Testimony in Support of SB 2127
Industry, Business and Labor
Chairman: Senator Jerry Klein
January 13, 2021

Submitted by: Dan Madler, Chief Executive Officer - Beyond Shelter Inc. (BSI),
701-730-2734, dmadler@beyondshelterinc.com, Lobbyist #30

Chairman Klein and members of the Committee, my name is Dan Madler, I live in ND District 27 and I am the CEO of Beyond Shelter, Inc. (BSI), a mission driven North Dakota nonprofit developer of affordable housing. I would like to express my support for Senate Bill 2127 and the requested $50,000,000 appropriation to fund the Housing Incentive Fund (HIF).

Invest in things that work and the Housing Incentive Fund works:

- It is a great tool for Community and Economic Development
- It strengthens local North Dakota communities
- It provides a positive return on investment (for example, for every $1 of HIF investment BSI has been awarded, BSI has been able to develop $7.48 in long-term affordable housing assets serving Bismarck, Burlington, Fargo, Minot, and West Fargo)
- It supports an increase in the availability of affordable housing options within North Dakota communities and I would say that we all thrive when there is housing available for all incomes within every community
- It has improved the quality of life for North Dakota residents that call one of 2,979 HIF units created or improved "home"

The need for HIF is absolute:

- NDHFA has always received far more applications for HIF funding then HIF funds available
- Beyond Shelter's average 2020 vacancy rate was 4.80% among 786 affordable homes serving families and seniors in the communities of Burlington, Dickinson, Minot, and Fargo.
- Beyond Shelter's average 2020 vacancy rate was 2.21% among 407 affordable homes serving seniors in the communities of Dickinson, Minot, and Fargo.
- To be competitive, North Dakota communities need to increase their availability of affordable housing options

In closing, I respectively request your support for $50M of HIF funding.

Thank you for your time and consideration.

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