

2025 Legislature

SENATE APPROPRIATIONS – SB 2014

ENVIRONMENT AND EDUCATION DIVISION

Dave Flohr
Executive Director
701.328.8060
dflohr@nd.gov
www.ndhfa.org



Agency Introduction

Created by 1980
Initiated Measure

Purchase mortgage
loans from local
lending institutions

Service mortgage
loans

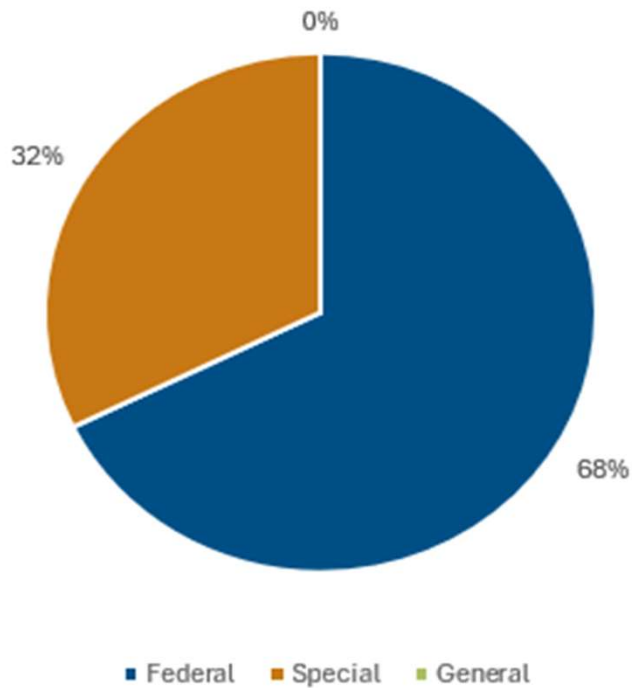
Administer federal
housing programs
on behalf of the
state

Administer state-
funded housing
programs

Administer agency-
funded programs

Operations are
funded with
agency revenue

2025-27 Agency Request Funding Source



2025-27 Agency Request	
Federal	47,181,588
Special	22,476,977
General	-
Total Funding Sources	69,658,565

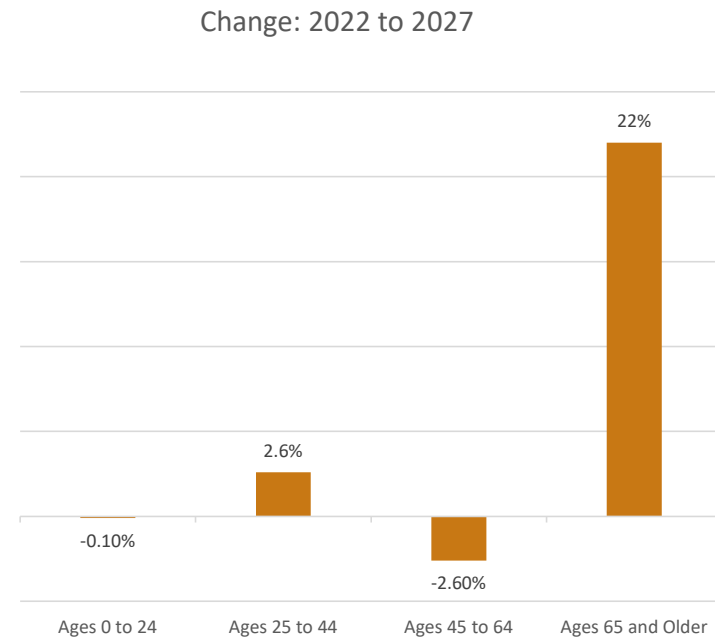
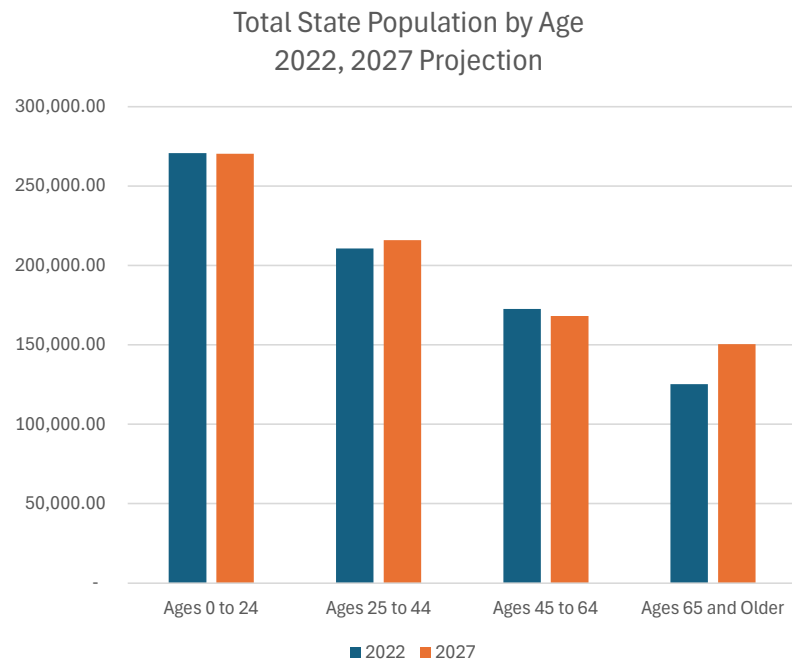
***Special funds = Agency generated revenue**

Housing Needs Assessment

- Population groups
- Income groups
- Projections on number of units needed

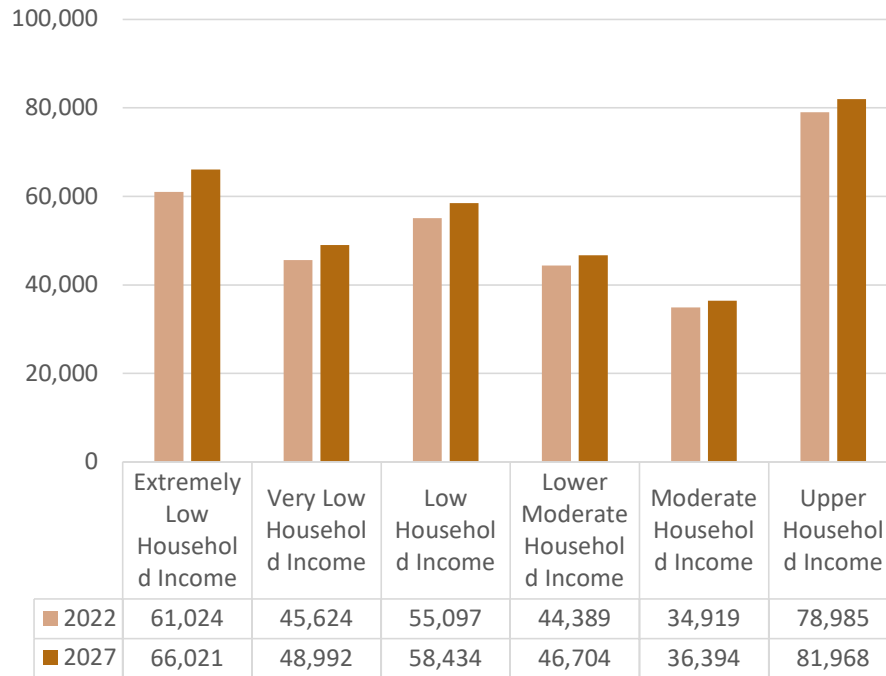
Total state population by age

2022, 2027 projection – and Percent Change from 2022-2027

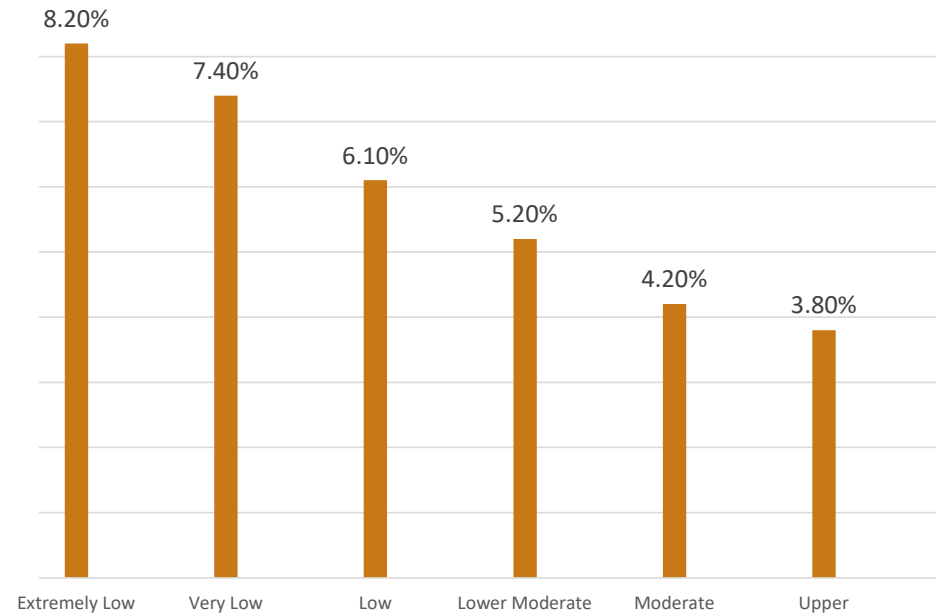


Household income levels in ND

2022 and 2027 Projections



Household Income % Change 2022-2027



Overall Takeaways

Housing priorities may need to focus on lower income households

Large Population of Households entering homebuying age

Projections suggest more than **20,000** housing units (single- and multifamily) are needed by 2027

Community Housing & Grants Management

Homeless Programs

Program	# of apps	Request	Available	Oversubscription
Emergency Solutions Grant (federal)	45	\$4,222,738	\$1,446,877	\$2,850,356
ND Homeless Grant (state funded)	48	\$5,710,737	\$2,039,115	\$3,671,622

2023-2025 Funding Total Oversubscription = \$6,521,978

Community Housing & Grants Management

Multifamily Programs

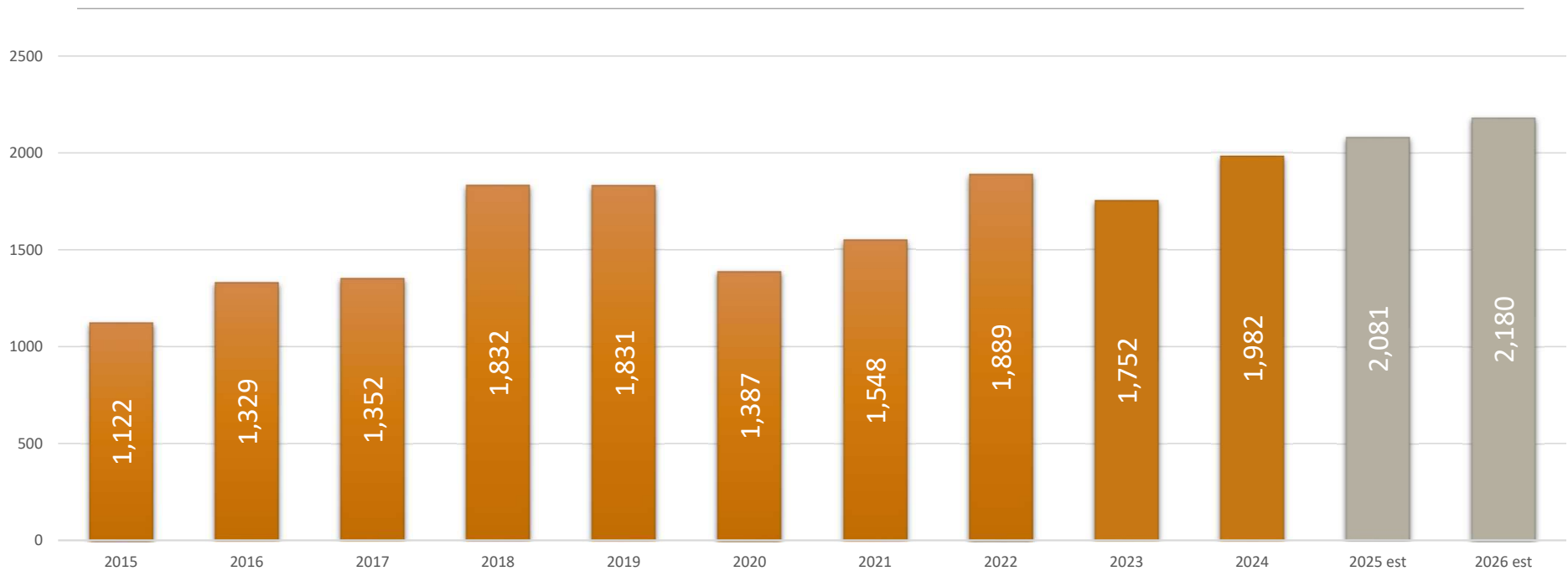
Program	# of apps	Request	Available	Oversubscription
Low Income Housing Tax Credit (federal)	22	\$20,727,710	\$7,358,172	\$13,369,538
HOME (federal)	17	\$17,027,069	\$4,690,866	\$12,336,203
National Housing Trust Fund (federal)	12	\$18,432,666	\$5,925,166	\$12,507,488
Housing Incentive Fund (state funded)	18	\$20,567,605	\$12,097,994	\$8,469,611

2023-2025 Funding Total Oversubscription = **\$46,682,840**

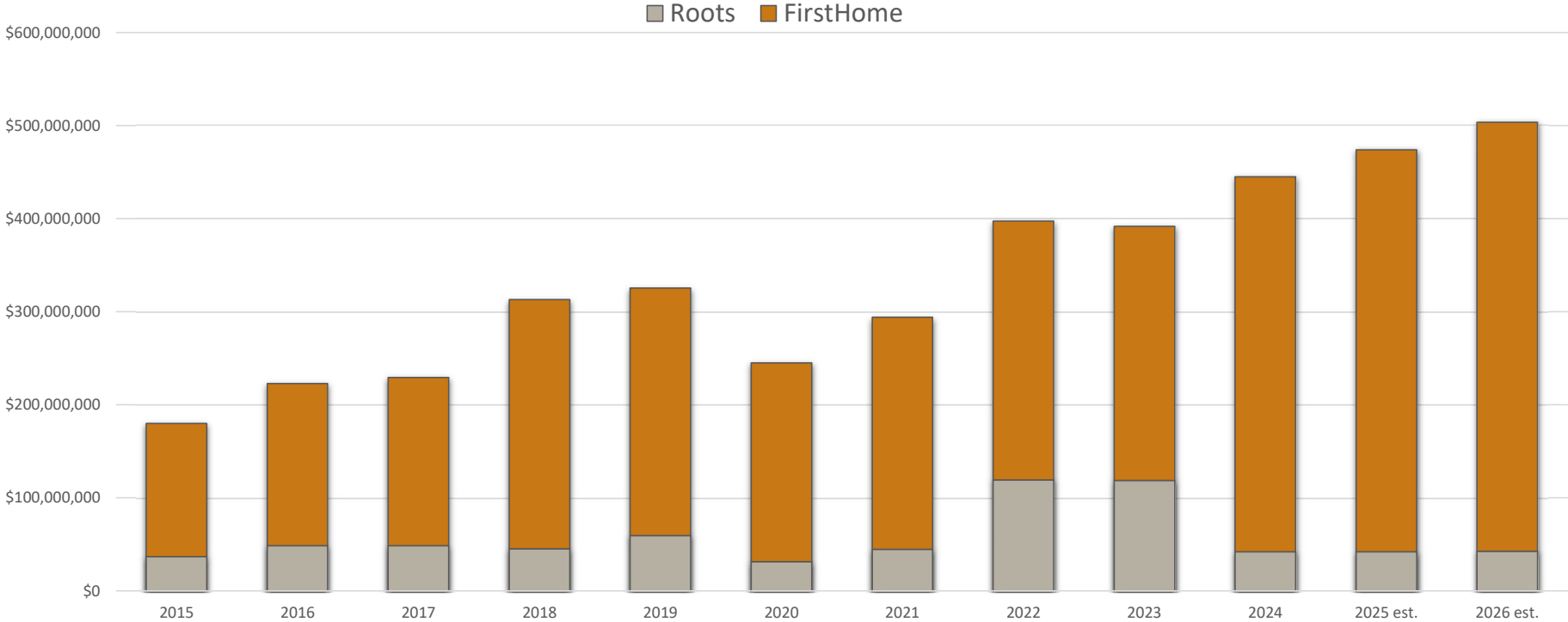
Agency Requests

- HIF appropriation - \$40 million
- ND Homeless Grant - \$10 million
- Transfer of ND Homeless Grant to HIF
 - Accountability – required report to Legislature and audit
 - Administrative efficiency
- 1 FTE

Total Production (# of Loans)



Production (Total Funded Amt)



Benefits of FirstHome Program



Rate averaged 1.26%
below market in 2024



Average monthly payment
savings = \$179



Loans serviced in state

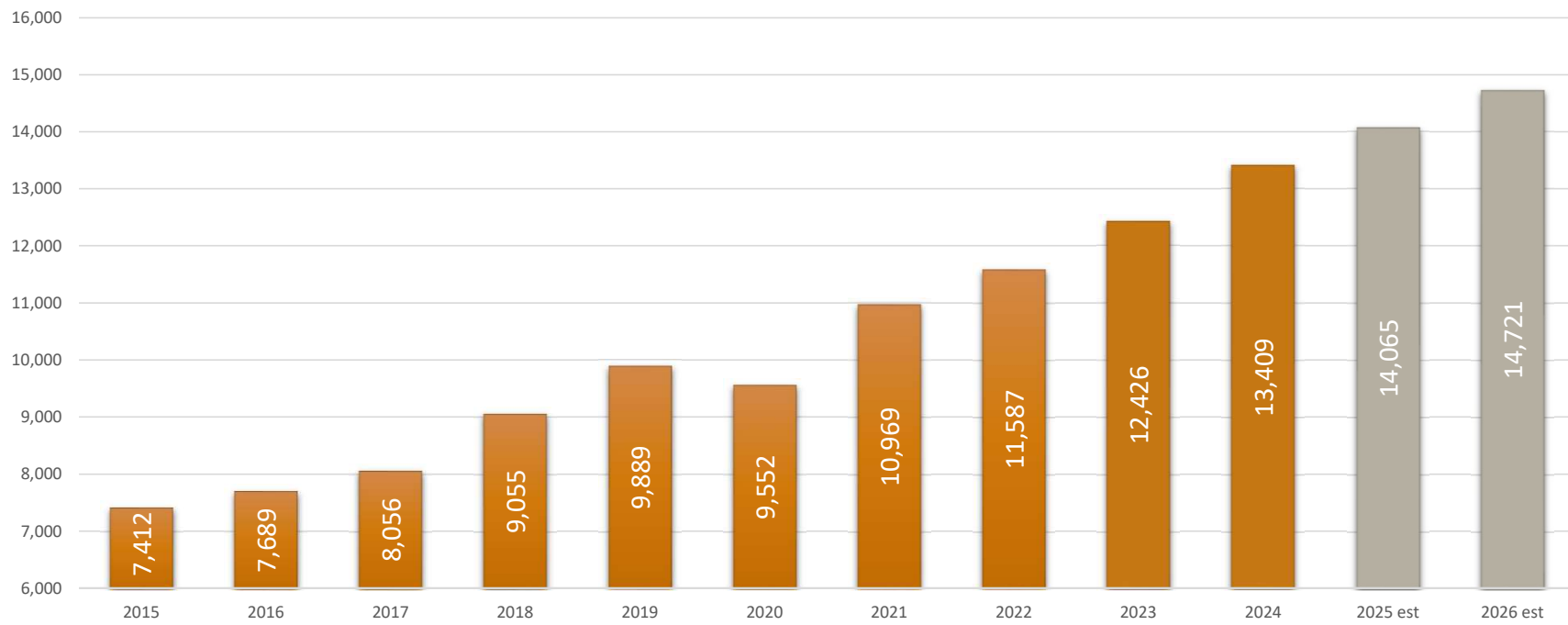


Down payment assistance
provided
55% of homebuyers used DPA in
2024

Acquisition Staffing

- Adequate staffing needed to ensure:
 - Loans are reviewed and purchased timely from lenders
 - Borrowers receive loan payment information timely

Serviced Loans

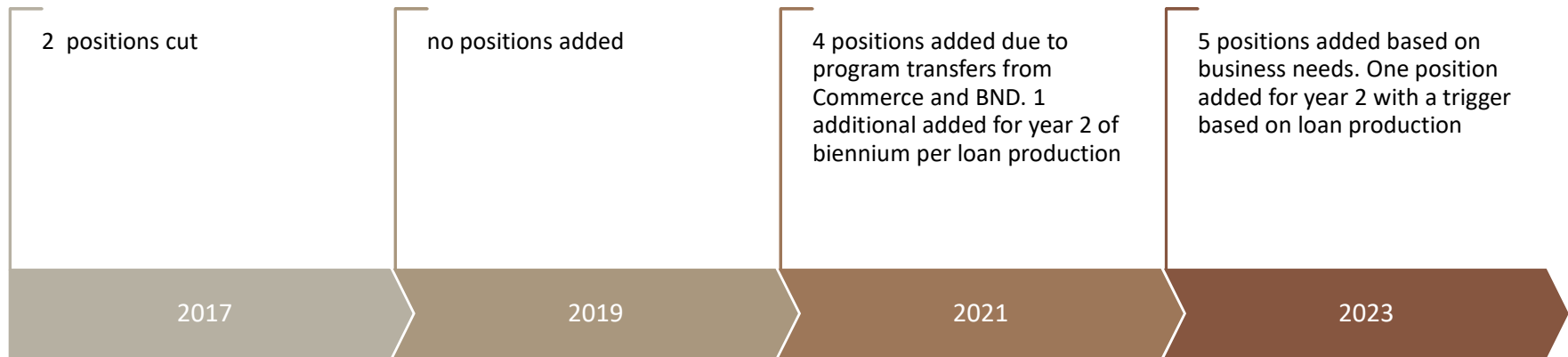


Servicing Staff

- Current loans serviced = 13,409
- Agency - 1,031/FTE
- Mortgage Bankers Association - 835/FTE
- Currently we are short 3 FTE's

Support FTE staff

- Support for all business operations:
 - Business Analyst – 1 FTE
 - Accountant – 1 FTE



FTE History

FTE Pool

- 4.5% vacancy rate anticipated
- Reduced budget by \$465,165
- Actual vacancy rate = 1.85%
- Average vacancy days = 45
- Vacancy savings = \$35,188
- Vacancy savings = 0.34% of base salary line

FTE Request - 5 (Paid with Agency Revenues)

- Maintain quality service to citizens and our housing partners
- Manage future housing market growth
- Meet investor, bond rating, and federal regulatory guidelines
- Address succession planning for key personnel

Paid with Agency revenues

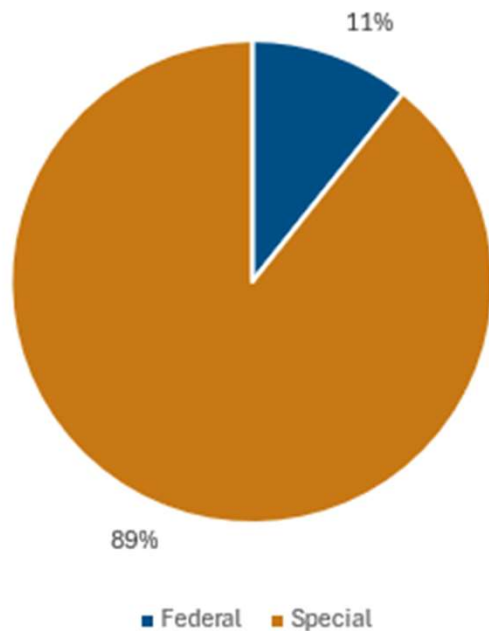
Salary and Wages

	Total	FTE Positions	General Fund	Special *	Federal
23-25 Salary and Benefits Base	11,413,354	54	-	8,532,841	2,880,513
Restore FTE Pool	1,451,641			1,342,052	109,589
Base Reallocation (federal to special) Salary Line	-			907,224	(907,224)
Health Insurance Increase	-			-	-
Gov Recommended salary adjustments	-			-	-
FTE - Homeownership Specialists	369,588	2		369,588	-
FTE - Business Analyst	257,408	1		257,408	-
FTE - Accountant	257,408	1		257,408	-
FTE - Program Manager - Homeless	213,880	1		213,880	-
Total Additional	2,549,925	5	-	3,347,560	(797,635)
Total Agency Request	13,963,279	59	-	11,880,401	2,082,878

* Agency Revenues

Operating – Special Funds = Agency Revenue

2025-27 Agency Operations Funding Source



	2025-27 Agency Request
Salaries & Wages	13,963,279
Operating	9,470,176
Capital Assets	20,000
HFA Contingency	100,000
Total Agency Operations	23,553,455

Federal	2,526,478
Special	21,026,977
General	-
Total Funding Sources	23,553,455

Grants

	Total	General Fund	Special *	Federal
Grants Base	48,805,110	2,500,000	1,650,000	44,655,110
Required reduction (3% special fund) Agency Grants	(200,000)	-	(200,000)	-
ND Homeless Grant increase	7,500,000	7,500,000	-	-
Move ND Homeless Grant to HIF	(10,000,000)	(10,000,000)	-	-
Total Additional	(2,700,000)	(2,500,000)	(200,000)	-
Total Agency Request	46,105,110	-	1,450,000	44,655,110

* Agency Revenues

Summary of Agency Requests

- 5 FTE
- Continuing appropriation language
- HIF appropriation - \$40 million
- ND Homeless Grant - \$10 million
- Transfer of ND Homeless Grant to HIF

Contact Information

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