

Action Plan

Grantee: North Dakota - NDHFA

Grant: B-11-DN-38-0001

LOCCS Authorized Amount:	\$ 5,000,000.00
Grant Award Amount:	\$ 5,000,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,548,616.88
Total Budget:	\$ 6,548,616.88

Funding Sources

Funding Source	Funding Type
Conventional Debt	Other Private Funds
LIHTC Equity	Other Federal Funds
Public/Private Investment	Other Private Funds
USDA RD	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

2017 Amendment to Abbreviated Plan: NDHFA is amending the Abbreviated Plan effective 09/25/2017 to address changes in areas of greatest need. The 2016 Statewide Needs Assessment identified regions of the largest housing need in Region 1, Region V, Region VII, and Region VII with significant increases in population in communities of Bismarck, Dickinson, Fargo, Minot, West Fargo, and Williston. Largest increases in population will be among the extremely low and very low income households. New primary target areas are census tracts with a NSP 3 needs score of 7 or greater and located in the communities of Bismarck, Dickinson, Fargo, Minot, West Fargo and Williston. Priority will be given to projects that target units specifically designed to support households earning 50% AMI or less. Additionally NDHFA will reduce the dollar amount allocated to administration in order to facilitate an additional application round in 2017. The agency anticipates a total of \$460,000 to be available for activity 7. Original Abbreviated Plan Areas with census tracts of 4 or greater that are of primary focus are located within the communities of Alexander, Belfield, Bowman, Dickinson, Fargo, Glenburn, Grand Forks, Mohall, Ray, Rolla, Rolette, Sherwood, South Heart, Tioga, and Williston. These communities will subsequently be referred to as "primary focus areas". Applications in the first round will be accepted from primary focus areas only. Proposed housing activities in these communities must be located within those census tracts that have a minimum needs score of 4 or greater. Entire communities may not be eligible but, rather, only portions of those communities. Pre-applications narrowed down the communities to: Fargo, Belfield, and Tioga. Program income may be used for additional eligible communities. Many of the primary focus areas are experiencing escalating rental rates and severe shortages of affordable rental housing due to the impact of energy development. Other primary areas were selected based on shortages of housing for special needs populations or higher than average shortages of affordable housing due to other economic or socio-economic factors. Many of these areas are also experiencing higher than normal cost of construction due to a shortage of laborers and materials. The financing of new construction in these areas with conventional debt results in rental rates that are beyond the affordability of low to moderate income households making it essential that the developer is able to access additional soft debt to make the projects financially feasible. Financial resources from NSP3 will help finance construction of housing units targeted for households earning 120% or less of area median income (AMI) and will result in affordable rents that would not be achievable without this soft financing. Potential sub-applicants for NSP3 funding may include (but not necessarily limited to) non-profits and local jurisdictions that have a proven track history of developing housing. Sub-applicants will need to be familiar with Community Development Block Grant (CDBG) requirements and demonstrate a working knowledge of Davis-Bacon, lead based paint requirements, procurement and other federal requirements or have the



ability to enter into a contractual relationship with an entity that has this knowledge. 50% of the NSP3 program funds must be spent within 24 months and 100% within 36 months and the capacity of the sub-applicant to meet this timeline will be considered during the review of pre-applications. Comments to this Draft Abbreviated Plan will be accepted through February

How Fund Use Addresses Market Conditions:

September 2017: Greatest need was determined by first identifying regions and communities with the greatest housing needs from the 2016 North Dakota Statewide Housing Needs Assessment. The assessment can be found at https://www.ndhfa.org/Publications/NDSHNA_2016_Component1_Final_November.pdf. Once the communities of need were identified eligible projects will be located in census tracts that have a minimum needs score of 7. Preference will be given to applications in those areas that can demonstrate a need for units restricted for extremely low income households. Original Abbreviated Plan Areas of primary focus were established by first determining that the communities included census tracts that have a minimum NSP3 needs score of 4 and secondly determining that there was a need for a) additional housing units to address low vacancies or historical high cost rents or b) stabilize communities due to foreclosures or abandoned/blighted properties. NDHFA is the lead agency for the Statewide Technical Assistance Team (STAT), a collaboration of representatives from other federal and state funding providers, non-profit housing developers and other organizations involved with housing in the state. STAT's mission is to help rural communities identify and address specific housing needs. As part of this effort NDHFA has a strong knowledge base of the housing needs of communities in the State and used this knowledge to help initially define primary focus areas. Further input is solicited through the public comment period. In many communities the demand for housing has been documented through third party housing needs analysis, often financed in part by NDHFA, and these reports should be referenced whenever possible when submitting a pre-application. In the absence of a formal third party analysis, the sub-applicant will be required to provide sufficient market data to support the need and feasibility for the proposed housing activity. North Dakota currently benefits from a strong economy but this is putting upward pressure on housing costs. A growing workforce, particularly in energy impacted areas of the State, is creating high demand for affordable housing. Special consideration will be given to those sub-applications that clearly articulate how the proposed activity will have a positive impact on the area and community by offering affordable housing. Sub-applicants for NSP3 funding must be able to demonstrate experience in working with federal funding programs such as CDBG or a contractual consultant relationship with an experienced CDBG entity. Preference will be given to applications in those areas that can demonstrate a need for long term affordable rental units. Areas of greatest need are initially established using HUD's NSP3 mapping system. North Dakota's minimum need score of 4 was determined by HUD and reflects the 20th percentile of the most needy census tracts in the State. After reviewing the full list of potential eligible areas with a rating of 4 or greater, NDHFA narrowed down the potential eligible areas to 15 communities based on factors such as 1) recognized need for additional affordable housing; 2) perceived impact of housing activity within those targeted areas; 3) presence of experienced potential sub-applicants to undertake activities within those targeted areas; and 4) the reasonableness of housing activities in these targeted areas to be completed within the short timeframe required under this program. These areas were identified on page 1 as the primary focus areas

Ensuring Continued Affordability:

NDHFA will ensure long term affordability for NSP assisted housing units by following HOME program rules and requiring that a land use restriction agreement or deed restriction be placed on NSP assisted properties dictating affordability in the following manner:

NSP Assistance Per Unit	Minimum Period of Affordability in Years
Under \$15,000	5
\$15,000-\$40,000	10
Over \$40,000	15
New Construction	20

Definition of Blighted Structure:

According to the North Dakota Century Code, the term blighted structure shall include, without limitation, any dwelling, garage, or outbuilding, or any factory, shop, store, warehouse or any other structure or part of a structure which, because of fire, wind, or other natural disaster, or physical deterioration, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

Definition of Affordable Rents:

NDHFA will require all sub-recipients/developers to use HUD published Fair Market Rents (FMRs) for their area. Rents for all NSP assisted units must be at or below FMRs. In addition, units targeted for households at or below 50% AMI will be subject to rents restrictions based on the lesser of FMRs or 30% of 50% of AMI. NDHFA will refer to CFR 92.252 for further rent limitations and qualifications.

Housing Rehabilitation/New Construction Standards:

Housing that is rehabilitated with NSP3 funding must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. All housing assisted with NSP funds must meet, at a minimum, the Housing Quality Standards in 24 CFR Part 982.401.

In addition, all gut rehabilitation (i.e., general replacement of the interior or a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) or new construction of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes. Gut rehab or new construction of multifamily housing structures of four or more floors must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy.)

Other (less than gut) rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g. replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.

Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.

Applicants are advised to review Attachment C of the NSP3 Notice found at

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/5447-N-01NSP3Notice100810.pdf>

for additional information on recommended energy efficient and environmentally-friendly green elements. Pre-applications for funding consideration should include a narrative that addresses these additional elements.

Applicants will be encouraged to exceed these standards through the scoring criteria by awarding points for projects that achieve LEED, Green Communities, or National Association of Homebuilder's National Green Building Standard Certification.

Vicinity Hiring:

Applicants will be required to comply, to the maximum extent feasible, with the requirement for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of the project. This will be a required certification statement on the application and will be monitored for compliance by NDHFA staff.

Procedures for Preferences for Affordable Rental Dev.:

Many of the primary focus areas are experiencing escalating rental rates and severe shortages of affordable rental housing due to the impact of energy development. Other primary areas were selected based on shortages of housing for special needs populations or higher than average shortages of affordable housing due to other economic or socio-economic factors. Many of these areas are also experiencing higher than normal cost of construction due to a shortage of laborers and materials. The financing of new construction in these areas with conventional debt results in rental rates that are beyond the affordability of low to moderate income households making it essential that the developer is able to access additional soft debt to make the projects financially feasible. Financial resources from NSP3 will help finance construction of housing units targeted for households earning 120% or less of area median income (AMI) and will result in affordable rents that would not be achievable without this soft financing.

Preference will be given to applications in those areas that can demonstrate a need for long term affordable rental units through our scoring mechanism. NDHFA's intent to give preference to affordable rental development is reflected in our targeting of 80% (\$4,000,000) of available funds for long term affordable rental units.

Grantee Contact Information:

NSP3 Program Administrator Contact Information

Name (Last, First)

North Dakota Housing Finance Agency

PO Box 1535

Bismarck ND 58502-1535

Attn: Jennifer Henderson

Email Address

jhenderson@nd.gov

Phone Number

701-328-8085

Mailing Address

PO Box 1535, Bismarck ND 58502-1535

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3 Acq/Rehab MF	Acq/Rehab Eligible Use B	B11 BLH25 Legacy	Legacy at Central
NSP3 Admin	Admin and Planning	Admin	Admin
NSP3 Redevelopment	Acq/Rehab Eligible Use E	B11 B LH25	Nordic Hills
		B11 B LH25 Bowman	Bowman The Landing
		B11 B LMMI	Nordic Hills Townhomes
		B11 B LMMI Belfield	Belfield Apartments
		B11LMMIBismarck	Edwinton Place



Activities

Project # / NSP3 Acq/Rehab MF / Acq/Rehab Eligible Use B

Grantee Activity Number: B11 BLH25 Legacy
Activity Title: Legacy at Central

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 Acq/Rehab MF

Projected Start Date:

09/12/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acq/Rehab Eligible Use B

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 409,190.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 11,484,694.00

Total Funds: \$ 11,893,884.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	44	9	35	100.00
# of Households	44	9	35	100.00

of Households

Proposed Accomplishments

of Multifamily Units

Total

44

of Housing Units

44

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Lutheran Social Services Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Lutheran Social Services Housing, Inc

Non-Profit

\$ 409,190.00

Funding Source Name

Matching Funds

Funding Amount

Public/Private Investment

No

\$ 3,030,978.00

USDA RD

No

\$ 1,158,985.00

LIHTC Equity

No

\$ 7,294,731.00

Location Description:

612 1st Ave W Williston ND

Activity Description:

Redevelopment of 1931 vacant Junior High School into 44 senior units. Proposed project will have 9 units @ 30% AMI and 35 units @ 60% AMI.

Environmental Assessment: COMPLETED

Environmental None

Project # / NSP3 Admin / Admin and Planning

Grantee Activity Number: Admin
Activity Title: Admin

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

NSP3 Admin

Project Title:

Admin and Planning

Projected Start Date:

03/11/2011

Projected End Date:

12/29/2019

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 316,191.88

Most Impacted and Distressed Budget: \$ 0.00

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Other Funds: \$ 0.00

Total Funds: \$ 316,191.88



Benefit Report Type:

NA

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

North Dakota Housing Finance Agency

Proposed budgets for organizations carrying out Activity:

Responsible Organization

North Dakota Housing Finance Agency

Organization Type

State Agency

Proposed Budget

\$ 316,191.88

Location Description:

NDHFA

Activity Description:

NDHFA Admin

Environmental Assessment:

EXEMPT

Environmental

None

Project # / NSP3 Redevelopment / Acq/Rehab Eligible Use E

Grantee Activity Number: B11 B LH25

Activity Title: Nordic Hills

Activity Type:

Construction of new housing

Project Number:

NSP3 Redevelopment

Projected Start Date:

10/26/2011

Activity Status:

Completed

Project Title:

Acq/Rehab Eligible Use E

Projected End Date:

07/01/2012



Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:	\$ 2,000,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 2,438,300.00
Total Funds:	\$ 4,438,300.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12	4	8	100.00
# of Households	12	4	8	100.00

Proposed Accomplishments

	Total
# of Multifamily Units	12
# of Housing Units	12

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Lutheran Social Services Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lutheran Social Services Housing, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 2,000,000.00

Funding Source Name

LIHTC Equity

Matching Funds

Yes

Funding Amount

\$ 2,438,300.00

Location Description:

N Welo St
Tioga, ND 58852

Activity Description:

12 NSP Units : 4 at 50% and below and 8 at 120% AMI or below in a 26 unit new construction multifamily building

Environmental Assessment:

COMPLETED



Environmental

None



Grantee Activity Number: B11 B LH25 Bowman
Activity Title: Bowman The Landing

Activity Type:

Construction of new housing

Project Number:

NSP3 Redevelopment

Projected Start Date:

02/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acq/Rehab Eligible Use E

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,278,550.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 2,352,697.00

Total Funds: \$ 3,631,247.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	10	8		80.00
# of Households	10	8		80.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

10

10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Lutheran Social Services Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lutheran Social Services Housing, Inc

North Dakota Housing Finance Agency

Organization Type

Non-Profit

State Agency

Proposed Budget

\$ 1,278,550.00

\$ 0.00

Funding Source Name

Public/Private Investment

Matching Funds

No

Funding Amount

\$ 1,150,264.00



Conventional Debt

No

\$ 1,202,433.00

Location Description:

14 3rd Ave SE, Bowman ND 58623

Activity Description:

Multi family new construction of 26 units 8 units at at 50% AMI and 2 unit at 120%

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: B11 B LMMI
Activity Title: Nordic Hills Townhomes

Activity Type:

Construction of new housing

Project Number:

NSP3 Redevelopment

Projected Start Date:

02/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acq/Rehab Eligible Use E

Projected End Date:

07/15/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,250,685.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,250,685.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

10

10

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Lutheran Social Services Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lutheran Social Services Housing, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 1,021,450.00

Location Description:



N Welo Street
Tioga, ND 58852

Activity Description:

10 units of new construction townhomes to be rented at 120% and below.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: B11 B LMMI Belfield
Activity Title: Belfield Apartments

Activity Type:

Construction of new housing

Project Number:

NSP3 Redevelopment

Projected Start Date:

02/15/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acq/Rehab Eligible Use E

Projected End Date:

10/15/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 834,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 834,603.00

Total Funds: \$ 1,668,603.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total	Low	Mod	Low/Mod%
6		6	100.00
6		6	100.00

of Households

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

6

6

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Lutheran Social Services Housing, Inc

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lutheran Social Services Housing, Inc

Organization Type

Non-Profit

Proposed Budget

\$ 834,000.00

Funding Source Name

Public/Private Investment

Conventional Debt

Matching Funds

No

No

Funding Amount

\$ 234,603.00

\$ 600,000.00



Location Description:

Makaruk Addition to the City of Belfield, ND

Activity Description:

12 unit new construction multifamily building with 6 units restricted for tenants 120% and below

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: B11LMMIBismarck
Activity Title: Edwinton Place

Activity Type:

Construction of new housing

Project Number:

NSP3 Redevelopment

Projected Start Date:

12/29/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acq/Rehab Eligible Use E

Projected End Date:

12/31/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 460,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 460,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	40	24	16	100.00
# of Households	40	24	16	100.00

Proposed Accomplishments

of Multifamily Units

of Housing Units

Total

40

40

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Burleigh Housing Authority

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Burleigh Housing Authority

Organization Type

Local Government

Proposed Budget

\$ 460,000.00

Location Description:



Activity Description:

New Construction of 40 permanent supportive housing units 24 units @ 50% AMI and 16 units at 120% AMI.

Environmental Assessment:

Environmental None

Action Plan Comments:

- Reviewer - NSP 3 Action Plan is approved as it stands without activities identified. HUD needs re-review once activities are identified.
- Reviewer - NSP 3 Action Plan is approved as it stands without activities identified. HUD needs to re-review once activities are selected and awarded after the July 15, 2011 submittal.
- Reviewer - Reviewed and found to be acceptable. NC
- Reviewer - NSP 3 Action Plan is approved as it stands with all projects budgeted but missing activities. HUD needs re-review once final activities are identified. PM
- Reviewer - The activity was \$728,550 obligated to Bowman project 10/16/2012 and reviewed by NC. No other activity.
- Reviewer - A budget increase for anticipated program income of \$1,200,000. NC 4/23/2013
- Reviewer - Reviewed and Approved
- Reviewer - Approved change was the addition of an Activity: B11 BLH25 Legacy.

Action Plan History

Version	Date
B-11-DN-38-0001 AP#1	11/15/2011
B-11-DN-38-0001 AP#2	10/16/2012
B-11-DN-38-0001 AP#3	04/23/2013
B-11-DN-38-0001 AP#4	10/22/2013



B-11-DN-38-0001 AP#5	12/20/2013
B-11-DN-38-0001 AP#6	03/05/2014
B-11-DN-38-0001 AP#7	03/16/2018
B-11-DN-38-0001 AP#8	07/19/2018
B-11-DN-38-0001 AP#9	11/13/2018
B-11-DN-38-0001 AP#10	01/28/2019
B-11-DN-38-0001 AP#11	08/26/2019

