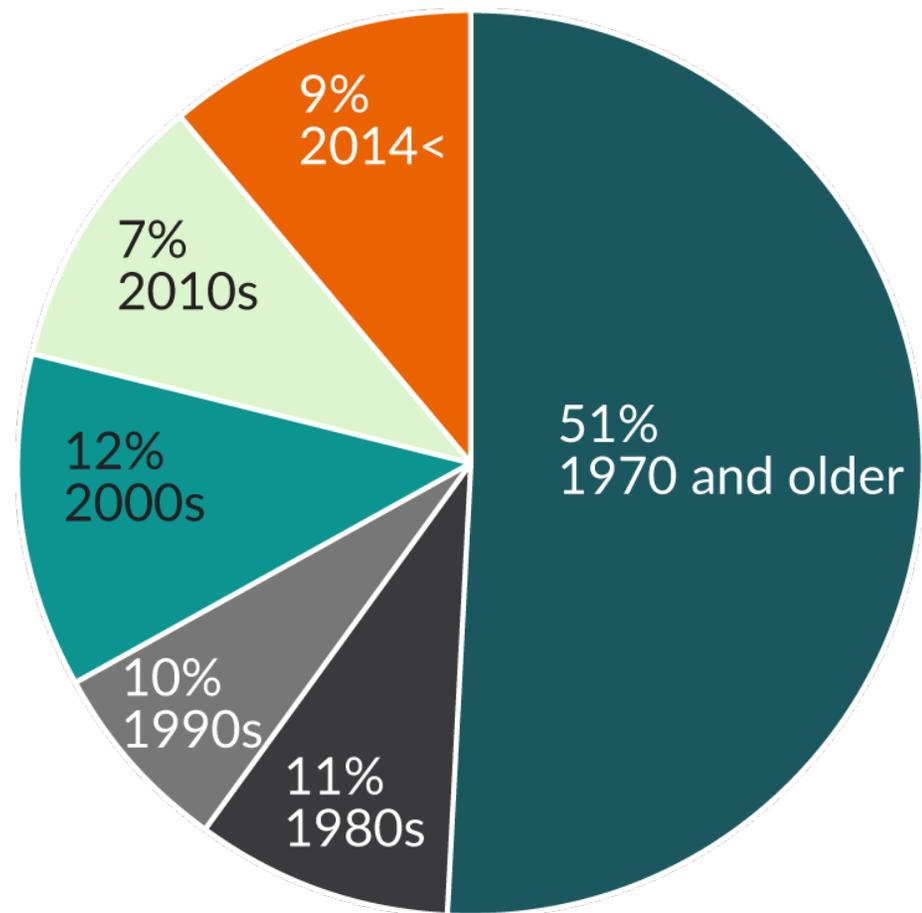
<sup>3</sup> Labor Market Information Center, Job Service North Dakota, QCEW Unit, September 2020

\*Note: Assumptions for mortgage affordability were based on the following criteria: 1) Bankrate.com mortgage calculator, 2) Monthly mortgage payments includes principal, interest, taxes and insurance, 3) 3% interest rate, 4) 3.5% down payment as recommended by the Federal Housing Administration, 5) Zero debt ratio, i.e. no vehicle, student loan or credit card debt.

Impacting accessibility and desirability is the age of North Dakota's housing stock. More than 50 percent of the houses in the state were built before the 1970s. While the number of housing units lacking basic amenities is low, there are still 1,123 without adequate plumbing and 2,449 do not have a complete kitchen.<sup>4</sup> Households must have the following functioning components to have a completed kitchen: kitchen sink; burners, cook stove or microwave oven; and a refrigerator. Adequate plumbing encompasses hot and cold running water, a tub or shower and a flushing toilet.

New construction is not alleviating North Dakota's tight housing market. The number of single-family housing building permits issued in 2019 was 1,790, 7 percent less than in 2018. As of June 2020, building permits issued were up 8 percent from the same time in 2019. Once all the necessary permits are secured, it takes approximately 8.2 months to construct a new house.<sup>5</sup> Material, labor, land and utility costs for a new build restrict the ability to list a home for under \$250,000.

Year Housing Structures Built <sup>4</sup>



<sup>4</sup> American Community Survey One Year Estimates, Table CP04

<sup>5</sup> National Association of Home Builders, 2020



## FirstHome™

provides affordable mortgage loans to low- to moderate-income first-time buyers

Average Age: 32  
 Average Income: \$60,061  
 Average Purchase Price: \$176,930



## North Dakota Roots

provides affordable mortgage loans to moderate-income buyers who have previously owned a home

Average Age: 35  
 Average Income: \$93,500  
 Average Purchase Price: \$242,337



## HomeAccess

provides affordable mortgage loans to moderate-income buyers who are or who have single parent, veteran, disabled or elderly household members. The highest program users are single parents at 79.6 percent

Average Age: 42  
 Average Income: \$56,807  
 Average Purchase Price: \$196,033

The North Dakota Housing Finance Agency (NDHFA) offers three affordable housing mortgage programs including down payment and closing cost assistance. Borrowers are qualified based on income, loan amount, family size, previous ownership status and personal identifiers such as veteran status, single parent, age and disability.

The following provides an overview of the typical NDHFA customer. Data for the private market will vary as those mortgage holders did not need to or did not qualify for the affordable housing parameters required for NDHFA's programs.

North Dakota is currently ranked first in the nation for homeowners that are housing stable. However, almost a third of this population faces economic hardships every month. Of the state's homeowners who have an active home mortgage, 17.5 percent are considered "housing cost burdened." Additionally, 10 percent of North Dakotans who own their home outright (i.e., no mortgage) are housing cost burdened, which means they pay more than 30 percent of their income for housing expenses which for them would include utilities, insurance and property taxes.<sup>1</sup> While the delinquency rate on NDHFA's mortgages is currently 3.61 percent compared to 4.78 percent in 2019, foreclosures have increased slightly from 0.66 percent in 2019 to 0.75 percent in 2020.<sup>6</sup>

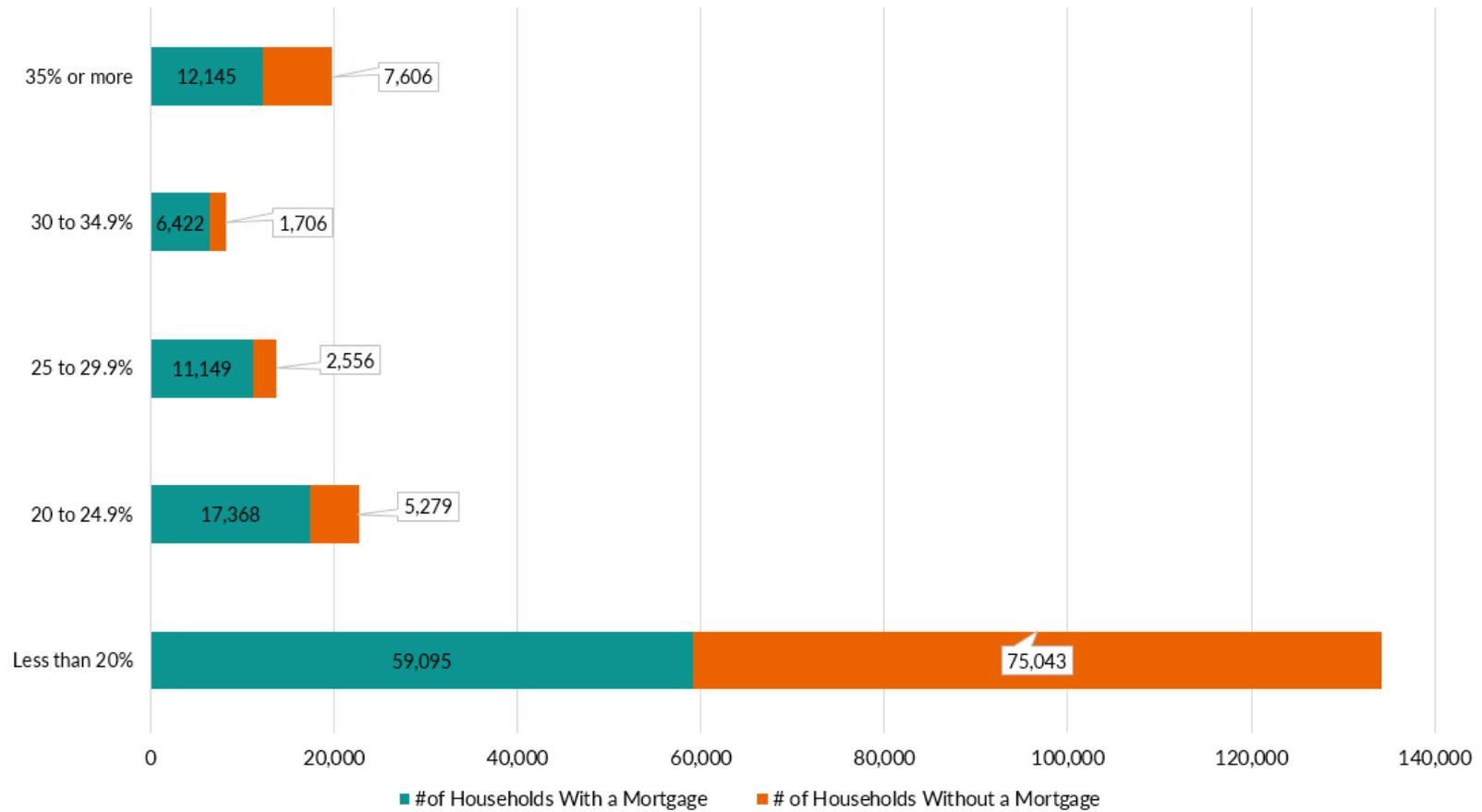


<sup>1</sup> American Community Survey One Year Estimates, Table DP04

<sup>6</sup> North Dakota Housing Finance Agency, August 2020

In 2018, 14 percent of North Dakota homeowners, 27,879 households with and without a mortgage, paid more than 30 percent of their gross household income for housing expenses.

Percentages of Income Spent on Monthly Household Expenses <sup>7</sup>



<sup>7</sup>American Community Survey One Year Estimates, Table B25091

# rental housing overview

Even though North Dakota is ranked first in the country for having the lowest percentage of homeowners who are cost burdened, the rate of cost burden is much higher for North Dakota renters. In 2018, 39 percent of North Dakota's renters were spending more than 30 percent of their income on housing expenses.

In 2018, 30 percent of all North Dakota housing units were renter-occupied. These 113,486 units housed 37 percent of the state's population. Multifamily housing vacancy rates averaged 9.4 percent over the past five years. When the rental market is below 5 percent, monthly rental costs increase due to high demand. Once a market reaches 8 percent vacancy rate, rental costs are more stable and property owners are more willing to work with households.<sup>4</sup>

In North Dakota, the Fair Market Rent (FMR) as published by the U.S. Department of Housing and Urban Development (HUD), for a two-bedroom apartment is \$841. In order to afford this level of rent and utilities, without paying more than 30 percent of income on housing, a household must earn \$2,804 a month or \$33,647 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates to an hourly wage of \$16.18 per hour.<sup>8</sup>

FMR rates vary by county. The following page shows the 2020 breakdown by county and metro area for the state detailing the rate based on the number of bedrooms in the housing unit.



<sup>4</sup> American Community Survey One Year Estimates, Table CP04

<sup>8</sup> [www.huduser.gov/portal/datasets/fmr/fmrs/FY2020\\_code/2020state\\_summary.odn](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn)

FY2020 North Dakota Fair Market Rates Local Area Summary <sup>8</sup>

Area	Efficiency	Number of Bedrooms			
		1	2	3	4
Adams	\$609	\$627	\$714	\$1033	\$1254
Barnes	\$542	\$545	\$718	\$999	\$1017
Benson	\$609	\$627	\$714	\$890	\$1170
Billings	\$560	\$563	\$742	\$1070	\$1127
Bottineau	\$539	\$542	\$714	\$890	\$1120
Bowman	\$539	\$542	\$714	\$1007	\$1011
Burke	\$648	\$651	\$862	\$1080	\$1292
Bismarck Metro	\$694	\$698	\$892	\$1242	\$1475
Fargo Metro	\$555	\$678	\$834	\$1203	\$1494
Cavalier	\$609	\$627	\$714	\$1030	\$1085
Dickey	\$552	\$555	\$714	\$890	\$1174
Divide	\$539	\$542	\$714	\$1030	\$1085
Dunn	\$846	\$852	\$1127	\$1434	\$1980
Eddy	\$609	\$627	\$714	\$1030	\$1085
Emmons	\$579	\$583	\$714	\$1030	\$1085
Foster	\$609	\$627	\$714	\$1030	\$1085
Golden Valley	\$648	\$653	\$864	\$1089	\$1295
Grand Forks Metro	\$570	\$650	\$832	\$1200	\$1461
Grant	\$593	\$596	\$714	\$1030	\$1085
Griggs	\$539	\$542	\$714	\$1030	\$1085
Hettinger	\$560	\$563	\$742	\$1070	\$1127
Kidder	\$609	\$627	\$714	\$1030	\$1085
LaMoure	\$539	\$543	\$714	\$890	\$1171
Logan	\$609	\$627	\$714	\$955	\$1019
McHenry	\$609	\$627	\$714	\$994	\$1085
McIntosh	\$609	\$627	\$714	\$932	\$982

Area	Efficiency	Number of Bedrooms			
		1	2	3	4
McKenzie	\$778	\$784	\$1032	\$1286	\$1568
McLean	\$572	\$576	\$714	\$962	\$1104
Mercer	\$602	\$605	\$764	\$1102	\$1259
Morton	\$694	\$698	\$892	\$1242	\$1475
Mountrail	\$621	\$678	\$829	\$1037	\$1406
Nelson	\$609	\$627	\$714	\$1030	\$1085
Oliver Metro	\$689	\$693	\$887	\$1203	\$1442
Pembina	\$609	\$627	\$714	\$1012	\$1224
Pierce	\$539	\$542	\$714	\$890	\$1085
Ramsey	\$609	\$627	\$714	\$1030	\$1254
Ransom	\$539	\$542	\$714	\$948	\$1085
Renville	\$539	\$542	\$714	\$983	\$1254
Richland	\$539	\$542	\$714	\$1030	\$1098
Rolette	\$609	\$627	\$714	\$1030	\$1085
Sargent	\$601	\$605	\$714	\$1030	\$1150
Sheridan	\$560	\$563	\$742	\$1070	\$1127
Sioux Metro	\$539	\$542	\$714	\$890	\$1108
Slope	\$560	\$563	\$742	\$1070	\$1127
Stark	\$694	\$699	\$920	\$1242	\$1246
Steele	\$539	\$542	\$714	\$1030	\$1085
Stutsman	\$539	\$542	\$714	\$985	\$1058
Towner	\$578	\$582	\$714	\$1030	\$1085
Traill	\$499	\$589	\$714	\$1030	\$1254
Walsh	\$591	\$594	\$714	\$932	\$1035
Ward	\$629	\$747	\$972	\$1404	\$1706
Wells	\$609	\$627	\$714	\$1000	\$1143
Williams	\$592	\$695	\$909	\$1227	\$1231

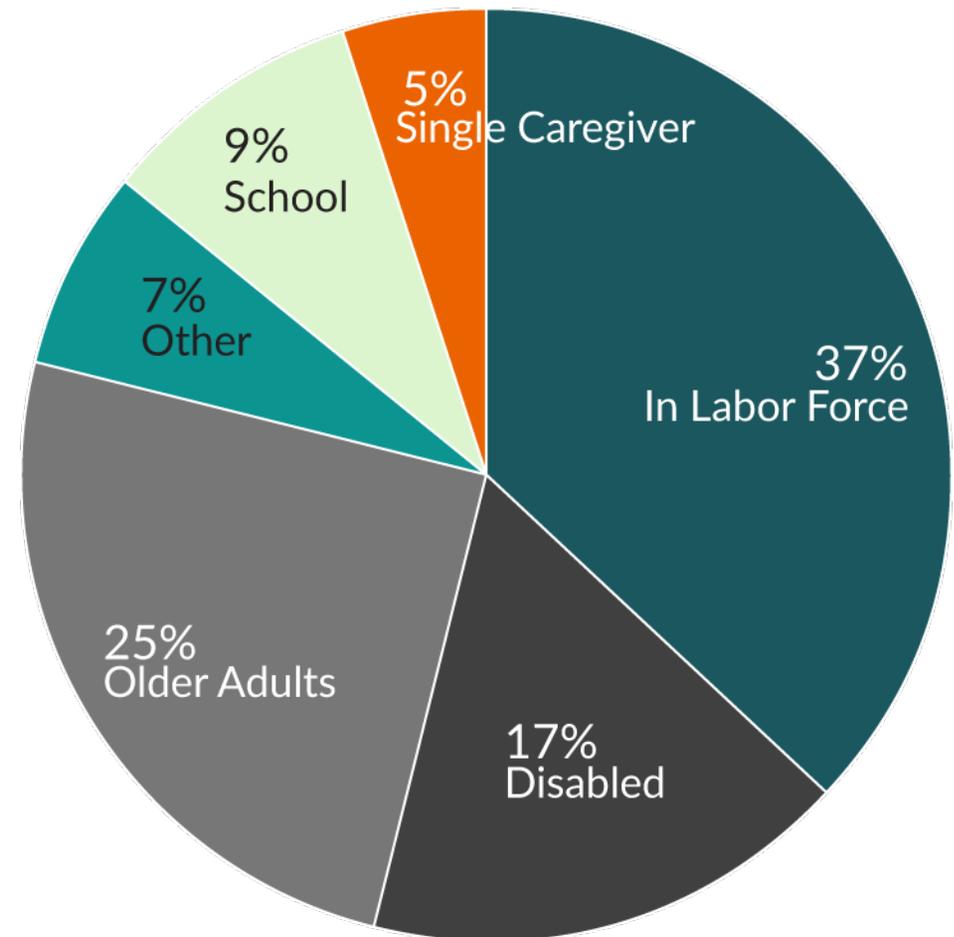
<sup>8</sup> [www.huduser.gov/portal/datasets/fmr/fmrs/FY2020\\_code/2020state\\_summary.odn](http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020state_summary.odn)

For 3 percent of the renters across the state, FMR rents will never be affordable. Currently, there are 26,485 renter households that are considered extremely low income (ELI), and 37 percent are in the labor force. Physical abilities and age are factors impacting an ELI renter's ability to earn a higher income or work full-time.<sup>9</sup>

The average renter's wage is \$17.12 per hour and is not considered housing cost burdened if they can find the average FMR two-bedroom apartment for \$841 per month. However, for renters earning minimum wage, or \$7.25 per hour, they would have to work 89 hours per week to afford that same apartment. The majority of residents earning minimum wage are employed in North Dakota's fourth largest industry, Accommodations and Food Services.

Statewide, it is estimated that there is a shortage of 13,000 affordable rental units for ELI households, especially for households with larger families.<sup>10</sup>

Extremely Low Income Renter Households<sup>9</sup>



**89**

Work Hours Per Week at Minimum Wage to Afford a 2-Bedroom Rental Home (at FMR)

**71**

Work Hours Per Week at Minimum Wage to Afford a 1-Bedroom Rental Home (at FMR)

**2.2**

Number of Full-Time Jobs at Minimum Wage to Afford a 2-Bedroom Rental Home (at FMR)

**1.8**

Number of Full-Time Jobs at Minimum Wage to Afford a 1-Bedroom Rental Home (at FMR)

<sup>9</sup>National Low Income Housing Coalition

<sup>10</sup>Out of Reach 2020: North Dakota

Over the past five years, monetary judgments consisted of 86 percent of all eviction judgments. Five counties accounted for 79 percent of all evictions in 2018; these same counties contain 68 percent of the state's occupied rental units.

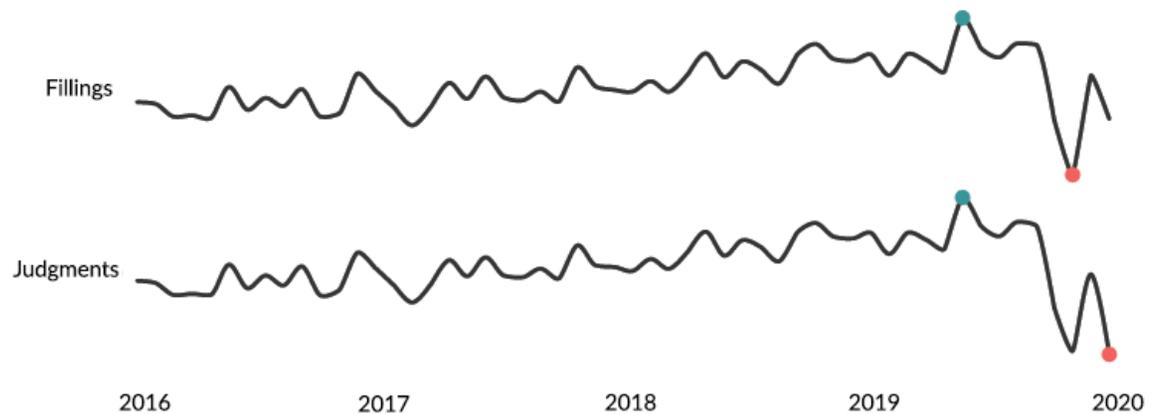
The number of eviction judgments in North Dakota have increased by 15 percent year over year since 2016. If a property manager uses the court to evict a tenant and obtains a judgment, the resulting judgment is placed on the individual's credit report. The judgment and credit report can negatively impact housing stability for up to seven years and hinder their ability to be approved for a credit card or loan.

Beginning in April 2020, state and federal moratoriums were put in place because of a new coronavirus (COVID-19) significantly decreased North Dakota's eviction numbers.

### Highest Eviction Counties <sup>11</sup>

County	Evictions	Rental Units
Cass	609	34,998
Williams	260	6,394
Ward	232	10,996
Burleigh	162	12,456
Grand Forks	117	15,540

### Evictions Trended Upward Until COVID Decline <sup>11</sup>



<sup>11</sup> North Dakota Eviction Data, North Dakota Supreme Court, January 2016-June 2020

# covid-19 impacts on housing stability

Impacts of COVID-19 were felt across the state in 2020. The first was the loss of employment in many industries. The chart below depicts these losses in relation to the number of initial and continued unemployment claims.



To ensure that renters impacted by job loss and reduced hours remained housing stable, the state of North Dakota created the Emergency Rent Bridge (ERB). Administered by the Department of Human Services (DHS), the program assists income-qualified residents with limited resources who are experiencing economic hardship by making rent payments directly to the property owner. As of September 2020, payments were issued for 539 rental households. The average payment amount was \$601.85 with more than \$1.1 million dispersed among 17 counties.<sup>13</sup>

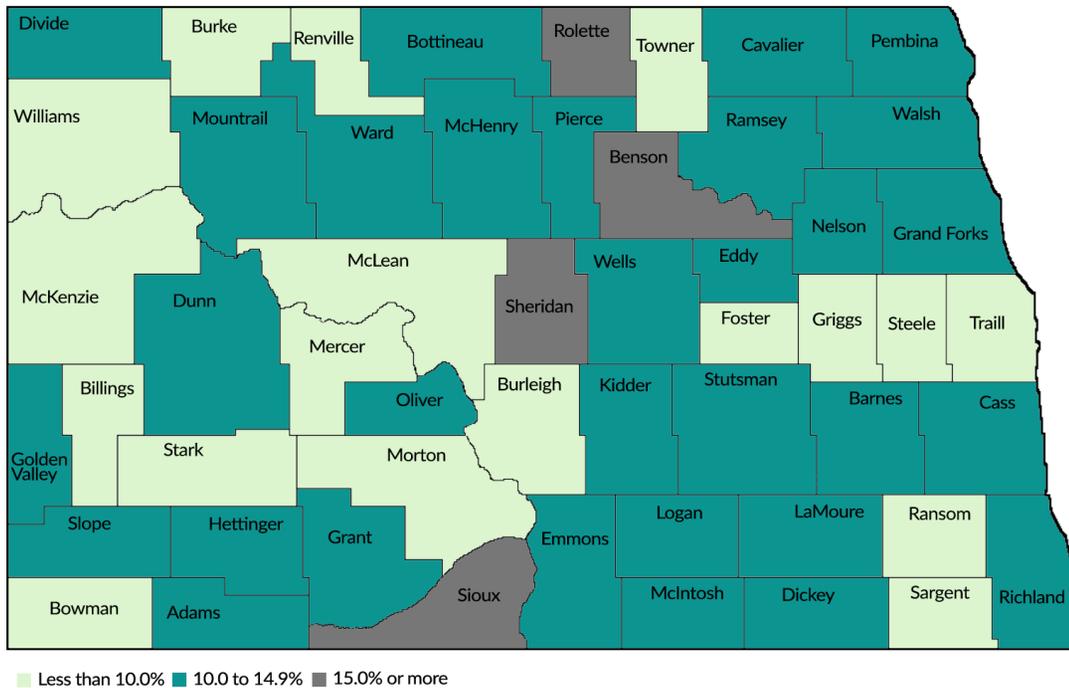
The Centers for Disease Control and Prevention (CDC) states socioeconomic and environmental factors such as poverty, housing instability, food insecurity and lack of access to healthcare, medical insurance and transportation further compound the livelihood and well-being of households living in poverty during the pandemic. Prior to COVID-19, 1 in 10 people in North Dakota were considered to live below the poverty level, based on income threshold, family size and changes in the cost of living. By county, poverty rates in the state range from 6.5 percent in Williams County to 32.9 percent in Sioux County with eight counties having a poverty range above the national average of 13.1 percent.<sup>14</sup>

<sup>12</sup> Job Service North Dakota, September 2020

<sup>13</sup> North Dakota Human Services, September 2020

<sup>14</sup> Individuals below the poverty line, Rank by Counties, North Dakota, 2018

## Individuals Below the Poverty Level Prior to COVID-19 <sup>14</sup>



**Disclaimer:** The information contained in this section COVID-19 Impacts on Housing Stability was reported from March through September 2020. The evolving COVID-19 situation may impact North Dakotans' ability to pay future mortgages and rents.

\* The HUD funded CoC program is designed to promote a community wide commitment to the goal of ending homelessness, providing funding for efforts to rehouse homeless individuals and families, promote access to and effective utilization of mainstream programs, and optimize self-sufficiency among individuals and families experiencing homelessness.

<sup>14</sup> Individuals below the poverty line, Rank by Counties, North Dakota, 2018

<sup>15</sup> North Dakota Continuum of Care, received September 2020

<sup>16</sup> [Phase 1 Household Pulse Survey Data Tables](#)

<sup>17</sup> [Phase 2 Household Pulse Survey Data Tables](#)

The agencies that comprise the North Dakota Continuum of Care (CoC)\* together reported assisting 1,697 individuals at risk of homelessness or experiencing homelessness from March 21 to Sept. 1, 2020, the time of this study. Of the individuals assisted, 337 individuals or 22 percent of the total reported needing services specifically because of COVID-19 impacts. It is important to note that these numbers do not include non-CoC member service providers who also assist such individuals. <sup>15</sup>

To provide greater understanding as to how citizens were withstanding COVID-19, the U.S. Census Bureau collaborated with multiple federal agencies to produce a Household Pulse Survey identifying self-reported social and economic effects. The survey collected insight from a randomly selected set of North Dakota households to gather insight on their employment status, food security, housing, physical and mental health, access to health care, education disruption, capacity to telework and travel practices.

Data was first collected on April 23, 2020. During that week, 38.9 percent of the state's represented population experienced a loss of employment income and 11.5 percent stated they had either missed March's rent or mortgage payment and had slight or no confidence that they would be able to make the next payment on time. After 12 weeks, loss of employment income had dropped to 21.5 percent of the population. However, concerns about housing insecurity had risen to 15.3 percent.<sup>16</sup> During week 13 of the Household Pulse Survey, North Dakotans surveyed were asked about the likelihood of eviction or foreclosure. Renters and homeowners were lumped together with 33.4 percent concerned about losing their homes. Expected loss of income continued to trend downward at 18.2 percent.<sup>17</sup>

While Pulse Survey data has a higher-than-normal margin of error compared to traditional Census Bureau data due to sample size, collection methods, trends represented by Pulse Data are important to understand how residents are being impacted during COVID-19.

# housing vulnerable populations

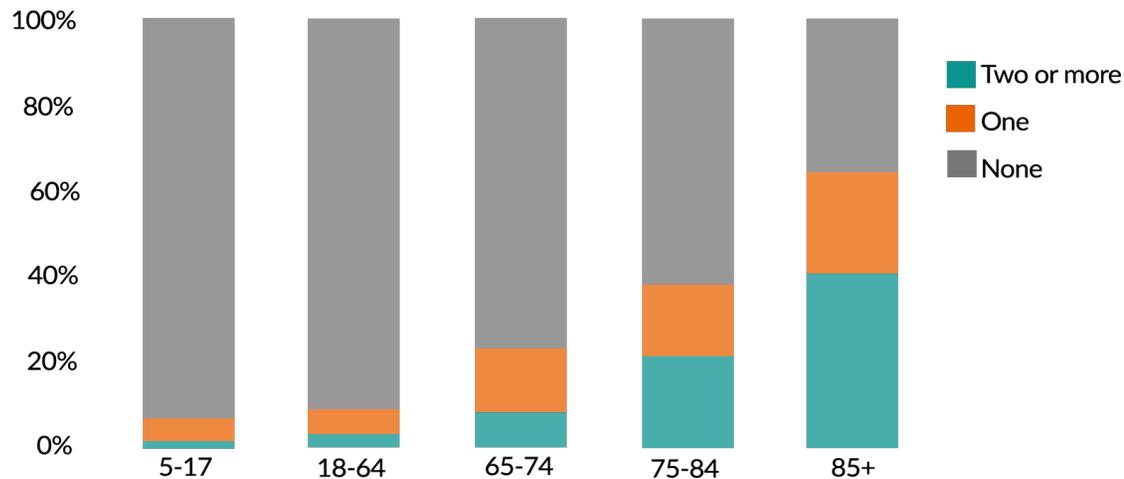
Having safe and well-maintained affordable housing can be transformative for low- to moderate-income households. Yet, there are harder to house individuals that need customized approaches to ensure that everyone can have access to a home.

## Older Adults and People with Physical Disabilities

More than three-fourths of North Dakotans age 65 or older live in a single-family home. Between age 65 and 85, the likelihood of developing at least one health-related disabling condition increases significantly; more than 65 percent of individuals age 85 or older have a disabling condition.

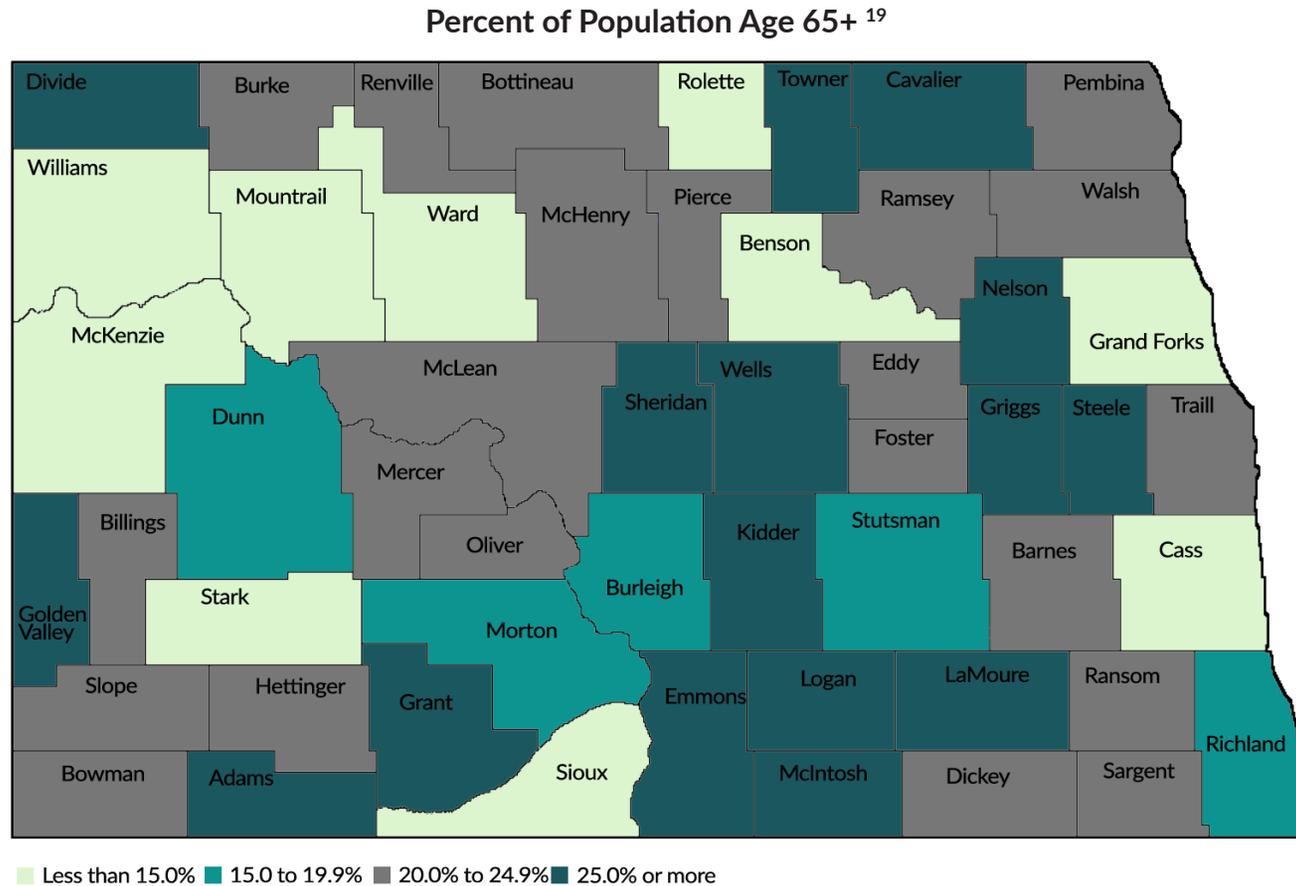
This change in personal health often necessitates a change in thinking about housing needs, causing the person to ask questions about accessibility of their current home, as well as how they might be able to access the supportive services they need to appropriately accommodate their health status.

Individuals by Detailed Age and Number of Disabilities <sup>18</sup>



<sup>18</sup> Individuals by Detailed Age and Number of Disabilities, downloaded from ndcompass.org on 9/20/2020

North Dakota ranks seventh in the nation for the highest proportion of individuals age 85 years and older. Across the state 18 counties have 25 percent of their population as 65 years and older. The four counties with the oldest populations are Sheridan, McIntosh, Grant and Griggs.<sup>19</sup>

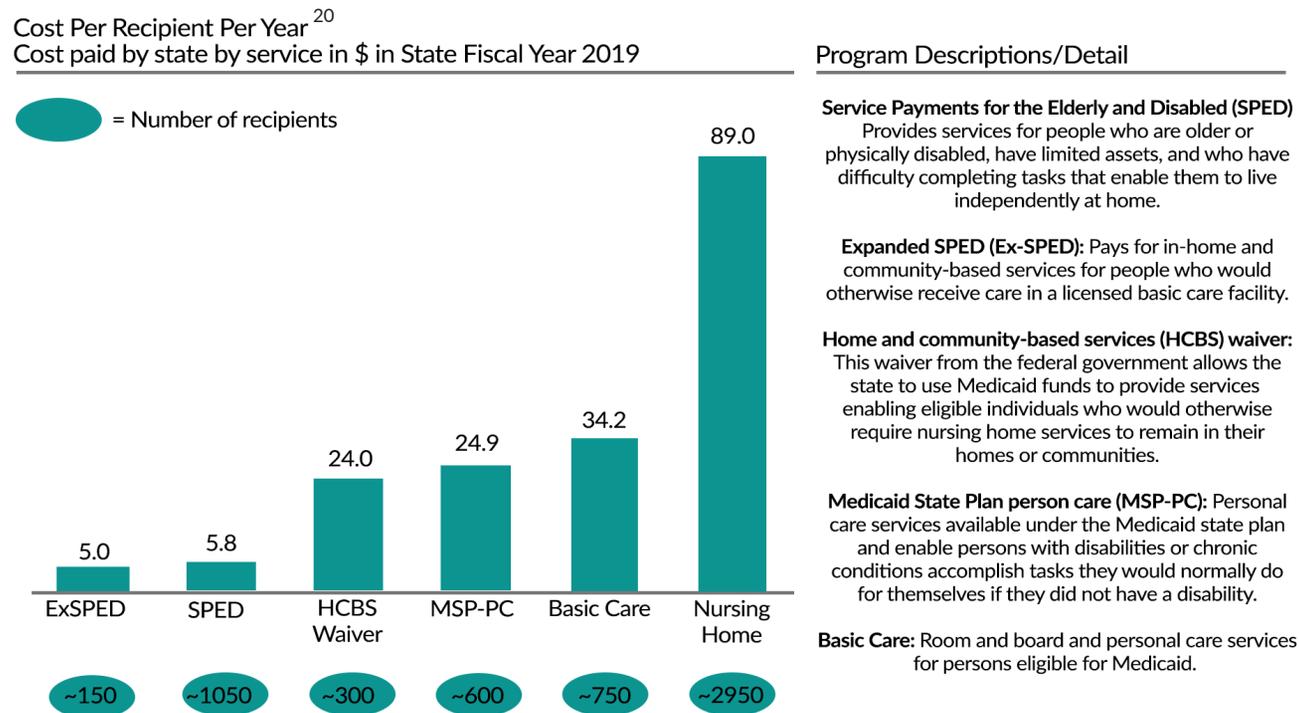


Based on the size of the state’s aging population, it is anticipated that 50 percent of North Dakotans will need to seek some type of service-enhanced living arrangement in their lifetime. This may include facility-based care, like a skilled nursing facility or basic care; an age-segregated living community, like assisted living or housing designated for older adults; or some type of supportive service delivered in a person’s home, whether they live in a rental housing unit or a single-family home.

<sup>19</sup> Percent of Population Age 65+ 2019, downloaded from ndcompass.org on 9/13/2020

How people access and pay for the services they need to continue living independently will vary based on their household income and the type of care needed. For lower income North Dakotans who have limited assets, Medicaid may help pay for all or a portion of either the cost of home- and community-based services or facility-based care. Understanding how services are delivered and paid for is an important part of understanding the housing needs and options provided for older adults and people with disabilities.

The graphic below shows the average per person cost of various types of Medicaid-funded long-term care.



Home- and community-based services, including the state-funded Service Payments for Elderly and Disabled (SPED and ExSPED), Medicaid waiver-defined services (HCBS Waiver) and Medicaid-funded Personal Care (MSP-PC), can be delivered in a variety of home settings at much lower cost than facility-based care (basic care and nursing home).

In 2019, half of the approximately 5,800 older adults or people with physical disabilities who were receiving long-term care of some kind, were utilizing nursing home care at an average cost to ND Medicaid of \$89,000 per person per year.<sup>20</sup>

<sup>20</sup> North Dakota Department of Human Services Data received, September 2020

While the general housing market has a healthy vacancy rate, rental housing specifically set aside for older adults tends to have a vacancy rate between 0 and 2 percent. Community building codes require new construction projects to comply with Americans with Disabilities Act (ADA) requirements, however, older housing which tends to be more affordable, may not be ADA compliant and therefore not accessible to many individuals.

For people to be able to choose where and how they live, it is also important to understand North Dakota's housing inventory in terms of accessibility features. Having access to housing that is designed to meet people's changing physical needs allows greater personal choice in how support services are received (i.e., in a person's own home or in a facility).



## Justice Involved Adults and Youth

The Department of Corrections and Rehabilitation (DOCR) works with justice involved residents in urban and rural that have an active case. While no inmate is released into homelessness, there are situational circumstances, such as overcrowded housing, employment insecurity and treatment needs that make it difficult for many individuals to remain steadily housed. The Total Active Homeless adults on supervision in the community on July 14, 2020, totaled 269. The largest group was males ages 25-34 in the communities of Fargo and Bismarck.<sup>21</sup>

People who have committed a sex offense only represent 7 percent of the homeless population, however, individuals with this felony charge have the most difficulty securing housing. To date, DOCR supervises 638 people convicted of sexual offenses. Due to their criminal history and needing to register as a person who has committed a sex offense, federal regulations ban these individuals from public housing or vouchers for subsidized housing. Additionally, homeless shelters in North Dakota do not accept people who have committed a sex offense and hotels, which are often used as transitional living facilities, do not allow people on the high-risk sex offense registry.<sup>21</sup>

People designated as high-risk on the registry and people who have committed violent offenses are excluded from major rental companies and must therefore find options from private individuals with rental housing; however, most will only rent to low- or moderate-risk offenders. State and federal regulations restrict proximity to schools and victims, and other community residents may also hinder where such individuals can reside. Local nonprofits provide short-term solutions; however, limited resources typically prohibits the establishment of a more stable housing placement.

Without housing for people who have committed a sex offense, specifically those who are considered high-risk and violent increases the likelihood of them becoming homeless.

## At-Risk Youth

In 2018, more than 17,000 children ages 0-17 years old lived in poverty. Poverty elevates a child's risk of experiencing behavioral, social and emotional health challenges. Family income is only one factor of financial security; the cost of basic expenses also matters. Housing is typically one the largest expenses for families, and 31,000 children are living in households with a high housing cost burden. The risk of losing housing or becoming homeless can impact a child's education, health, sense of safety and overall development. The number of school-age homeless children in 2018 was 2,559 or 2 percent. The North Dakota Department of Public Instruction, homeless liaisons worked with 2,658 homeless and at risk of homelessness youth during the 2019-2020 academic year.<sup>22,23</sup>

Young adults, ages 18-24 years old, are among the highest for any age group. Reasons for increased poverty is likely due to the fact that many young adults move out of their childhood home, are less eligible for public benefits and work in the lowest wage job sector. Data from 2014 to 2018 documented 67.5 percent of individuals ages 16 to 24 as employed, totaling more than 71,000. In 2018, 27 percent of the state's young adults, or 19,000 were living in poverty. The share of young adults in full-time university and college programs and poverty has increased but have always been considered more of a poverty-prone group.<sup>22</sup>

North Dakota youth in the foster care system face additional challenges including higher rates of incarceration, early parenting, homelessness, unemployment and lack of access to mental and physical health care. In 2019, there were 2,538 youth in the state foster care system, a 33 percent increase from 2010. Every year, approximately 1,000 youth leave through reunification with family, adoption or aging out of the system. Over the past decade, DHS has tracked 17-year-old foster youth who are aging out of the foster care system and then follows up with them at ages 19 and 21. At one point, 40 percent of the respondents stated they had experienced homelessness and had to live in their car, on the street or in a homeless or temporary shelter, despite over 60 percent stating that they were employed.<sup>20</sup>

<sup>20</sup> North Dakota Department of Human Services data received September 2020

<sup>21</sup> North Dakota Department of Corrections and Rehabilitation, received July 2020

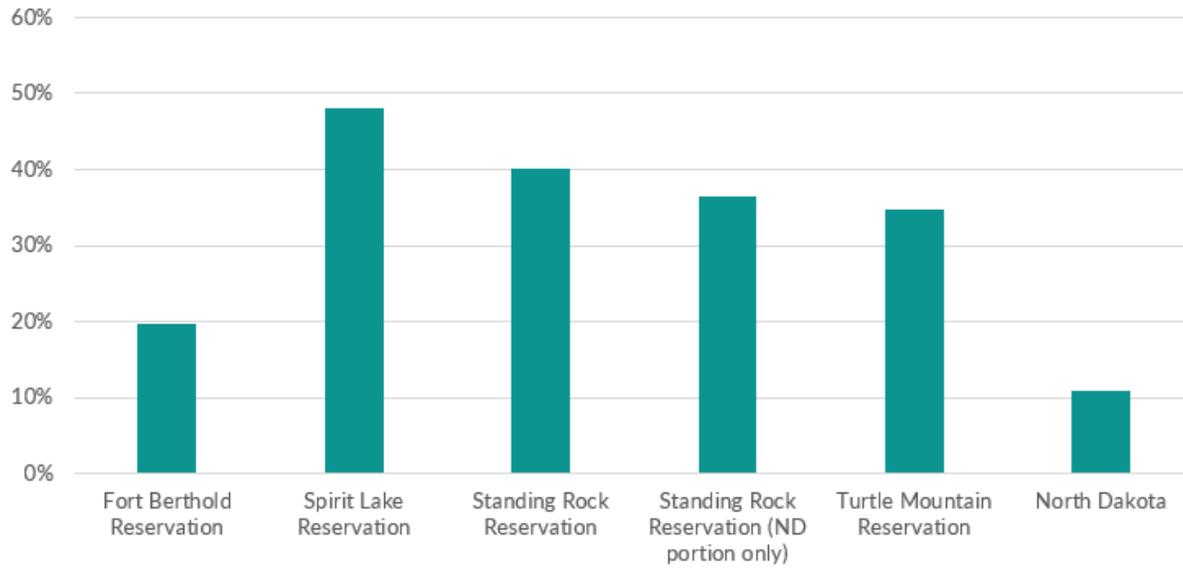
<sup>22</sup> The Annie E. Casey Foundation, Kids County Data Center, North Dakota Indicators

<sup>23</sup> North Dakota Department of Public Instruction, Nine Year Comparison of Number of Students Experiencing Homelessness by District, September 2020

## Native Americans

The largest minority group in North Dakota is Native Americans at 5.4 percent of the total population. In 2019, 30 percent of the state's homeless population was Native American. The number of Native Americans experiencing homelessness is probably greater than the numbers reported during the HUD Point-In-Time Count due to the constraints of HUD's definition of homelessness and migration both on and off tribal land. Native Americans are also more likely to live in overcrowded and/or experience poor housing conditions than their non-Native peers.<sup>15</sup>

**Individuals Below the Poverty Level by Native American Reservation Area<sup>24</sup>  
2014-2018**



Both on and off of tribal land, only 40 percent of Native Americans are homeowners. Mortgage lending on tribal land is an underserved market with unique challenges such as trust land regulations, fractioned land ownership and limited access to financial institutions. While tribal trust land status is no longer considered a major barrier because of the implementation of Section 184 of the Indian Home Loan Guarantee Program, the lending volume on such land is still quite low.

Native Americans transitioning into urban communities face challenges securing affordable housing with enough space to accommodate large families when navigating unfamiliar urban and non-tribal housing markets. The primary barriers to achieving housing stability including race-based discrimination, limited housing stock due to lack of rental or credit history, and variable employment prospects.<sup>25</sup>

<sup>15</sup> North Dakota Continuum of Care, received September 2020

<sup>24</sup> Disparities: Native American Reservation Area, downloaded from ndcompass.org on 9/13/2020

<sup>25</sup> Housing Needs of American Indians and Alaska Natives in Urban Areas: A Report from the Assessment of American Indian, Alaska Native, and Native Hawaiian Housing Needs, U.S. Dept. of Housing and Urban Development, 2017

## Homeless

Persons experiencing homelessness and who are at risk of homelessness require different approaches to help them achieve housing stability. Some individuals and families may only need short-term economic assistance to weather unforeseen bills or disruption in employment. Chronically homeless individuals require intensive case management as soon as they enter a homeless shelter or multifamily complex utilizing a rapid rehousing model.

CoC members worked with 4,294 individuals experiencing homelessness in 2019. The majority of these people had no income, but their ages were across the spectrum from under 5 years old to older than 62 years. Fifty-four percent of these individuals requested assistance for less than 30 days. However, 3.6 percent have been seeking help for more than 3 years. Tracked in a separate group are domestic violence survivors, which totaled 2,648, primarily women and children needing emergency, transitional, short- and long-term housing.<sup>15</sup>

Affordable housing can mean different things when working with people at risk of homeless, experiencing short-term homelessness and those who are considered chronically homeless. Housing chronically homeless individuals is extremely challenging, and there is no one size fits all solution. Across the state, numerous partnerships have formed between federal and state agencies and local service providers to develop housing models that best serve each community. Housing First is a rapid housing approach; homeless shelters are a temporary solution; and “harm reduction” shelters where some substances can be used on site have been discussed in numerous circumstances as an alternative to dry shelters that are more prevalent and accepted by the general public. That said, these housing models benefit urban areas and not rural communities. Individuals and families experiencing homelessness in rural communities are more “hidden” as they occupy tents, campers, abandoned houses, barns and ice fishing houses, and they have a more difficult time accessing services provided in urban communities.



<sup>15</sup> North Dakota Continuum of Care, received September 2020



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# HOUSING INCENTIVE FUND IMPACT IN NORTH DAKOTA

The North Dakota Housing Incentive Fund (HIF) is an effective, locally-driven, rental housing financing tool created and authorized during the 2011 North Dakota legislative session. Community leaders, private developers, and nonprofit organizations have leveraged HIF to construct new or improve existing rental housing. Because of HIF, low- to moderate-wage workers, the state's aging population, individuals with disabilities, and persons experiencing homelessness have increased access to safe, decent and affordable housing.

## Why HIF Works

**Successful Track Record.** Residents, businesses and the state invested \$89.8 million in gap financing to build and rehabilitate more than 2,500 rental units. Total development costs over the past seven years exceeded \$443 million.

**Unmatched Flexibility.** As a state-funded program, HIF is able to address changing housing market demands in both urban and rural communities. Federal programs are more restrictive.

**Local Support.** HIF applications must demonstrate community support for the project and document unmet housing needs. Ensuring community input and support prior to construction results in strong community buy-in for HIF projects.

**Cost-Effective.** Every \$1 of HIF resulted in \$4 of public and private investments totaling more than \$353 million in additional funding.

**Gap Financing.** HIF is a source of gap financing leveraged when an income restricted rental housing project will not cash flow with traditional financing. Minimal debt after construction or rehabilitation results in lower monthly rents and reduces the need for housing vouchers.

**Targeted to Greatest Needs.** By statute, HIF targets low- to moderate-income households, including seniors, people with disabilities, families with children, veterans, and people experiencing homelessness. HIF has helped thousands of residents that would have been priced out of the state's housing market. Of the 2,501 HIF units, 1,913 are rent restricted, requiring the households who live in these units to be income qualified.

**Available in all Communities.** To date, HIF funding has been used in 26 communities, rural and urban, across the state.

*North Dakota  
Housing Incentive Fund  
(2011-2018)*

*\$89.8 million  
dollars invested*

*\$443 million  
total development  
investment*

*80  
projects across  
the state*

*150  
funding applications  
reviewed*

*2,501  
units built  
or rehabilitated*

*1,913  
income-restricted  
units*

## Ongoing Need for HIF

Affordable housing is the foundation for robust communities supporting job creation and retention, health and wellness, educational development, and the ability to age in place. However, 39.9 percent of renter households in North Dakota are cost-burdened, paying 30 percent or more of their income towards this expense.<sup>1</sup>

Building housing for low- or extremely low-income individuals and families is challenging. Traditional financing is based on anticipated property income, however, when rents are set to affordable levels, there is a gap between the money needed for construction and the money lenders and investors provide. Most affordable housing financing developments involve a mortgage, federal low-income housing tax credits and two or three other sources of money, yet it is not uncommon for developers to rely on upwards of 10 financing sources as they try to fill the gap. Federal funding is extremely scarce and difficult to qualify for, therefore, only 50 percent of qualified projects are funded.

If North Dakotans cannot afford housing or too much of their income is allocated to this one expense, it impacts their ability to maintain stability in their lives, advance economically, pursue educational opportunities, and be able to afford basic necessities such as food, utilities, transportation, childcare and medical coverage. Housing vouchers are another option, but only one in four persons who need a voucher receives one, and it can take years to obtain a voucher.

The upfront investment in HIF off-sets the socioeconomic costs communities and the state incur when people become desperate for a place to call home.

## Financing Structure

HIF awards are structured as forgivable loans and are available to local housing authorities, tribal entities, and nonprofit or for-profit housing developers. The maximum award size varies depending on whether a project also receives federal funding. The award amount typically equals less than 30 percent of the total development cost, and no more than \$3 million. Awards are competitive and projects must meet strict scoring criteria.

## Timeline

### 2011

- Created during the 2011 Legislative Session
- \$15 million in tax credit authority
- 21 out of 30 projects awarded
- 579 units constructed or improved
- 90 percent of funding set aside for energy and flood impacted communities

### 2013

- Reauthorized during 2013 Legislative Session
- \$20 million in tax credit authority and \$15.4 million general fund appropriation
- 29 out of 54 projects awarded
- 921 units constructed or improved
- Program priority for essential service workers in energy-impacted counties

### 2015

- Reauthorized during 2015 Legislative Session
- \$30 million in tax credit authority, \$5 million from Bank of North Dakota
- Additional \$5 million from Bank of North Dakota in 2016 for communities under 12,500
- 24 out of 50 projects awarded
- 862 units created or improved

### 2017

- Legislature removed a two-year sunset making HIF permanent in the ND Century Code
- No new funding was authorized
- NDHFA reallocated \$3.7 million from the 2015-17 biennium.
- 6 out of 16 projects awarded
- 239 units created or improved

### 2019

- Governor's proposed 2019-2021 budget includes \$20 million from the Strategic Investment and Improvement Fund (SIIF).

<sup>1</sup> U.S. Census Bureau. 2017 Decennial Census and American Community Survey.



WRITTEN TESTIMONY PROVIDED TO  
**ND SENATE**  
**INDUSTRY, BUSINESS AND LABOR COMMITTEE**  
DURING THE 67<sup>th</sup> LEGISLATIVE ASSEMBLY  
On January 13<sup>th</sup>, 2021  
**IN SUPPORT OF**  
**SB 2127**  
REGARDING THE  
**HOUSING INCENTIVE FUND**

Chairman Klein  
Vice Chairman Larsen  
Members of the Senate Industry, Business and Labor Committee

I testify today asking for your support of SB 2127 as this bill is presented. Affordable housing for the low income households of North Dakota is a continuing problem. Nearly 40% of renter households in North Dakota are cost-burdened, paying 30% or more of household income towards housing. Within the districts of this committee's members, the range of persons living below 200% of poverty is from a low 21.8% in Mr. Vedaa's District 6 to a high of 53.6% in Mr. Kreun's District 42. The average of committee member districts is 34.3% and the median is 27.5%. In the State, 25.5% of the population is living below 200% of the poverty level. Affordable housing for low income families is an issue that is just not going away. And, with the aging of existing affordable housing inventory, without preservation activity, this situation will only worsen as this older housing leaves the market.

The HIF Program provides the financial resource that is greatly needed to aid in addressing the affordable housing problems in North Dakota. Whether to provide new construction or preservation financing, gap assistance, or targeted supported services needed to prevent homelessness, the HIF Program works. Dave Flohr and his staff at North Dakota Housing Finance Agency have the research that shows the great extent of the need. Please see: <https://www.ndhfa.org/index.php/ndhif/> to learn more of the need as well as how effectively the HIF program addresses the affordable housing issue. Also, another fine document to learn more about the need for affordable housing in North Dakota is "The Current State of Housing in North Dakota", a study of single and multifamily housing prepared by the State's own NDHFA. This document can be found here: <https://www.ndhfa.org/wp-content/uploads/2020/11/CurrentStateofHousing.pdf>

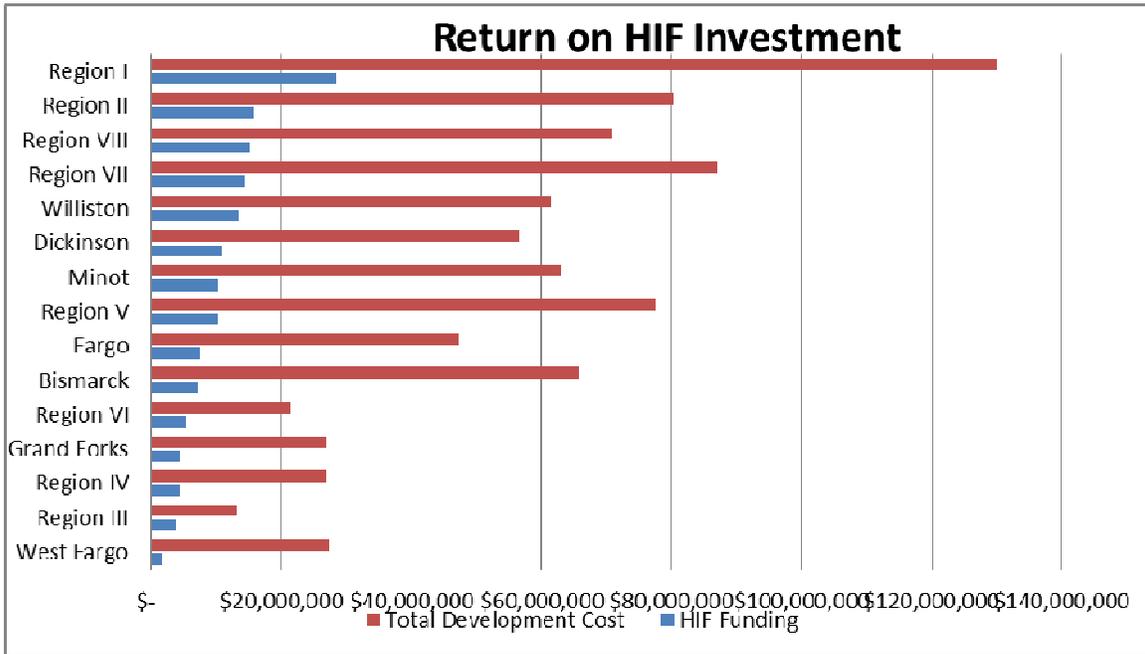
For committee members looking for other reasons to support the HIF Program one needs only look at the leveraging of these important dollars. Since its inception, the HIF Program has brought in \$4.23 of private and federal dollars for every \$1.00 of the state's funding, as the graph



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and table below reflect. The HIF Program has contributed towards the development of nearly \$508 million of housing in the state.



	HIF Funding	Total Development Cost	Private and Federal Dollars Spent for Every HIF Dollar Spent
Region I	\$ 28,423,677	\$ 130,057,346	\$ 3.58
Region II	\$ 15,674,954	\$ 80,324,341	\$ 4.12
Region III	\$ 3,803,129	\$ 13,156,080	\$ 2.46
Region IV	\$ 4,354,545	\$ 27,014,863	\$ 3.03
Region V	\$ 10,145,460	\$ 77,578,114	\$ 6.65
Region VI	\$ 5,288,303	\$ 21,327,228	\$ 3.03
Region VII	\$ 14,231,418	\$ 87,186,008	\$ 5.13
Region VIII	<u>\$ 15,188,691</u>	<u>\$ 70,846,568</u>	<u>\$ 3.66</u>
State Total	\$ 97,110,177	\$ 507,490,548	\$ 4.23

As you can see, HIF Program funding has provided not only much needed affordable housing but also significant economic activity within the HIF participating communities throughout the state.

Thank you in advance for you favorable consideration of SB 2127 and the requested appropriation amount of \$50 million and Thank You for all you do.

Respectfully submitted,

Terry Hanson  
Executive Director