

Testimony in Support of SB 2220
Senate Finance and Taxation
Chairman: Senator Jordan Kannianen
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Chairman Kannianen 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., a mission driven North Dakota nonprofit developer of affordable housing. I would like to express my support for Senate Bill 2220.

Let's move the needle and Invest in things that work, and the Housing Incentive Fund works:

- It provides a positive return on investment
- It is a great tool for Community and Economic Development
- It supports an increase in the availability of affordable housing options within North Dakota communities, which is essential to attracting, retaining, and developing a diverse, productive workforce and which allows North Dakota communities to be **competitive** and **"fire on all cylinders"** (Note – South Dakota is looking to invest **\$200M** for workforce housing and Minnesota is looking to invest a total **\$719.5M** over the next 3-years)
- Investing in Affordable Housing is **foundational** as it is connected to other outcomes (i.e., health, education, employment, childcare, transportation, wealth creation, public safety – these are all inter-related and without Housing, nothing else works. Housing Matters.)

The data and evidence are clear, the need for HIF is absolute:

- **33 plus-years** to meet the current demand. The 2020-2025 Statewide Housing Needs Assessment indicates approximately 9,000 new housing units are needed to be built by 2025 to meet demand. Utilizing existing resources and funding programs, the North Dakota Housing Finance Agency was able to fund/support 266 affordable housing units for development in 2023. All things being equal, at that rate, it would take 33 plus-years to meet the expected 2025 demand. **The need for HIF is absolute**

To Note: In uncertain and challenging financial conditions, a stable funding source as proposed in SB 2220 would help provide the financial security to move eligible housing projects forward.

In closing, I request your support for SB 2220 and the \$50M allocation investment from the legacy earnings fund to eligible projects under the Housing Incentive Fund. **Let's move the needle.**

Thank you for your time and consideration.