

Testimony in Support of HB 1014
Senate Appropriations – Education and Environment Division
Chairman: Senator Ronald Sorvaag
March 9, 2023

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

Chairman Sorvaag and members of the Committee, my name is Dan Madler, and I am the CEO of Beyond Shelter, Inc., a mission driven North Dakota nonprofit developer of affordable housing that has developed over 1,300 quality affordable housing units across the state. I would like to express my support for House Bill 1014 and urge this committee to increase the current House appropriated sum of **\$12.5M** to a **\$25M** appropriation to fund the Housing Incentive Fund (HIF). To support this request, I offer the following:

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.

The need for affordable housing is statewide, from Williston, to Minot, to Jamestown, to West Fargo:

Each of these communities has a need and demand for affordable housing that may or may not be unique to their community. For example, in Williston and Minot, the need/demand is to preserve either existing affordable housing stock and/or preserve the federal rental assistance subsidy that is currently in-place. In both Jamestown and West Fargo, the need is for an increase in the availability of affordable senior housing.

North Dakota is competing for its workforce, and North Dakota is falling behind as it relates to investing in affordable housing:

For example, South Dakota just recently passed a \$200M affordable housing bill with an emergency clause that will allow the \$200M to be immediately invested in affordable housing. The State of Minnesota is currently looking to invest \$719.5M in affordable housing over the next 3 years. To be competitive, North Dakota needs to invest in affordable housing. It needs to invest \$25M in the Housing Incentive Fund.

A \$25M investment in the Housing Incentive fund would leverage up other state investments:

Because housing, education, employment, childcare, health, transportation, and public safety are all inter-related, an investment of \$25M investment in the Housing Incentive fund would leverage other state investments.

In closing, I request your support for HB 1014 and respectfully request that this committee increase the current House appropriated **\$15.5M** investment to a **\$25M** investment in the Housing Incentive Fund.

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