

2025 SENATE APPROPRIATIONS

SB 2030

2025 SENATE STANDING COMMITTEE MINUTES

Appropriations - Education and Environment Division Sakakawea Room, State Capitol

SB 2030
1/21/2025

A BILL for an Act to provide an appropriation to the housing finance agency and the department of public instruction; to provide for a transfer; and to provide for a legislative management study.

2:00 p.m. Chairman Sorvaag called the meeting to order.

Members Present: Chairman Ronald Sorvaag, Senator Cole Conley, Senator Scott Meyer, Senator Donald Schaible, Senator Paul J. Thomas.

Discussion Topics:

- Age statistics in North Dakota.
- Housing Priorities.
- Possible Production Housing Types.
- Crisis Response.
- Data on Students Experiencing Homelessness.

2:00 p.m. Representative B. Koppelman, District 16, testified in favor.

2:14 p.m. Senator Boschee, District 44, testified in favor

2:23 p.m. Dave Flohr, Executive Director, ND Housing, testified in favor.

2:30 p.m. Jennifer Henderson, Director, Community Housing, testified in favor and submitted testimony #30474.

2:53 p.m. Katie Jo Armburst, lobbyist, testified in favor.

2:54 p.m. Chandler Esslinger, Executive Director, Fargo Moorhead Coalition to end Homelessness, testified in favor and submitted testimony #30489.

3:03 p.m. Jena Gullo, Executive Director of Missouri Slope, testified in favor and submitted testimony #30521.

3:14 p.m. Daniel Monasco, citizen, testified in favor.

3:14 p.m. Racine Jackson, citizen, testified in favor.

3:17 p.m. Joseph Looney, citizen, testified in favor.

3:18 p.m. Ronda Mahowald, citizen, testified in favor

3:18 p.m. Margaret Renbarger, citizen, testified in favor.

3:19 p.m. Dion Shilling, citizen, testified in favor

3:22 p.m. Mark Heinert, Assistant Executive Director, DBA Youthworks, testified in favor and submitted testimony #30459.

3:28 p.m. Jen Withers, Assistant Director of Educational Improvement & Support, testified in favor and submitted testimony #30351.

3:35 p.m. Trevor Ranet, testified in favor.

3:37 p.m. Sue Shirek, Executive Director, Northlands Rescue Mission, testified in favor.

3:43 p.m. Chairman Sorvaag recessed the meeting.

3:49 p.m. Chairman Sorvaag reconvened the meeting.

3:49 p.m. Jason Gray testified testimony in favor.

3:52 p.m. Heather Ingman, Domestic Violence Crisis Center, testified in favor

3:57 p.m. Erin Prochnow CEO, YWCA Class Clay, testified in support and submitted testimony #30318

4:05 p.m. Dan Madler, CEO, Beyond Shelter Inc. testified in favor and submitted testimony #30456.

4:12 p.m. Katie Jo Armbrust, Lobbyist, testified in favor and submitted testimony #30530.

4:15 p.m. Bill Wocken, ND League of Cities, testified in favor and submitted testimony #30598.

4:19 p.m. Emily Contreras, Executive Director, Grand Forks Community Land Trust, testified in favor and submitted testimony #30600.

Additional written testimony:

Ashley Ladbury, citizen, submitted testimony in favor #29870.

Denise Dykeman, citizen, submitted testimony in favor #29915.

Tom Alexander, Executive Director, Minot Housing Authority, submitted testimony in favor #30301.

Debra Hoffarth, citizen, submitted testimony in favor #30385.

Doug Sharbongo, citizen, submitted testimony in opposition #30403.

Cam Leedahl, citizen, submitted testimony in opposition #30453.

Renae Moch, Public Health Director, City of Bismarck, submitted testimony in favor #30463.

Bruce Murry, citizen, submitted testimony in favor #30505.

Brenda Weiler, citizen, submitted testimony in favor #30475.

Sarah Kennedy, Executive Director, Presentation Partners in Housing, submitted testimony in favor #30479.

Andrea Olson, Community Action Partnership of ND, submitted testimony in favor #30484.

Cale Dunwoody, VP of Public Policy, FMWF Chamber of Commerce, submitted testimony in favor #30507.

Nicole Crutchfield, Director of Planning, City of Fargo, submitted testimony in favor #30508.

4:30 p.m. Chairman Sorvaag adjourned the meeting.

Steven Hall, Committee Clerk

Dear Members of the Education and Environment Division of the Senate Appropriations Committee,

I am a citizen of North Dakota and work for an agency that provides services for people experiencing homeless and at risk of homeless. I am writing in support of SB 2030. I live in Fargo, ND and have seen for years how the need for housing and homeless services has out paced the need in our community. As the need has increased, the number of people experiencing homeless has also increased. Due to the lack of affordable housing it has also made it more difficult for those experiencing homeless to regain housing. Our lack of affordable housing impacts our children's educational attainment, workers to find housing, and for seniors to find affordable places to live.

I ask you to support this bill to increase funding for these critical services.

WRITTEN TESTIMONY IN SUPPORT OF
TO SB 2030

Date of Hearing: January 21, 2025

Denise Ann Dykeman 1840 12th St SW, Minot, ND 58701

Committee chair and members of the committee, my name is Denise Ann Dykeman. I am a resident of Minot, North Dakota, and practicing attorney. I am here in support of Senate Bill 2030. I support this bill because it provides increased funding for homeless grant programs and the Housing Incentive Fund to provide gap funding for increased development.

I have volunteered at Project Bee in Minot before it closed and I saw first-hand the need for shelters for the unhoused community. Most of the folks I spoke to were good hearted people, struggling to overcome mental illness, struggling with systemic inequalities, having a hard time finding work without a vehicle, place to shower, or decent night's rest. Add criminal records, domestic violence, poor credit scores, unintended pregnancies, and life gets very hard to manage very quickly!

I recently visited the hospital emergency room in Minot, and there were not enough beds for everyone to be seen quickly. Members of the unhoused community were also in the ER in a desperate attempt to find somewhere warm to be in sub-freezing temperatures. North Dakota can do much better in taking care of her most vulnerable citizens and helping them to live productive lives. There are only 700,000 of us. Let's work together to make sure each one is safe, healthy, free, and perusing happiness. We can do it.

Please support SB 2030.

Respectfully,

Denise A. Dykeman
1840 12th St SW
Minot, ND 58701

Senate Appropriations – Education and Environment Division
65th LEGISLATIVE ASSEMBLY
January 21, 2025
SB 2030

Chairman Sorvaag, and members of the Committee my name is Tom Alexander and I am the Executive Director of the Minot Housing Authority.

In Minot we have over 500 households on a waiting list for housing assistance and the list continues to grow daily. At the same time that the demand for affordable housing still exist. For example, our average Housing Assistance Payments per landlord is currently \$586 per month compared to \$290 in 2008.

MHA was approached by Beyond Shelter, a nonprofit affordable housing developer in Fargo in 2012/13 to partner on a variety of projects to create affordable housing in Minot area. To date, this partnership has completed a two phase 64 unit affordable town home project called Washington Town Homes (SE Minot), a 42 unit called Fieldcrest (NE Minot), a 55 and older apartment setting with 40 units called Cooks Court (SE – just north of Kmart), a 40 unit town home style called The Burlington Willows (Burlington, ND), a 35 unit apartment called Sunset Ridge (NW Minot) and Souris Heights (NW Minot), a 55 and older property.

Since 2012/13 BSI and MHA have created 275 affordable units for essential workers, seniors and low income. It is my hope that this partnership continues to grow to ensure that future and maintain affordable housing units for the community of Minot. Having said that, the Housing Incentive Fund has been very instrumental in putting the funding together to ensure that the rents remain affordable for the above mentioned projects.

MHA fully supports Senate Bill 2030 as before you today. In my opinion, the Housing Incentive Fund has been the most successful program developed that has created affordable housing units all over the state of North Dakota.

Thank you and I would be happy to answer any questions you may have.
My contact information is,

Tom Alexander – Minot Housing Authority

tom.alexander@minothousing.com

701-852-0485 ext. 103

701-240-8179 (cell)

Testimony from Erin Prochnow, CEO, YWCA Cass Clay
North Dakota Senate Subcommittee on Appropriations
January 21, 2025
SB 2030

Good afternoon, Mr. Chairman and members of the committee, my name is Erin Prochnow, CEO at YWCA Cass Clay. Our agency offers the largest Emergency Shelter for women and their children escaping domestic violence and homelessness in North Dakota and northwestern Minnesota. Founded in 1906, YWCA has provided emergency shelter for more than 45 years. We also operate a sizeable Supportive Housing Program serving 97 households in Fargo and West Fargo.

YWCA Cass Clay supports the recommendation of the Interim Government Services Committee to increase appropriation to \$10 million to the North Dakota Homeless Grant (NDHG) and \$200 million to the Housing Incentive Fund (HIF). YWCA has utilized both programs to offer emergency shelter and supportive affordable housing services in our work to provide safety to 350 women and children every day who face homelessness a result of violence.

North Dakota Homeless Grant (NDHG)

Previous NDHG awards to YWCA primarily support basic services such as electricity costs to maintain the emergency shelter. The annual operating budget of our shelter program is approximately \$1.8 million. Safety and security for about 1,250 women and children facing violence and homelessness are served at YWCA Emergency Shelter annually.

The Fargo Moorhead shelter community participates in a triage system providing those with the greatest need access to shelter first. YWCA and other service providers participate in this shelter prioritization collaboration and still receive direct phone calls, referrals and walk ins. In the last three months of 2024, at YWCA Emergency Shelter, there were 707 direct calls for service where 383 diversion screenings took place, and 99 households were able to be sheltered. YWCA had the capacity to shelter approximately 35% of those seeking shelter.

YWCA is an agency who applied only for what we knew was available in funding from NDHG previously. The numbers requested in aggregate applications at NDHFA, in my judgement, are understated.

YWCA has focused on building a robust supportive housing program to help meet this demand. YWCA has strategically focused on the expansion of our supportive housing programming for a decade.

North Dakota Housing Incentive Fund (HIF)

Affordable housing is a critical component of our infrastructure in North Dakota. Approval of SB 2030, inclusive of the provisions of the HIF program at the recommended \$200

million, will greatly impact organizations like YWCA who utilize funding to provide affordable supportive housing. In the case of YWCA, affordable and supportive housing provides a pathway for women and children out of harm's way from dangerous abuse and homelessness.

A study by NDHFA in 2023 indicated that in all, 6,500 new housing units are needed in Cass County alone by 2025, and 2,069 should be homes affordable to extremely low and very low-income households. According to the National Women's Law Center two in three low-wage workers are women. Specific statistical pages regarding housing facts and forecasts and how gender and poverty intersect can be found at the back of this testimony.

In 2015, YWCA saw a need for increased supportive housing because too often our caring advocates were witnessing survivors of violence returning to abusive partners because they had no other independent alternative. Often, an abuser's power and control traps domestic violence survivors economically - 99% of domestic violence survivors are victims of economic abuse. YWCA set a bold goal a decade ago to significantly grow our supportive housing program. At that time, the agency supported 18 units of housing. That number is 97 today.

HIF has been utilized by YWCA on two occasions times over the past six years to achieve this goal, in the subsequent pages you can see the initiatives supported including Grace Garden a new build in 2019 on vacant church property in West Fargo, and Lantern Light, a renovation of former convent, in Fargo. Both initiatives were born out of partnership and collaboration with faith-based organizations including Lutheran Church of the Cross and an order of catholic nuns: the Sisters of the Presentation of the Blessed Virgin Mary. These efforts assure that tonight, more than 250 people will sleep in safe YWCA supported housing, children will be off to school, and survivors of violence will be able to hold steady jobs because of the stability and care provided through supportive housing.

As others have eloquently stated, we simply do not have enough affordable homes to meet community need. YWCA has offered supportive housing for nearly four decades and remains focused on building capacity in supportive housing because first, we know it works and is the solution to homelessness and second, it is far more cost-effective and a path to safety and financial security for women, at the same time lessening use of emergency, health care, and other resources.

Our numbers at YWCA substantiate this fact: at YWCA, the cost of emergency shelter is three times that of a night of supportive housing, \$75 per night of shelter versus \$25 per night of supportive housing.

Many ask the direct result on families impacted. On average, a woman stays in YWCA's Supportive Housing Program just 14 months. It's a short time in which families break the cycles of poverty and violence. A woman who participates in the YWCA Supportive Housing Program

earns more money, is healthier, and better equipped to live independently and create an environment for her children to thrive.

Statistics regarding each program can be found on the detail pages. Highlights include:

- 84% of participants reduced their use of emergency services
- 88% of Cove Lane participants obtained stable housing upon exiting the program
- 53% of participants increased their education or income level

YWCA Cass Clay encourages a do-pass of SB 2030 to support those most vulnerable in our state from facing the devastating impact of homelessness, not only through emergency services of the NDHG program for temporary short-term solutions, but for longstanding supports of affordable and supportive housing through the HIF program. These resources will provide safety, stability, and most importantly hope for the future.

SHELTER, HOUSING, & SUPPORTIVE SERVICES AT YWCA CASS CLAY

eliminating racism
empowering women
ywca
cass clay

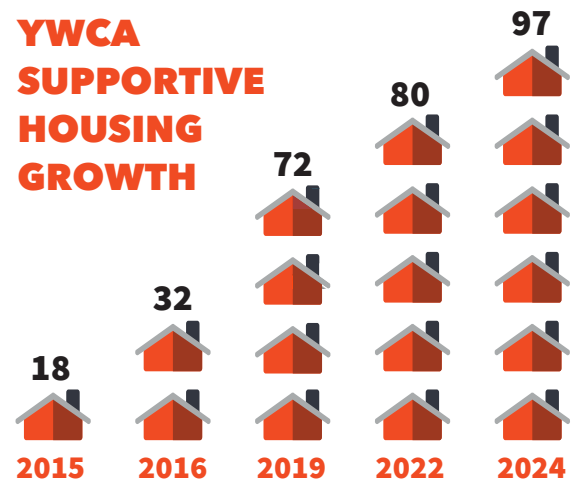
YWCA Cass Clay offers the largest Emergency Shelter for women and their children escaping domestic violence and homelessness in North Dakota and northwestern Minnesota. We have done so for over 45 years - sheltering 1,200+ individuals in 2023 for an average stay of 47 nights.

We also operate a sizable Supportive Housing Program serving 97 households in Fargo and West Fargo, that, after emergency shelter, is the long-term solution for healing, stability, and independence - diminishing the likelihood women will return to abusive partners or homelessness.

Collectively, YWCA provides safe shelter and housing to 350 women and children every day. 85% of the time women seek services because of violence. All have faced homelessness.

In 2015, YWCA saw a need for increased supportive housing because too often our caring advocates were witnessing survivors of violence returning to abusive partners because they had no other independent alternative. Often, an abuser's power and control traps domestic violence survivors economically - 99% of domestic violence survivors are victims of economic abuse.

Expansion of services was a planned response to an unmet need, and YWCA set a bold goal in 2015 to significantly grow our supportive housing program. At that time, the agency supported 18 units of housing. That number is 97 today.



Across our shelter and housing programs, **YWCA Advocates are difference-makers** who help women gain jobs and education, overcome obstacles related to childcare, car breakdowns, health setbacks and more. They skillfully use an empowerment approach that helps women summon their own courage and grow in problem-solving and resolve.



With the addition of Lantern Light: A YWCA Supported Residence in 2023 and the completed renovation of Cove Lane in 2024, YWCA Cass Clay has created a campus-like environment for easier access to supportive services for participants across shelter and housing programs.



YWCA EMERGENCY SHELTER

is a safe, temporary home for women and children escaping domestic violence or homelessness. Here, 24 hours a day, we first provide food, clothing, hygiene supplies, and safety.

Domestic violence casts a shadow of physical health challenges, depression, low self-esteem, fear, substance abuse, and post-traumatic stress disorder. Other common barriers survivors face in moving ahead are poor or no credit history and lack of transportation, childcare, or access to healthcare.

Women need not walk alone in addressing these barriers when paired with an Advocate at YWCA. Our team understands the effects of trauma and takes a compassionate empowerment approach in

everything we do. We listen without judging or giving advice on how to “fix” her life. Only she can decide her future. Empowerment honors her choices so she may walk her path freely. Discovering and using her own strengths cultivates hope. Advocates help survivors move forward through YWCA programs and connect them to resources in the community that will be helpful on their journeys.

As the largest emergency shelter serving women and children in North Dakota and northwestern Minnesota, YWCA Cass Clay brings safety for women to begin new lives. Through a caring team and programs shaped over 40+ years, women find transformation, healing, and empowerment.

AT YWCA EMERGENCY SHELTER IN 2024:

24,076

*nights of shelter
were provided*

1,238

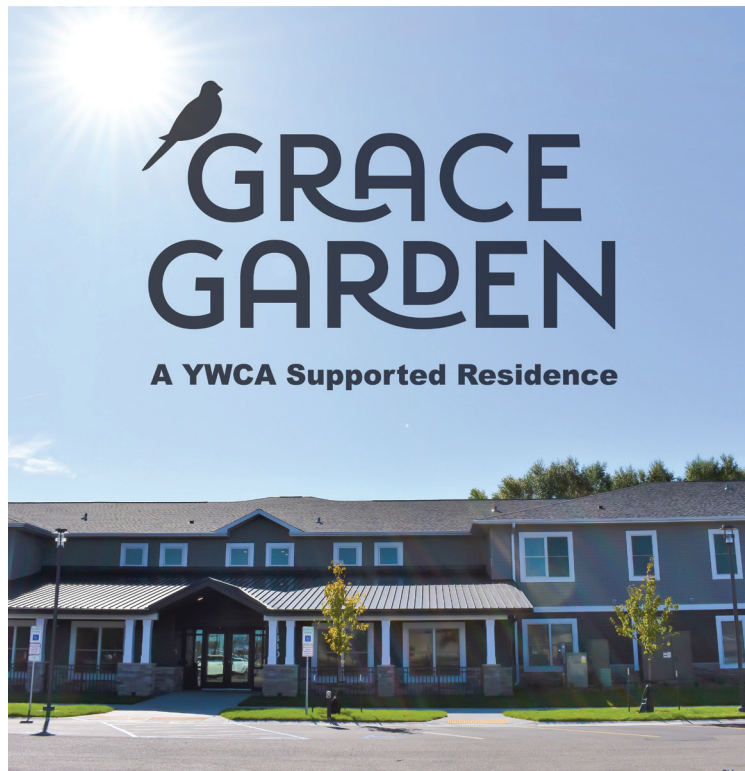
*women and children
were safely sheltered*

84%

*of individuals
were from Cass
and Clay counties*

90%

*of individuals sheltered
were survivors of domestic
violence*



GRACE GARDEN

is a YWCA residence that opened in 2019 and serves individuals and families with its 30 one- to four-bedroom units. On-site housing advocates readily support residents in their goals.

YWCA was approached by Lutheran Church of the Cross Pastor Joel Baranko in 2017 about vacant unused church property. He solicited the opinion of our agency in the how the land could best serve the community. Our answer was additional affordable supportive housing for those facing homelessness as a result of domestic violence.

YWCA applied for and received support from a variety of public and private partners to bring that 30-unit affordable housing initiative to reality.

AT GRACE GARDEN IN 2024:

25,740

*nights of housing
were provided*

94

*adults and children
were housed*

62%

*increased their
income level*

90%

*reported a reduction in use
of emergency services*

Since Grace Garden opened in the fall of 2019 over 86,000 nights of safe housing have been provided to 381 individuals.

This \$7.1 million initiative was aided through the support of \$500,000 award through HIF to leverage over \$6.5 million in federal and state sources in 2017.

Grace Garden has been instrumental in solving a need of domestic violence victims, challenged in the past by lower prioritization for supportive housing because they weren't chronically homeless—instead homeless for the first time after leaving an abuser. Lutheran Church of the Cross and Gate City Bank were instrumental in making Grace Garden possible and generously continue their support.



COVE LANE

serves individuals and families in 12 one- to three-bedroom apartments in close proximity to YWCA Emergency Shelter in Fargo.

Here transitional housing participants have convenient access to the supportive services provided on site at YWCA Emergency Shelter including childcare, education & employment programming, health services and more.

This location was leased to YWCA Cass Clay by the Sisters of the Presentation from 2006-2023. YWCA purchased the two buildings from the Sisters in 2023 and began renovations.

The residences have been named Cove Lane in honor of YWCA's longstanding partnership with the Sisters.

Cove Lane is where Sisters of the Presentation foundress Nano Nagle ministered to children, widows, and the poor in Cork, Ireland in the 1700s. The legacy of Nano Nagle and the Sisters will continue as Cove Lane provides safe refuge and new beginnings to families who have experienced violence and homelessness.

In 2023, YWCA was awarded \$3 million by the North Dakota Finance Agency to update and renovate the buildings and preserve affordable housing.

AT COVE LANE IN 2024:

7,533

*nights of housing
were provided*

42

*adults and children
were housed*

50%

*increased their
income level*

78%

*reported a reduction in use
of emergency services*

HOUSING FACTS & FORECASTS PROVE

YWCA Supportive Housing answers dire community need

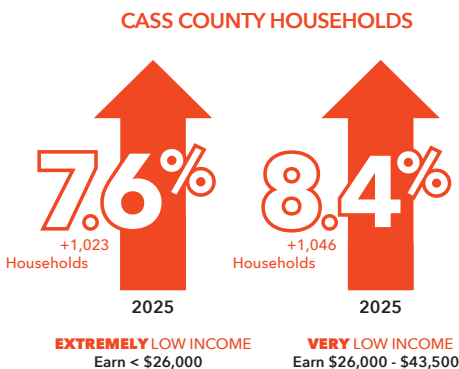
Our area **seriously lacks** affordable rental homes.

- In Cass County, **40%** of renter households are cost burdened.¹



They pay more than **30%** of their monthly income in rent. With pocketbooks stretched, they may face tough choices and sacrifice food, car insurance, and medical care rather than missing rent ... and facing eviction.

The **greatest need** is rental homes affordable to the most vulnerable households, as families earning under \$43,500 annually are the fastest growing population segment.



- In Cass County, **17%** of households (13,383 of 78,672 households) made less than \$26,000 annually, categorized "Extremely Low Income" in the 2020 Census. Already in dire need of housing options, these households will grow 7.6% by 2025.
- Another **16%** of households (12,641), earned \$26,000-\$43,450 annually and categorized "Very Low Income" will grow 8.4%.
- Together, that's **2,069** households!

More than **2,000** affordable homes are needed.

- In all, **6,500** new housing units are needed in Cass County by 2025 - and 2,069 should be homes affordable to extremely low and very low income households. Extremely Low Income households can afford rent of \$671 monthly.

2,069
AFFORDABLE RENTAL UNITS
Needed by **2025**

**WHILE IT'S A CHALLENGE MANY MUST FACE TOGETHER,
YWCA CASS CLAY IS ANSWERING THE CALL.**

Adding **23** new units in 2023 through Lantern Light residence, we're ready for more who are starting life over with no income or extremely low income. That's 100% of the people we serve.

¹ North Dakota Statewide Housing Needs Assessment, October 2022, Compiled by NDSU Center for Social Research and the Department of Agribusiness and Applied Economics for North Dakota Housing Finance Agency.

WHEN GENDER & POVERTY INTERSECT

YWCA Supportive Housing helps level inequality and fosters economic opportunity

Poverty doesn't treat everyone **equally**.

Women lag in pay, are a larger percentage of workers lacking benefits, and more often sole family providers.

- Women working full-time, year-round in America earn **82 CENTS** for every dollar a similarly employed man makes – a gap that has shrunk only 2 cents since 2002.¹
- College-educated men in the U.S. in their 20s earn **\$4,400** more per year than similarly credentialed college educated women.²



COLLEGE-EDUCATED MEN

EARN \$4,400

More than COLLEGE-EDUCATED WOMEN

Single mothers are deeply and **uniquely impacted** by poverty.

Single mothers bear the sole costs of diapers, formula, food, clothing, childcare and education of their children. It's nearly impossible to work extra hours, improve education, take high-paying shifts, be visible at professional events, and take other measures to improve economic well-being.

- **TWO IN THREE** low-wage workers are women.³
- Single mothers in the U.S. have the highest employment rates of single mothers in affluent Western nations, yet the highest levels of poverty due to lower job quality and few social supports for single mothers.⁴



AT YWCA, SURVIVORS HAVE STABILITY TO ADVANCE IN PAY, IMPROVE CREDIT AND PREPARE FOR QUALITY EMPLOYMENT.

Supportive housing is a safe base to put together many pieces it takes for health and financial stability. With Supportive Housing, people who have histories of trauma, chronic health conditions, disability and poverty can come to thrive in the community.

¹ Pew Research Center

² The Gender Disadvantage, Heartland Alliance Report: The Intersection of Gender and Poverty.

³ Morrison, A., Gallagher-Robins, K. (September 2015) The women in the low-wage workforce may not be who you think. Women in the low-wage workforce chartbook. Washington D.C. National Women's Law Center.

⁴ Ibid

TESTIMONY ON SB 2030
SENATE EDUCATION AND ENERGY APPROPRIATION COMMITTEE
January 21, 2025
By: Jen Withers, Assistant Director of Educational Improvement & Support
701-328-4612
North Dakota Department of Public Instruction

Mr. Chairman and Members of the Committee:

My name is Jen Withers, and I serve as an Assistant Director of Educational Improvement & Support with the Department of Public Instruction. I would like to provide data to this committee regarding our North Dakota Pre-Kindergarten – 12th grade students experiencing homelessness.

Over the past four years, students identified as homeless through educational entities have increased 57% (1014 students). As of January 15, 2025 North Dakota homeless liaisons have identified 2030 students experiencing homelessness, compared to 1885 when this number was pulled last year. The official annual count is pulled July 2nd.

North Dakota Pre-K – 12 Grade Students Identified as Experiencing Homelessness by Grade

	Total	Pre-K	K – 5th	6th – 8th	9th – 12th	Unaccompanied
2020 – 2021	1788	10	924	386	468	306
2021 – 2022	2021	14	1079	436	492	255
2022 – 2023	2408	27	1236	497	648	265
2023 – 2024	2802	52	1377	667	706	285
2024 – 2025*	2030	34	1007	431	558	126

***2024-2025 data is July 1, 2024 – January 15, 2025**

All other years are July 1 – June 30. A more comprehensive breakdown of Pre-K – 12 grade data may be found at: [McKinney-Vento](#), under the state data tab.

North Dakota Pre-K – 12 Grade Students Identified as Experiencing Homelessness by Regional Education Association



North Dakota Regional Education Association	Districts Served Who Have Identified Students Experiencing Homelessness	2020 – 2021 (1788)	2021 – 2022 (2021)	2022 – 2023 (2408)	2023 – 2024 (2802)	2024 – 2025* (2030)
Central Regional Education Association	Beulah, Bismarck, Center-Stranton, Fort Yates, Garrison, Hazelton-Moffit-Braddock, Lewis and Clark, Mandan, Max, McClusky, Minot, Nedrose, New Salem-Almont, Sawyer, Selfridge, Solen, Surrey, Underwood, Velva, Wilton, and Wing	551	549	630	767	598
North Central Education Cooperative	Anamoose, Belcourt, Dunseith, MLS-Mohall, and St. John	79	50	98	104	68
Northeast Education Services Cooperative	Devils Lake, Fessenden-Bowdon, Fort Totten, Lakota, Langdon, Minnewauken, North Star, Oberon, Starkweather and Warwick	61	182	148	179	134
Red River Valley Education Cooperative	Central Valley, Emerado, Fordville-Lankin, Grafton, Grand Forks, Hatton Eieson, Hope-Page, Midway, Minto, and North Border	101	98	105	206	130
Roughrider Education Services Program	Beach, Dickinson, Hebron, Kildeer, Mott-Regent, New England, South Heart, and Stanley	64	81	92	132	70
South East Education Cooperative	Carrington, Central Cass, Enderlin Area, Fargo, Jamestown, Kindred, Lidgerwood, Lisbon, Medina, Milnor, New Rockford-Sheyenne, North Sargent, Northern Cass, Valley City, Wahpeton, West Fargo, and Wyndmere	422	589	670	724	452
Western Education Regional Cooperative	Alexander, Burke Central, McKenzie, Nesson, New Town, Parshall, Powers Lake, Tioga, and Williston-Basin	510	472	665	690	578

Data is from districts who identified students experiencing homelessness. This data does not represent all districts in a region.

EDUCATIONAL DEFINITION of HOMELESSNESS

The McKinney-Vento Education for Homeless Children and Youth Act provides a definition of homeless children and youth to be used by state educational agencies (SEAs [NDDPI]) and local educational agencies (LEAs [school districts]). The Act, first passed in 1987, was reauthorized in 2015 through the Every Student Succeeds Act (ESSA). It defines homeless children and youth to be those who lack a fixed, regular, and adequate nighttime residence.

Under the larger umbrella of lacking a fixed, regular, and adequate nighttime residence, the law also provides several examples of situations that meet the definition. The examples include children and youth:

- sharing housing due to a loss of housing, economic hardship, natural disasters, or a similar reason;
- living in hotels, motels, trailer parks, or camping grounds due to a lack of alternative adequate housing;
- living in emergency or transitional shelters;
- abandoned in hospitals;
- living in a public or private place not designated for, or normally used as, a regular sleeping accommodation for human beings;
- living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar places;
- living in one of the above circumstances AND who are migratory according to the definition in Section 1309 of the Elementary and Secondary Education Act of 1965 [42 U.S.C. § 11434a(2)].

When considering if a student meets the criteria in the definition provided by the law, it is important to remember that the list provided is only a guide, and more situations exist that meet the criteria than are actually listed.

The law also requires each district to designate a homeless liaison to work with students while they are in transition. The official job description has twelve duties, but in reality, the job requires much more. Of North Dakota's 168 school districts, two employ a FTE homeless liaison. All other school districts attach it to a position as "other duties as assigned". In this case, most often these duties are assigned to the Superintendent, a Principal/Assistant Principal, or a School Counselor.

Every year the North Dakota Department of Public Instruction strives to have liaisons accurately identify and report on youth homelessness. However, as a state, it is clear with the steady increase of data North Dakota under reports students experiencing homelessness. With inconsistencies across districts because of local control, lack of resources, lack of FTE liaison positions, and staff turnover, it is hard for teachers and administrators to focus on their students experiencing homelessness and to understand the impact that being homeless has on a student.

For these students, school is most likely the one safe place in their day-to-day lives, and they appreciate the safety and security of its routine. Students experiencing homelessness are often forced to deal with significant, difficult, and interrelated challenges outside the classroom that inevitably impact their academic performance and participation; and these challenges are beyond their control.

Mr. Chairman and members of the Committee, I appreciate your time today. That concludes my testimony, and I will stand for any questions you may have.

WRITTEN TESTIMONY IN OPPOSITION TO SB 2030

Senate Appropriations - Education and Environment Division Committee on SB 2030

Date of Hearing: January 21, 2025

Debra L. Hoffarth, 1320 11th Street SW, Minot, ND 58701

This written testimony is presented in support of SB 2030, which would provide funding for homeless grant programs. This is much needed funding in North Dakota. Please support SB 2030.

A handwritten signature in cursive script, appearing to read "Debra L. Hoffarth".

Debra L. Hoffarth

**Do Not Pass Testimony
of Doug Sharbono, citizen of North Dakota
on SB2030
in the Sixty-ninth Legislative Assembly of North Dakota**

Dear Chairman Sorvaag and members of the Senate Appropriations Committee -
Education and Environment Division,

I am writing as a citizen and believe SB2030 is poor legislation that recklessly throws money at a problem with little apparent thought of unintended consequences. This legislation appropriates an unprecedented \$200,000,000.00 to housing the homeless in North Dakota.

An analysis of actions and missteps in Fargo over the decades can provide guidance of what not to do in regards to homelessness. Fargo's initial keep-it-local solutions have dumped money and resources into a bottomless pit where the support attracts additional homeless to move to Fargo. This mismanaged solution has now placed requests to the state level, asking for their resources.

The mismanagement of local resources caused the local fire department to fall behind in needed appropriation to the extent that our fire fighters in order to raise enough revenue for their department, initiated a ¼% sales tax. Instead of the needed property tax revenue going to the fire department, it was diverted to many other programs including a wet-house, needle exchange, housing for those who could follow housing rules, and many other programs. Despite this, the local no-income housing has experienced vacancy to the point that the scheduled next set of housing construction was postponed. Why the vacancy rate while there are homeless present? There are qualifications of following the rules. Many of the homeless do not follow the rules. Apparently the \$200,000,000.00 appropriation will purchase more housing. This will merely further increase the vacancy rate and attract more homeless from out-of-area. They will initially receive housing until some break the rules and then join the homeless on the street.

Fargo is also a breeding ground of crime from some of the homeless. Most major crimes in Fargo do not receive prosecution or significant investigation. This draws the regional homeless to Fargo where they will likely not be hassled in pursuit of their desired lifestyle. Word of this spreads. So piling serious money on top of this disaster is the solution? We can do better than that. Drop the needle exchange. Close the wet-house. Start enforcing the law. The homelessness problem will assuage. Don't feed the beast with even more money and handouts! Please give SB2030 a Do Not Pass. Thank you!

Doug Sharbono, 1708 9th St S, Fargo, ND 58103

Testimony against SB 2030

To the Members of the Committee

Homelessness is indeed a terrible situation. I am not against helping those that are homeless.

I am for helping the genuinely homeless that truly do not want to be homeless.

I am concerned that the definition of a homeless person could extend to temporary situations in which individuals can take undue advantage of government funds.

I am not against the government assisting organizations that are helping those trapped in a terrible situation.

My concern is “well-meaning” government programs that don’t decrease the homeless population, but contribute to continuing the homeless situation.

The reasons for being homelessness can be complicated. Providing housing can be just a “band-aid” on a terrible wound. Makes the government feel good, but doesn’t slow down the continuation of the problem.

My sister is a social worker that works for school districts in Florida. She reaches out to those children that are in homeless families. It is heart breaking. But what is even more heartbreaking is that in spite of all the effort they put into helping these children, these families, there are very, very few efforts that are successful.

A study of homelessness should preclude any monies spent otherwise. A well-constructed and implemented study will help to more carefully identify true homelessness, and will help to identify the best ways to help these individuals and families.

Use tax payer money wisely!

I am against this bill as it is written.

Testimony in Support of SB 2030
Senate Appropriations – Education and Environment Division

Chairman: Senator Ronald Sorvaag
 January 21, 2025

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 1,350 quality affordable housing units across the state. I would like to express my support for Senate Bill 2030 and the appropriations that it provides for homeless grants, a homelessness study, matching grants for homelessness liaison services, and the requested \$200,000,000 to fund the Housing Incentive Fund (HIF) over a four-year period.

SB 2030 as it relates to HIF is:

- A **Bold** plan that provides funding at a scale (\$200M) that would actually have an impact, that would actually move the needle (i.e., based on what Beyond Shelter is currently seeing in regards to the demand for affordable housing across that state, we currently have a planned pipeline that would provide 229 units of affordable housing and serve the communities of Minot, Jamestown, West Fargo, and Fargo. This pipeline has an estimated Total Development Cost of \$89M and a \$200M investment in HIF would play a key role in moving these pipelines developments forward)
- An investment in affordable housing, which is critical for the growth and health of all ND communities
- Essential for competitiveness and would allow ND to stay competitive with its neighbors (i.e., in 2023 SD passed a \$200M affordable housing Bill and Minnesota during its last legislative appropriation session passed a \$1B+ affordable housing Bill)
- A way to put ND muscle into a tool that would address what the data is telling us, that there is a statewide demand for affordable housing. There is demand from Williston, to Minot, to Dickinson, to Jamestown, to Grand Forks, and to Fargo/West Fargo

Demand Example 1: Beyond Shelter opened an affordable senior housing development in August of 2024. The development is called The Plaza Apartments and Plaza Apartments has 39 apartment homes with a mix of 1 & 2 bedrooms. We not only leased up The Plaza Apartments quickly, but during the peak of taking applications, we had 172 senior households on a wait list to rent one of the 39 affordable apartment homes. Now me personally, I have been working in affordable housing for 31 years, and I have never seen such a high demand, such a high need for one of our affordable apartment homes.)

Demand Example 2: As of 12.31.2024, Beyond Shelter's average vacancy rate for 569 affordable senior housing homes serving Minot, Dickinson, and Fargo was 1.9% = 11 vacancies.

- A great way to leverage state funds with federal funding. As designed, HIF is very nimble and works very well with all affordable housing federal funds that ND currently receives.

In closing, I respectfully request your support for SB 2030.

Thank you for your time and consideration and I stand for any questions that you may have.

Mark Heinert
Assistant Executive Director
Mountain Plains Youth Services (DBA: Youthworks)
Testimony in support of SB 2030
Senate Appropriations Committee – Education and Environment Division
January 21, 2025

Chairman Sorvaag and Members of the Committee:

My name is Mark Heinert, and I am here today to deliver testimony in support of SB 2030. I have been a licensed social worker in North Dakota for 34 years, serving homeless youth for the last 28. I am the Assistant Executive Director, and Homeless Programs Manager at Youthworks, a private, non-profit, youth serving agency in North Dakota. I am also a member of the North Dakota Coalition for Homeless People, and the Missouri Valley Coalition for Homeless People, currently serving on the board of director for both organizations. It has been my pleasure to work alongside the legislature over the last 30 years to ensure all North Dakota residents are housed.

Youthworks supports the recommendation of the Interim Government Services Committee to increase the appropriation to \$10 million for the North Dakota Homeless Grant (NDHG), administered through the North Dakota Housing Finance Agency. SB 2030 also appropriates \$1 million for the Department of Public Instruction to provide supports to homeless students by homeless liaisons. One time funding of \$200 million to support the Housing Incentive Fund is also included in SB 2030, which is integral in growing the number of affordable housing units in North Dakota. Youthworks fully supports all aspects of this bill including the provision to conduct a homelessness study.

Youthworks believes that all youth deserve to have a safe place to belong and be heard. One way of fulfilling this mission is to provide housing and support services

to young adults (ages 18 – 24) and their children. For decades, the housing and services were based primarily out of Bismarck and Fargo, until 2022, when services expanded to Minot.

Youthworks has a long history of success raising funds from federal sources, which require local matches. Without the support of the NDHG (or other local funds), Youthworks is in jeopardy of losing over \$1.1 million in federal grant funds annually, which are dedicated to serving homeless youth. Last year, Youthworks was able to receive \$50,000 of NDHG funds to support this work. Although helpful, there is a need for over five times this amount (\$266,690) to match the federal dollars that are now committed to Youthworks. The increased budget request (\$10 million) will support the need for more match money for federal grants.

As homeless providers coordinate housing and services for the homeless, the most vulnerable in our population are served first. This includes the elderly, victims of domestic violence, trafficking victims, former foster youth, Black, Indigenous People of Color, LGBTQ+ youth, people with disabilities, and all children. One out of every three homeless young adults served by Youthworks are former foster youth.

The most cost-effective way of helping vulnerable homeless people is to provide supportive housing, which is what Youthworks and other agencies are using NDHG funds for. Without an intervention, studies suggest that a homeless youth can cost society between \$500,000 and \$1 million over the course of their lifetime (emergency room visits, shelter placements, incarceration costs, etc.). By allocating funds to house and serve homeless youth, North Dakota will be saving millions of dollars for future generations.

Although supporting this bill makes sense fiscally, this issue is far more personal. I encourage you to imagine for one moment that you have lost your housing. Maybe it was due to a job loss or a family breakup. You may have been in foster care as a youth, a victim of domestic violence victim, or both. It seems like no one cares about what happens to you. You have bounced from one friend's house to another's until you have no more options. You are surviving day to day. It's hard to get a shower or some food, let alone find a place to live. You just need some help to get back on your feet, but everywhere you go, they say that don't have enough money to help you. Maybe next week they will have money. Maybe next month. You are desperate for help..... Each day in North Dakota, we have 865 unique individuals who are in this very position, and thousands more who are experiencing housing insecurity and are at risk of homelessness. I ask each of you to consider – is 1/1000th of the Governor's budget too much to ask to help the vulnerable people in our state that are homeless?

Passing SB 2030 is a good step towards dealing with the “big picture” of homelessness in North Dakota. We must invest in providing emergency shelter and supportive housing, so that we can help people transition into longer term stability. It is the right thing to do from a humanitarian and a fiscal perspective. I urge this committee to recommend a “do pass” on SB 2030.

Contact Information: Mark Heinert, Assistant ED, Youthworks
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mheinert@youthworksnd.org
217 W Rosser Ave
Bismarck ND 58501



January 17, 2025
Senate Appropriations Committee
Education and Environment Division
Senator Ronald Sorvaag, Chair

Key Points: Support for SB 2030

Homelessness is a growing crisis in Bismarck: It significantly impacts the health, safety, and well-being of residents and is consistently identified as a top concern through Community Health Needs Assessments.

Barriers faced by vulnerable populations: Many individuals experiencing homelessness in Bismarck face challenges such as untreated mental health conditions, substance use disorders, and lack of access to essential services.

Community-wide impacts: Homelessness places a significant strain on emergency services, law enforcement, and healthcare systems, making it a pressing issue for the entire community.

Proposed community solution: Bismarck-Burleigh Public Health envisions a community triage center to address homelessness, addiction, and mental health. This barrier-free model focuses on providing critical services and building trust within vulnerable populations.

Importance of SB 2030: Senate Bill 2030 provides critical funding and a strategic framework to support innovative local solutions like the community triage center, reduce homelessness, and enhance the quality of life in Bismarck.

Testimony:

Chairman Sorvaag and members of the Education and Environment Division of the Senate Appropriations Committee:

Thank you for the opportunity to provide testimony in support of Senate Bill 2030. My name is Renae Moch and I serve as the Public Health Director for Bismarck-Burleigh Public Health in the City of Bismarck.

Homelessness is an escalating crisis that affects the health, safety, and well-being of our residents and has repeatedly been identified as top concerns in Bismarck through

our Community Health Needs Assessments. Over the past several years, we have observed an increase in the number of individuals experiencing homelessness, many of whom face significant barriers such as untreated mental health conditions, substance use disorders, and a lack of access to basic services.

This crisis impacts more than just the individuals experiencing homelessness. It strains our emergency services, law enforcement, and healthcare systems. Addressing homelessness effectively requires a multi-pronged, community-based approach that tackles both immediate needs and long-term solutions.

In Bismarck, Bismarck-Burleigh Public Health is leading community efforts to address homelessness through collaboration and innovation. Our vision is to develop a community solution addressing homelessness, addiction, and mental health through a community triage center. This community-based model would offer services without barriers and cultivate trust within vulnerable populations to provide a critical safety net for individuals in crisis.

Senate Bill 2030 represents a crucial step forward in supporting these efforts and ensuring that Bismarck has the tools and resources to address homelessness effectively. It provides the necessary funding and framework to make meaningful progress in reducing homelessness, supporting vulnerable populations, and improving the quality of life for all residents in Bismarck.

Renae Moch, MBA, FACMPE
Public Health Director
Bismarck-Burleigh Public Health
City of Bismarck
rmoch@bismarcknd.gov
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2025 Legislature

Jennifer Henderson
Director, Community Housing
and Grants Management
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SENATE APPROPRIATIONS – SB 2030

ENVIRONMENT AND EDUCATION DIVISION



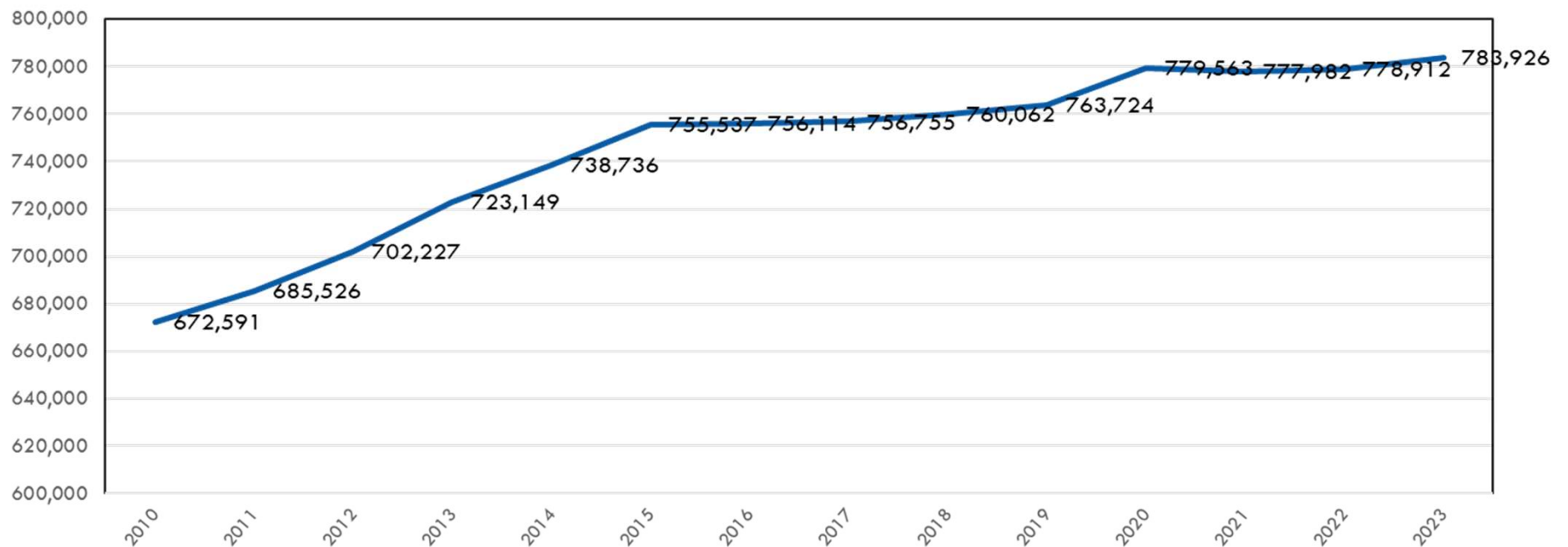
2024 North Dakota Statewide Housing Needs Assessment



NORTH DAKOTA
housing
FINANCE AGENCY

NDSU | NORTH DAKOTA STATE UNIVERSITY

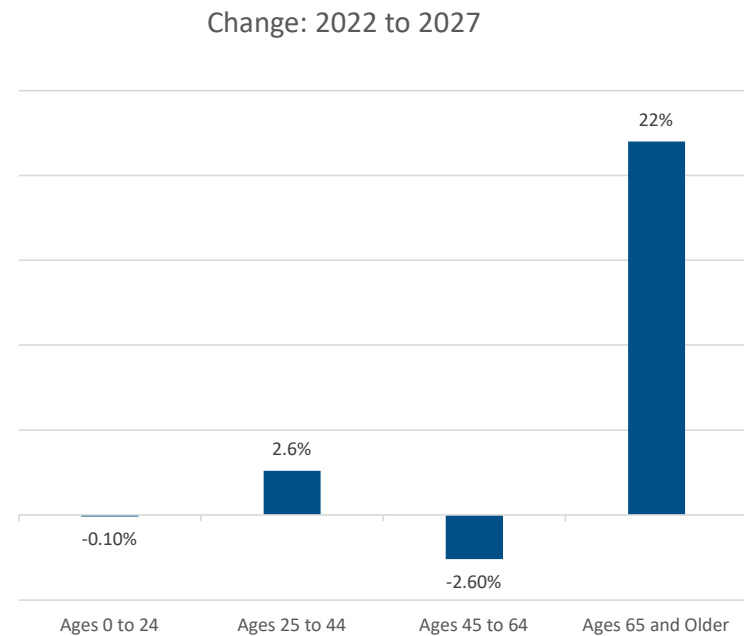
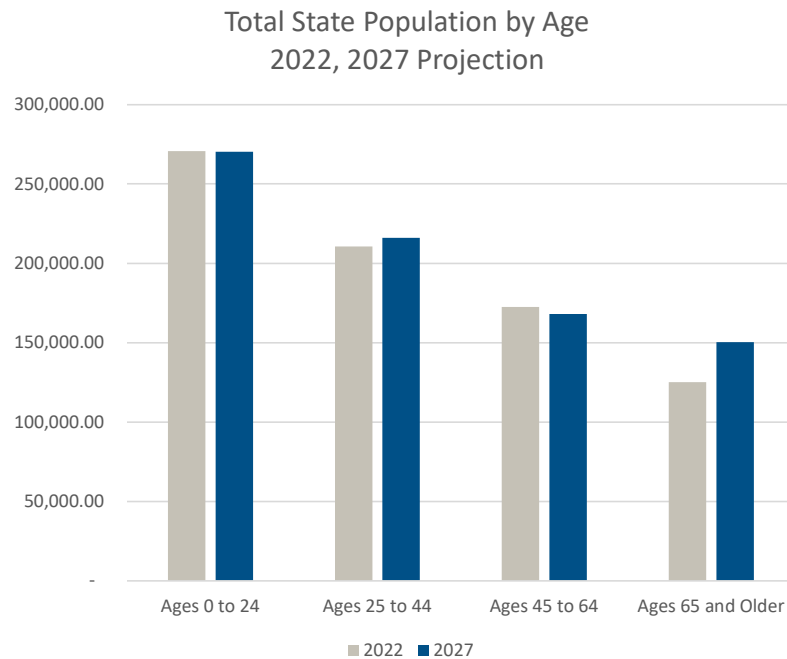
Total Population in North Dakota, 2010 to 2023



Source: U.S. Census Bureau (2024a)

Total State Population by Age

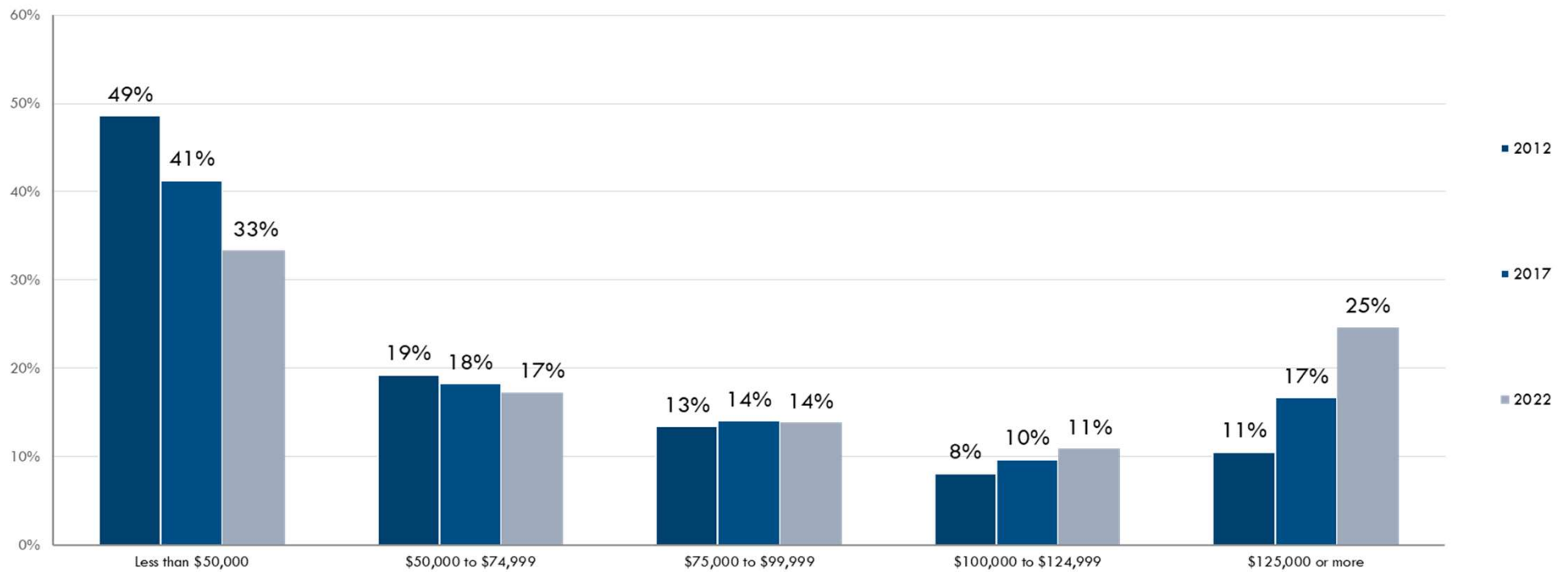
2022, 2027 projection – and Percent Change from 2022-2027



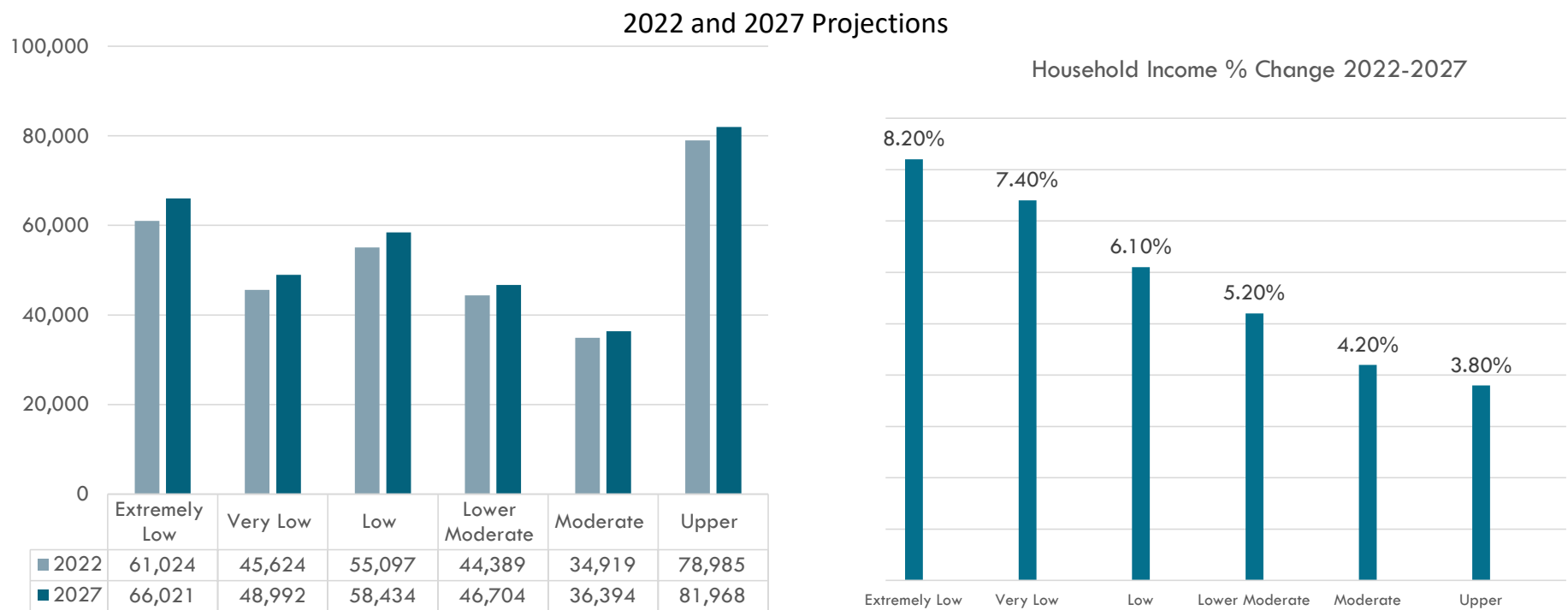
Source: U.S. Census Bureau (2023a) and the Center for Social Research (2024)

Household Income in North Dakota

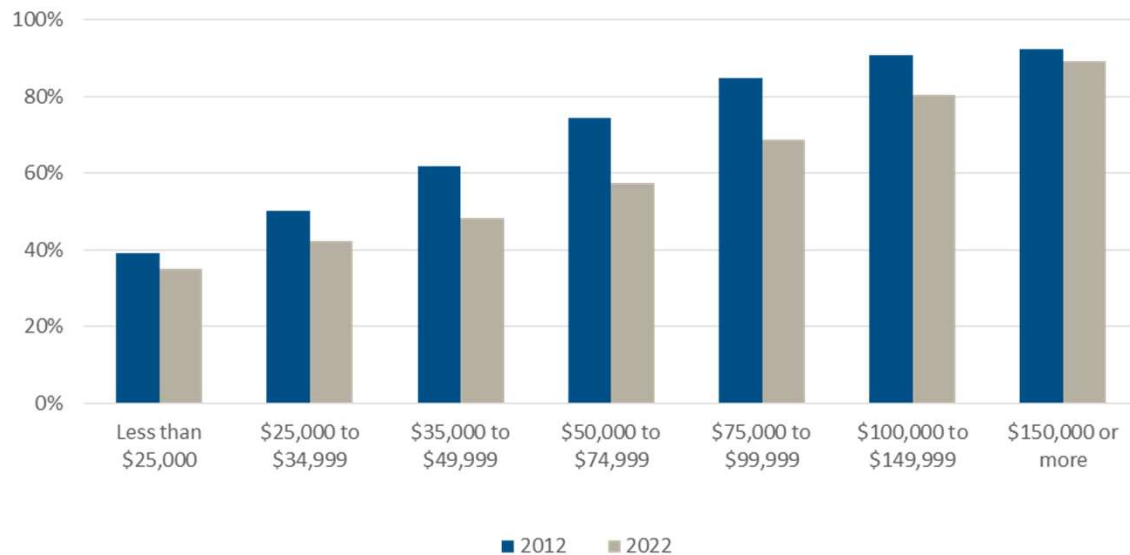
North Dakota Households by Income Level,
2012, 2017, and 2022



Household Income Levels in ND



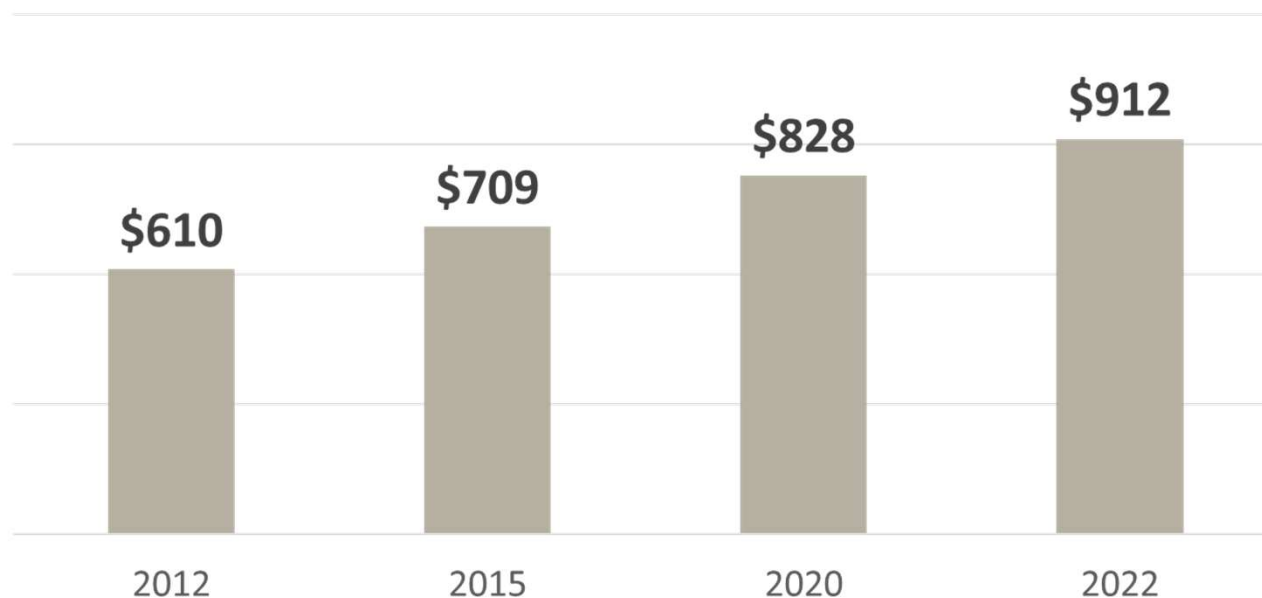
Trend in Homeownership Rates by Income



Household Income	% Change 2012 - 2022
Less than \$25,000	-4%
\$25,000 to \$34,999	-8%
\$35,000 to \$49,999	-14%
\$50,000 to \$74,999	-17%
\$75,000 to \$99,999	-16%
\$100,000 to \$149,999	-10%
\$150,000 or more	-3%

Statewide Change in Median Rent

Median Monthly Gross Rent in North Dakota



Median rent in North Dakota was \$610 just 10 years ago - that's almost a 50% increase in 10 years.

2022 ACS Data

Efficiency: \$722

1-bedroom: \$764

2-bedroom: \$908

3-bedroom: \$1,210

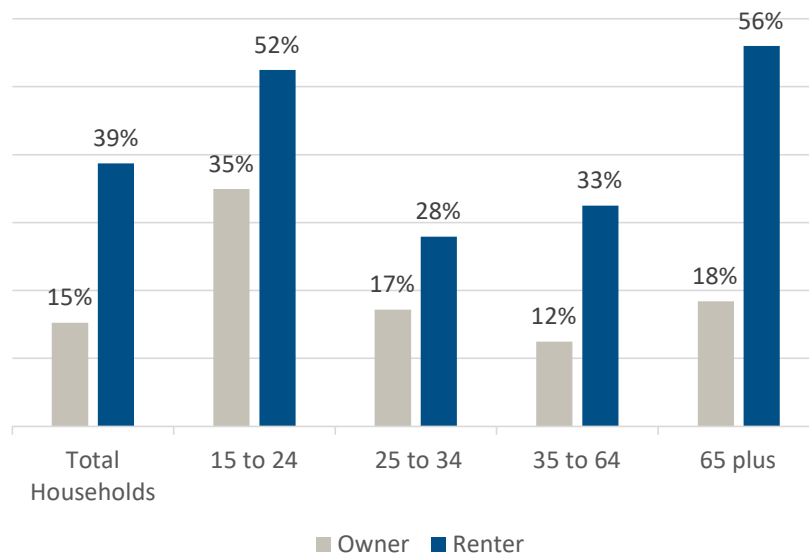
4-bedroom: \$1,447

Rental Affordability by Household Income, 2022

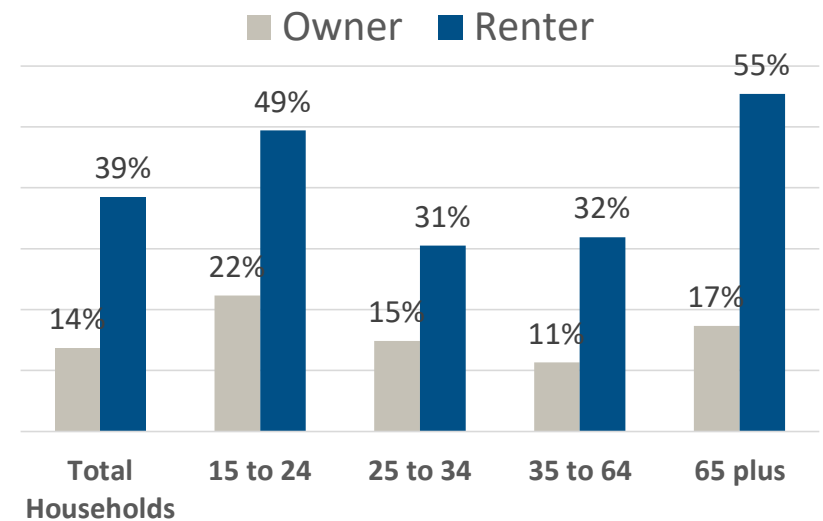
Household Income Category	Income Limits based on the 2022 MFI of \$96,800 in North Dakota defined by HUD	Total Households that Meet the HUD Income Limit Thresholds	Affordable Monthly Housing Costs
Extremely Low	Less than \$29,041	61,024	\$726
Very Low	\$29,041-\$48,400	45,624	\$726-\$1,210
Low	\$48,401-\$77,440	55,097	\$1,210-\$1,936
Lower Moderate	\$77,441-\$111,320	44,389	\$1,936-\$2,783
Moderate	\$111,321-\$135,520	34,919	\$3,388
Upper	\$135,521 or more	78,985	\$4,066

Housing-Cost Burdened Households in North Dakota, by Age of Household

2022



2020



Source: U.S. Census Bureau (2023a)

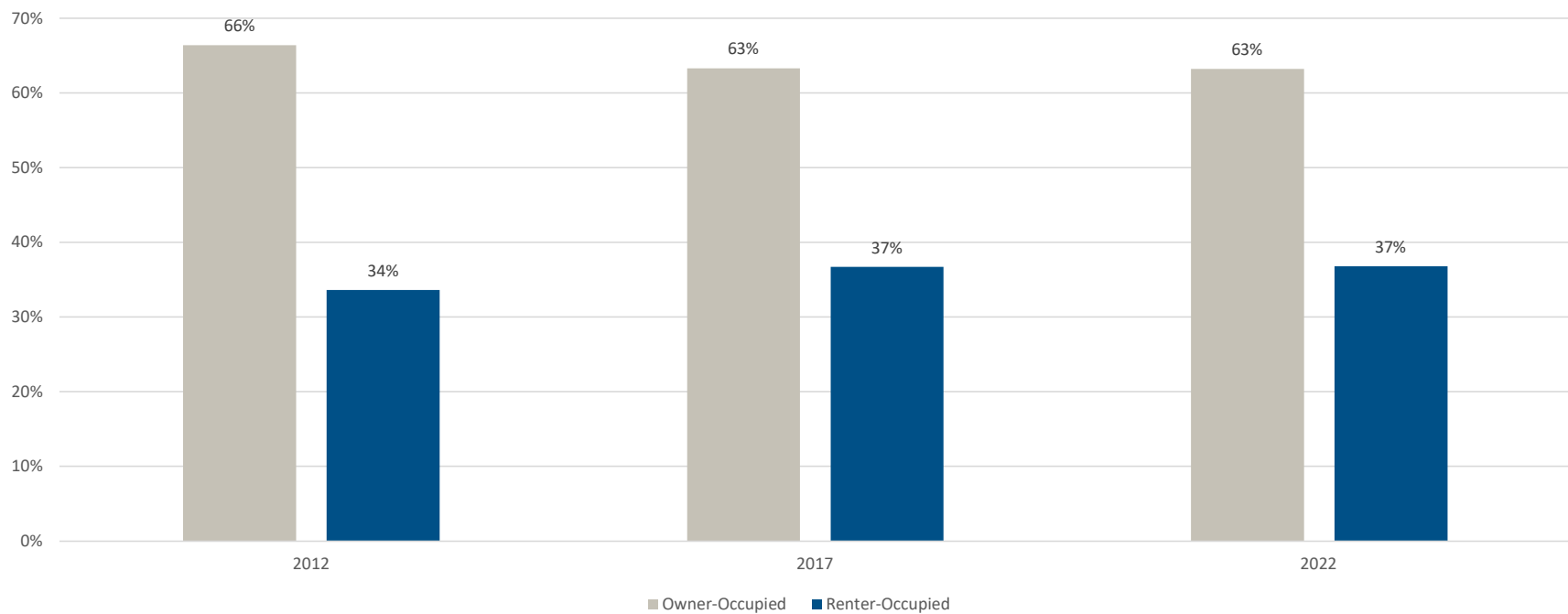
Source: U.S. Census Bureau (2021c)

Housing Units

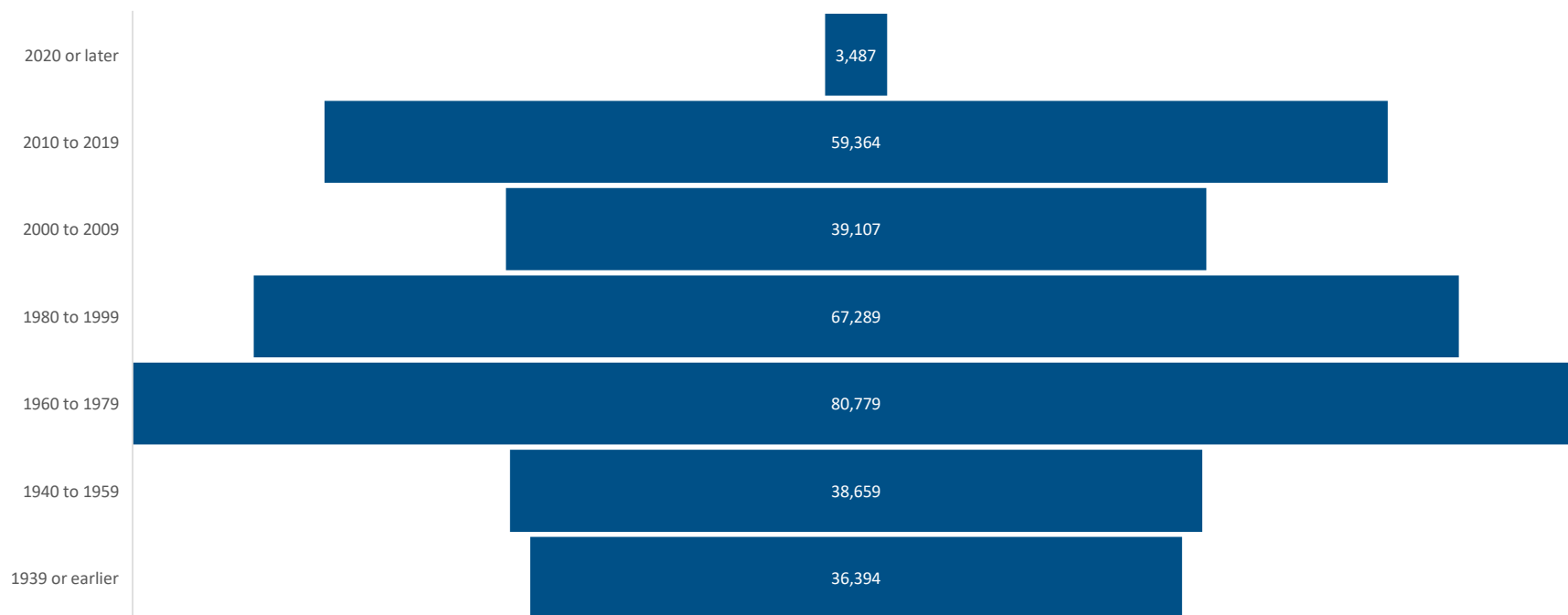
Housing Units by Type State of North Dakota 2010, 2018, 2023 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2018 Five-Year ACS		2023 Five-Year ACS	
	Units	% of Total	Units	% of Total	Units	% of Total
Single-Family	208,028	66.50%	205,787	65.40%	211,700	65.20%
Duplex	7,192	2.30%	6,053	1.90%	5,680	1.70%
Tri- or Four-Plex	12,538	4.00%	11,394	3.60%	10,280	3.20%
Apartment	61,360	19.60%	72,165	22.90%	78,112	24.00%
Mobile Home	23,719	7.60%	19,507	6.20%	19,307	5.90%
Total	312,861	100.00%	314,903	100.00%	325,079	100.00%

Housing Units by Occupancy and Tenure in North Dakota, 2012, 2017, 2022

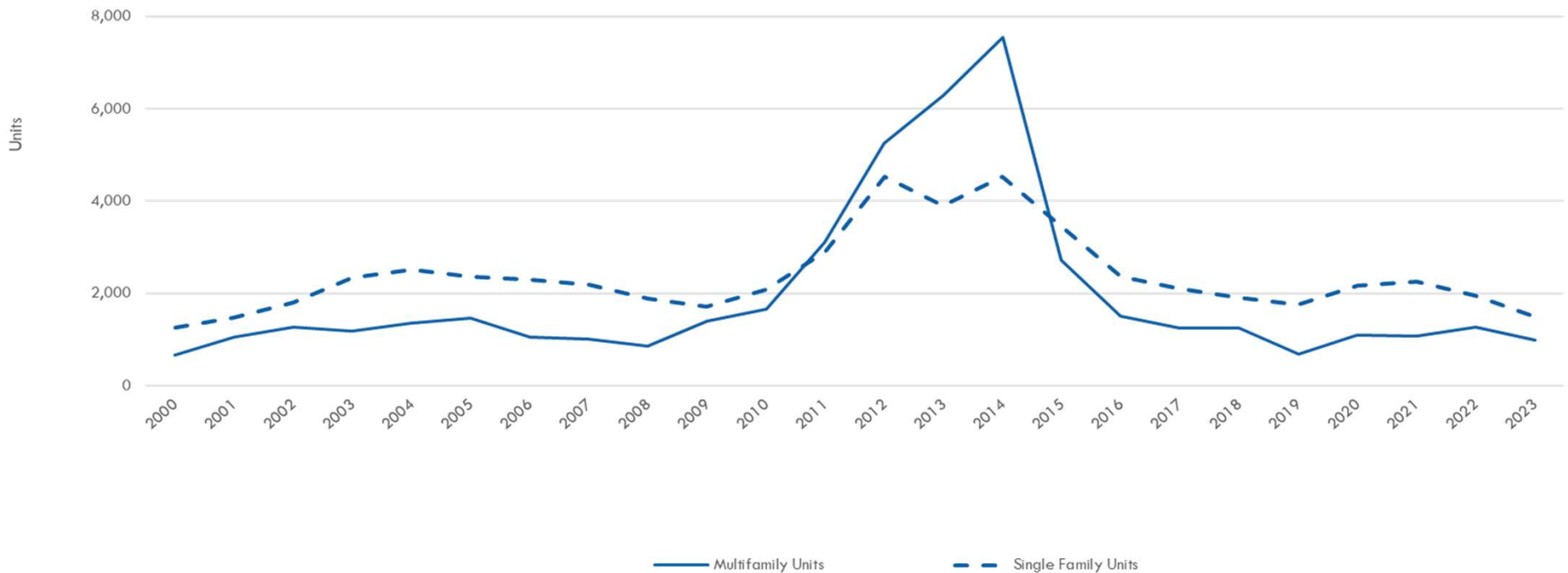


Housing Units by Year Built



Source: U.S. Census Bureau, 5-year ACS

Housing Units Authorized for Construction by Building Permits in North Dakota, 2000 to 2023



Source: U.S. Census Bureau (2024)

Key Findings: Housing Affordability

Decrease in owner occupied housing and increase in rental occupied housing.

Declining homeownership rates across income categories.

There is a large population of young people entering the homebuying stage over the next decade.

Substantial increase in median rents over the past decade.

While most North Dakotans can afford housing, lower income households are especially cost constrained.

A substantial portion of renters are cost burdened, especially younger and senior householders.

Estimated shortage of 13,000 affordable rental units for extremely-low income households.

Overall Takeaways

Housing priorities may need to focus on lower income households.

Development of new housing and rehabilitation of existing housing should consider needs of aging populations and lower-income working households.

Rehabilitation and preservation of existing affordable housing is as important as new construction where needed.

Projections suggest a need for up to 20,000 housing units (single- and multifamily) are needed by 2027.

Housing Incentive Fund



Real housing solutions require legislative action, community investments and private industry commitment.



Economic development can occur when housing is affordable to the workforce.



Rehabilitation of existing housing reduces costs and provides tenants with ready access to established services.

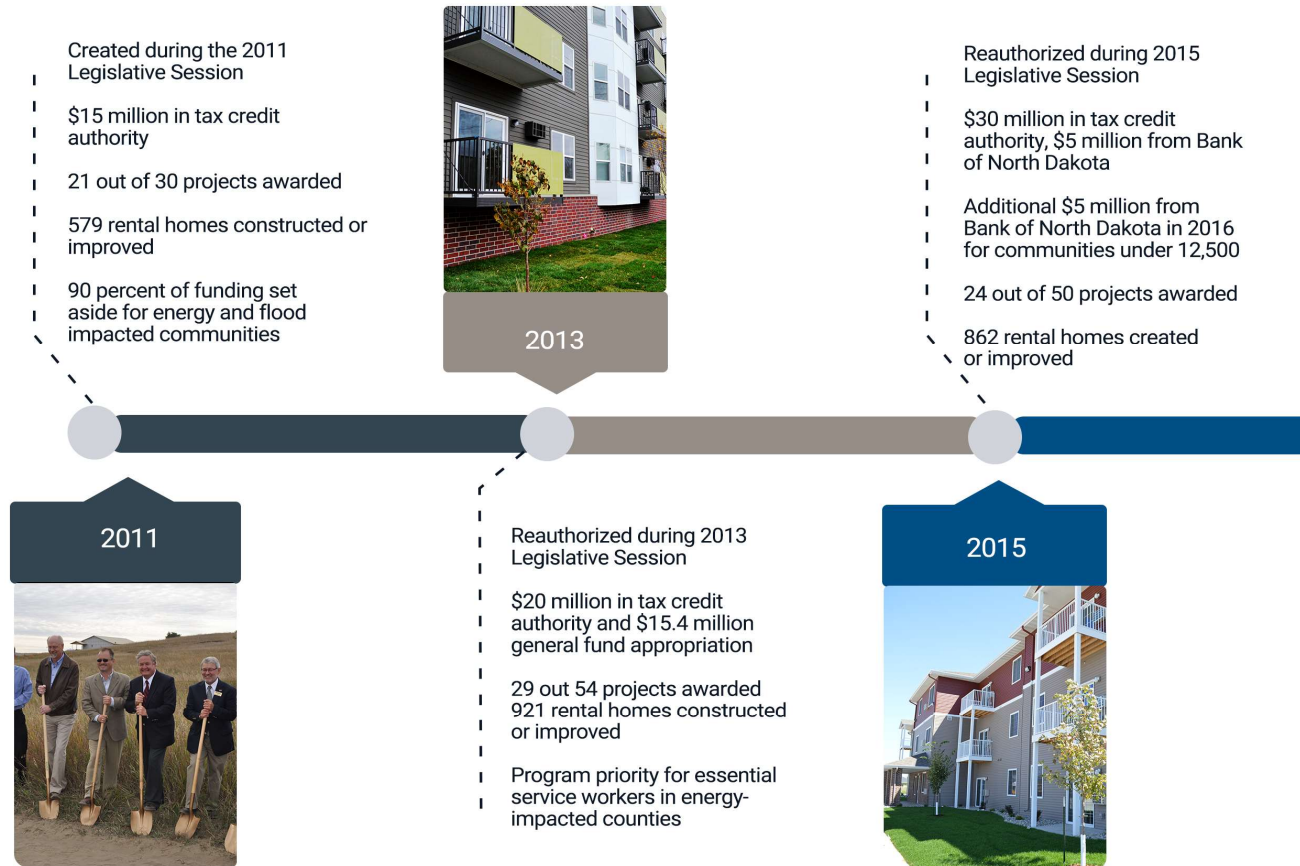


Low-income and 65+ households are the largest growing populations across the state.



Housing stability affects bottom line of multiple state agencies.

HIF Timeline





2017

- \$7.5 million general fund appropriation
- 6 out of 11 projects awarded
- 378 rental homes created or improved



2021

- Legislature approved \$13.75 million in funding.
- Single-family activities became eligible.
- 7 out of 16 multifamily projects awarded.
- 307 rental homes created or improved.

- Legislature removed a two-year sunset making the Housing Incentive Fund permanent in the ND Century Code
- No new funding was authorized
- NDHFA reallocated \$3.7 million from the 2015-17 biennium.
- 6 out of 10 projects awarded
- 239 rental homes created or improved

2019



- Legislature approved \$9.5 million in funding
- 341 rental homes created or improved
- 6 out of 12 projects awarded
- 10 percent set aside to prevent and end homelessness

2023





Courtyard Apartments, Rugby
Rehabilitation, rural

Type: housing for seniors

Number of Units: 20

Total Cost: \$2 million

HIF Investment: \$625,000

HIF Return on Investment \$2.20



Century Cottages, Bismarck
New construction urban

Type: housing for seniors

Number of Units: 34

Total Cost: \$8.5 million

HIF Investment: \$408,000

HIF Return on Investment: \$19.83



Meadowlark Homes, New Rockford

New construction, rural

Type: general occupancy

Number of Units: 10

Total Cost \$1.4 million

HIF Investment: \$430,000

HIF Return on Investment: \$2.26



Grace Garden, West Fargo

New construction, urban

Type: housing for domestic violence survivors

Number of Units: 30

Total Cost \$6.9 million

HIF Investment: \$500,000

HIF Return on Investment: \$12.80



Pioneer Homes, Hazen

Adaptive reuse/new construction, rural

Type: housing for seniors

Number of Units: 18

Total Cost: \$4.1 million

HIF Investment: \$2.1 million

HIF Return on Investment \$0.95



Pure Development, Grand Forks

New construction, urban

Type: general occupancy

Number of Units: 68

Total Cost: \$11.2 million

HIF Investment: \$1.1 million

HIF Return on Investment \$9.18

Single-Family Activities

Supports local community and non-profit organizations to develop for sale single-family housing in rural communities with populations under 5,000.



Supports ND Community Land Trust (CLT) organizations that provide perpetual homeownership opportunities for lower income households.



Accomplishments Since February 2024

Committed \$1.4 million for 17 new single-family homes.

CLT- 2 new homes acquired.

2023-2025 Biennium Multifamily Activities

Accomplishments

- 14 projects selected for funding
 - 614 total units (129 new construction/541 rehabilitated)

Funding Demand

Program	# of apps	Request	Available	Unfunded
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

Unfunded Applications \$46,682,840 Total Requests for 14 Projects/ 522 Units

Possible Production- \$50 Million Per Year

Housing Type	Amount	Purpose
Single-family	\$10 million	70-80 homes, create 1-2 homes in each of 30 to 70 communities, addresses appraisal gaps and supply, revolving funds.
Multifamily	\$40 million	Rehab and new construction of MF, create or preserve approximately 270 units – used to leverage other funds.

Homeless System – 3 Stages

Inflow

Crisis
Response

Outflow

HOUSING COST BURDEN.

UNEXPECTED EMERGENCY EXPENSES.

LACK OF FINANCIAL RESOURCES TO COVER BASIC NEEDS.

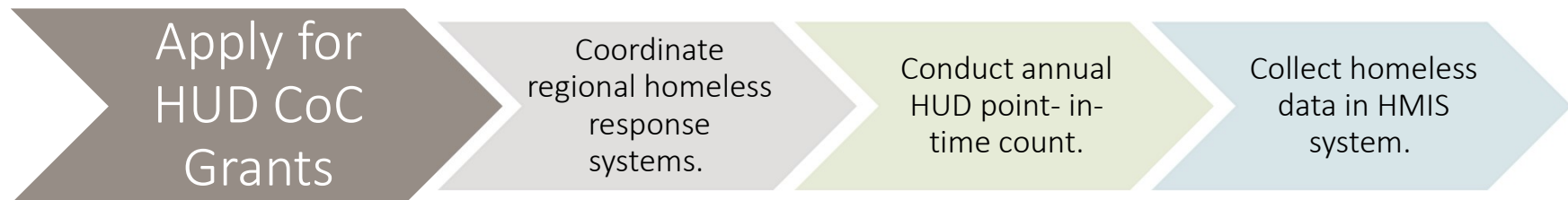
PHYSICAL OR MENTAL HEALTH CONDITIONS, SUBSTANCE USE DISORDERS, OR
DISABILITIES WITHOUT ADEQUATE SUPPORT.

DISCHARGES FROM INSTITUTIONS WITHOUT HOUSING PLANS.

Inflow

ND Continuum of Care (ND CoC) Crisis Response - Outflow

ND CoC Public/Private organizations that plan and provide a homeless response system dedicated to preventing and ending homelessness in ND.



CoC organizations utilize state, federal, local and charitable funds to support operations including, emergency shelter, street outreach, transitional housing, supportive housing, short term rental assistance, housing supports and case management services.

Annual Homeless Funding – HUD/ND

\$5,159,583

CoC

- Federal
- \$3.4 million
- 25% match required

ESG

- Federal funding
- \$486,494* annually
- Requires match
- State match \$384,000

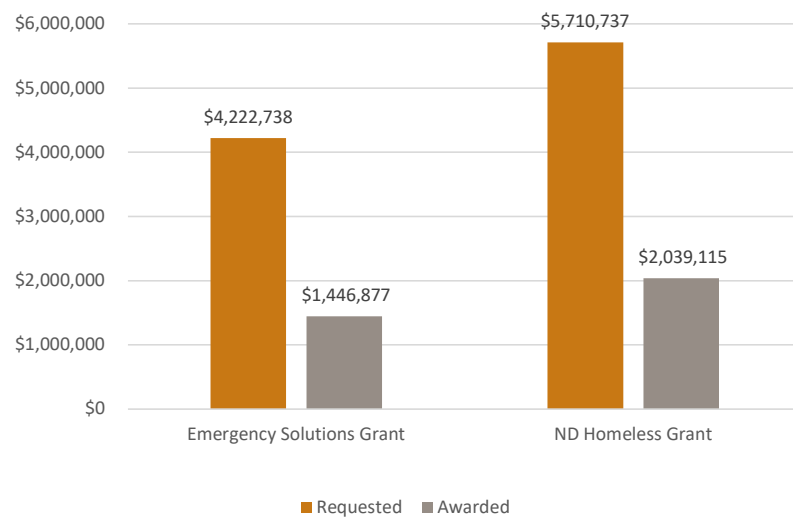
NDHG

- State appropriation
- \$1.25 million annually
- \$2.5 million for the 2023 biennium

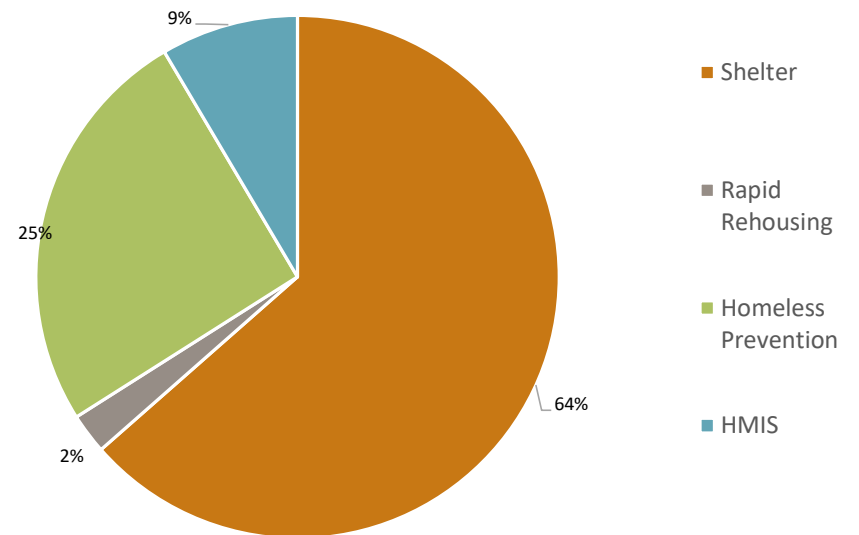
ESG/NDHG Funding

Emergency Solutions Grant (ESG) and North Dakota Homeless Grant (NDHG) provide funding to local non-profit organizations to support individuals and families experiencing homelessness and those who are at-risk of homelessness by funding emergency shelter operations, housing stabilization and case management services, including short term rental assistance.

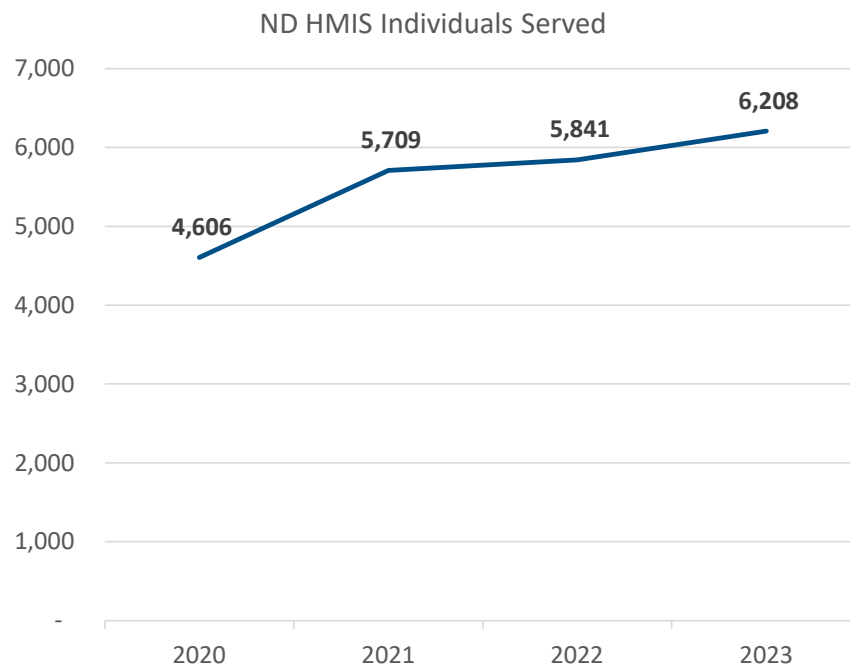
ND Homeless Grant/ESG Demand 2023-2025
Biennium



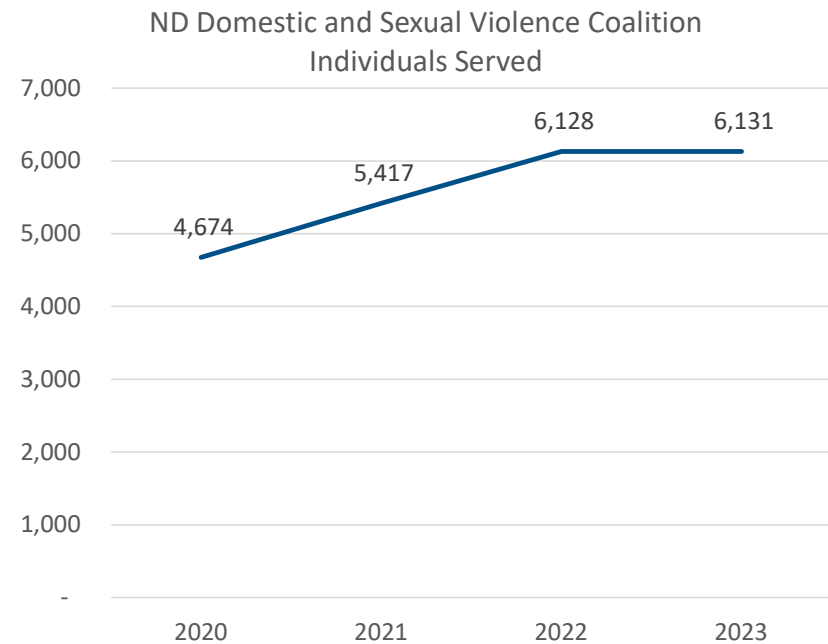
Activities Funded 2023-2025 Biennium



By the Numbers- Individuals Served



Source: ND HMIS Dashboard



Source: Domestic Violence Fact Sheets, ND Domestic and Sexual Violence Coalition

Program Investment

Continued support for the state's HIF and NDHG programs can help to address North Dakota's housing stock and ensure accessibility for vulnerable groups; mitigating the risk of housing instability.

The state's \$117 million investment in HIF has resulted in 98 unique projects, 3,331 affordable rental homes and 19 single-family homes.

HIF is a source of **gap financing** leveraged when an income restricted rental housing project will not cash flow with traditional bank financing. Minimal debt after construction or rehabilitation results in **lower monthly rents** and reduces the need for housing vouchers.

As a state-funded program, HIF can address changing housing market demands in **both urban and rural communities**. Federal programs are more restrictive. The program supports community land trusts and rural speculative building.

Consistent funding can help support emergency shelters, operational expenses, homeless prevention and rapid-rehousing. In a survey sent to emergency shelter operators, 64% responded as being understaffed, 42% rely heavily on donations for shelter operations.

Learn More About HIF



www.ndhfa.org/index.php/ndhif/

Contact Information

Jennifer Henderson, Director
Community Housing and Grants
Management Division
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jhenderson@nd.gov
www.ndhfa.org



I encourage you to pass SB 2030 which will help support the most vulnerable in our state. These valuable resources will help provide safety and stability to those who are in need and those threatened by homelessness in our communities.

Thank you for your time and service,
Brenda Weiler

Testimony in Support of ND SB 2030
Senate Appropriations Committee – Education and Environment Division
January 21, 2025

Chairman Sorvaag and Members of the Committee,

My name is Sarah Kennedy, and I am the Executive Director at Presentation Partners in Housing (PPIH), an agency dedicated to providing critical housing services to individuals and families facing homelessness in the Fargo/Moorhead metro. I wish to express my strong support for North Dakota SB 2030, which will deepen the capacity of the homeless response system to address homelessness through the housing supports, services, and resources.

For decades, PPIH has been on the frontlines, offering assessment, triage, referral, short-term rental assistance, mediation, housing navigation, and intensive housing-first case management to individuals experiencing or at-risk of homelessness. While we have seen tremendous successes in helping people transition out of homelessness, we are also witnessing an increasing number of individuals and families who are unable to access the housing support they need due to the overwhelming demand and insufficient resources. In 2024, PPIH received crisis calls from 9,479 unique individuals in the Fargo/Moorhead metro area. Due to limited resources, the collaborative system of partner agencies was only able to offer support to 36% of those in need. SB 2030 would ensure support is available for our most vulnerable neighbors.

The rate of homelessness has continued to rise, and this trend highlights a critical need for intervention. SB 2030 represents a crucial opportunity to prevent homelessness, not just manage it. The bill will provide the necessary tools and resources for communities across ND to add more housing units and housing supports to meet the needs. Besides affordable housing, the bill will allow for comprehensive services—such as case management and housing navigation—that are proven to have long-term benefits in helping individuals maintain stable housing.

While the challenges of homelessness can seem insurmountable, we must acknowledge the positive outcomes achieved every day. PPIH, like others across our state, works tirelessly to support individuals and families in securing stable housing, and we witness firsthand how this stability dramatically improves their overall well-being, health, and success. In a recent study of thirty individuals experiencing chronic homelessness, PPIH discovered a community cost savings of \$620,000 as a result of decreased ambulance transports and jail, detox, shelter, and emergency room visits. Imagine the impact if we had adequate resources to serve all who are vulnerable. When North Dakotans have housing there is an 81% decrease in emergency services. Simply put, it costs our communities more to ignore homelessness than to provide supportive housing.

The failure to pass this bill would undoubtedly exacerbate an already overburdened system, leading to even higher rates of homelessness and increased costs for state and local communities. It is far more cost-effective to provide individuals with housing plus the support

services they need to thrive than to allow homelessness to persist and grow, which burdens not only the individuals and families involved but also our healthcare, criminal justice, and emergency services systems.

I urge the committee to support SB 2030 and to take bold action to address homelessness in our state. By investing in housing and services now, we will not only prevent more individuals from falling into homelessness but will also help countless North Dakotans regain their stability, dignity, and self-sufficiency.

Thank you for your consideration.

Sarah Kennedy
Executive Director
Presentation Partners in Housing
219 7th Street S.
Fargo, ND 58103
sarah@fmppih.org

Senate Appropriations – Education and Environment Division
65th Legislative Assembly
January 21, 2025
SB2030

Chairman Sorvaag and members of the Committee:

My name is Andrea Olson, and I am the Executive Director of the Community Action Partnership of North Dakota (CAPND). CAPND represents the seven Community Action Agencies (CAAs) across North Dakota, which operate programs designed to empower residents to secure and maintain self-sufficiency. We are part of a National Network of over 1,000 CAAs with the shared mission of helping people and changing lives.

In North Dakota, our seven CAAs operate as private, nonprofit organizations and collectively serve all 53 counties. Together, we reach approximately 20,000 households annually, assisting individuals and families facing hardship. Our programs include a wide range of services such as Case Management and Budget Counseling, Head Start, Supportive Services for Veteran Families, Weatherization, and Volunteer Income Tax Assistance.

On behalf of CAPND, I am expressing support for SB2030 and to respectfully urge a **Do-Pass recommendation** on this critical legislation. SB2030 proposes to increase the Housing Incentive Fund to \$200 million and the North Dakota Homeless Grant to \$10 million.

These investments are vital for addressing the persistent and growing housing challenges faced by North Dakotans. As documented in our **2023 CAPND Statewide Needs Assessment**, housing instability remains a top concern across the state. The assessment was completed by over 3,000 participants; many of whom are experiencing poverty. The study highlights the urgent need for safe, affordable housing options and underscores the importance of increased funding for programs that provide direct assistance to individuals and families experiencing or at risk of homelessness.

The Housing Incentive Fund has a proven track record of expanding access to affordable housing by leveraging private and public resources. Increasing its funding to \$200 million will enable more housing projects to come to fruition, providing long-term solutions for communities across North Dakota.

Similarly, the North Dakota Homeless Grant plays a critical role in meeting the immediate needs of our state's most vulnerable residents. Increasing its funding to \$10 million will allow for expanded services, including emergency shelter, rental assistance, and supportive services, all of which are essential to preventing and addressing homelessness.

At CAPND, we see firsthand the profound impact of these programs. For example:

- Our case managers regularly work with families who are one unexpected expense away from losing their homes.
- Our HOME ARP Program allows for a graduated scale for support for those who are at risk of homelessness or who are currently experiencing homelessness.

- Veterans in our Supportive Services for Veteran Families (SSVF) program rely on rental assistance to transition out of homelessness. We have seen increased success with our Shallow Subsidy Program funded by the Federal Veterans Administration.
- Affordable housing development supported by the Housing Incentive Fund has provided many of our clients with safe and stable places to call home.

The increased funding proposed in SB2030 aligns with the pressing needs identified in our statewide assessment and reflects a commitment to addressing housing insecurity at both systemic and individual levels.

We are grateful for your leadership in advancing this legislation and for your ongoing commitment to the well-being of North Dakotans. On behalf of CAPND, I respectfully urge a **Do-Pass recommendation on SB2030**.

Thank you for your time and consideration.

Sincerely,

Andrea Olson
Executive Director
Community Action Partnership of North Dakota

**Testimony from Chandler Esslinger, Fargo Moorhead Coalition to End Homelessness
North Dakota Senate Appropriations: Education and Environment Division
January 21, 2025
SB 2030**

Good afternoon, Chairman Sorvaag and members of the Committee,

My name is Chandler Esslinger, and I am the Executive Director for the Fargo Moorhead Coalition to End Homelessness and the current Board Chair for the North Dakota Coalition for Homeless People. Having participated in the Interim Government Services Committee study on Housing and Homelessness, which helped to generate the recommendations for this bill, I am here to provide my testimony in support of SB 2030.

Proposed in SB 2030 is a comprehensive multi-pronged approach to addressing homelessness through several specific interventions. To help contextualize the impact SB 2030 would have on our efforts to prevent and end homelessness across North Dakota, I'd like to focus on the three components of our homelessness response system:

1) Inflow into Homelessness

One of the most cost-effective ways we can address homelessness is to prevent it before it happens. In fact, through the evaluation of local programs in Fargo/Moorhead, the United Way of Cass Clay has demonstrated a 5-to-1 return on investment for every \$1 put towards homelessness prevention. Local organizations that are funded through programs like the North Dakota Homeless Grant succeed every day in preventing homelessness in our communities, but the number of families facing homelessness continues to rise, meaning without commensurate investment to scale up programs to meet demand, we risk seeing further increasing homelessness across our state.

Arguably the most influential factor that determines which communities will struggle with increasing homelessness is the availability of housing. Put frankly – are there enough places for people to live that they can afford? What we see in too many communities across North Dakota is one of two things: communities are either facing a scarcity of housing, meaning there are simply not enough units of housing available to meet demand, or communities have a mismatch of the housing that is available compared to what is affordable to the households who live there. Through an infusion of resources to the Housing Incentive Fund, communities across North Dakota will finally have the stable gap funding required to make significant strides in developing the housing required to both meet demand for units and demand for affordability.

Ensuring that there is adequate housing availability in general, as well as adequate affordable housing, is a homelessness prevention strategy. When safe, decent, and affordable housing is available to all, fewer people are at risk of becoming homeless. The combination of the North Dakota Homeless Grant and the Housing Incentive Fund are powerful tools in preventing homelessness before it begins.

2) Crisis Response

When we talk about addressing homelessness, it is likely the first thing that comes to mind is emergency shelter. Shelter is a crucial part of crisis response, ensuring that those who experience homelessness have access to a roof over their heads. Shelter saves lives.

Unfortunately, for many households in North Dakota, the zip code in which you live is likely to determine what types of resources you have access to. Many communities across the state have no shelter, and those that do are likely to be at or over-capacity. In my community, Fargo-Moorhead, we know that on average there are 330 shelter beds available each night. Based on data from the Shelter Bed List on one night in January, there are approximately 182 additional households seeking shelter who were unable to access it. This number is likely an undercount of the number of households, representing adults, families, and children, in need of shelter, which means it is safe to assume that there are over 200 households in Fargo-Moorhead alone who do not have access to shelter when they need it.

Homeless Liaisons in schools are also a crucial component of crisis response, ensuring homeless youth and their families are given the support and resources they need to move quickly out of homelessness when possible. Homeless Liaisons are a largely unfunded federal mandate, meaning most school districts across the state do not have a full-time dedicated staff to support this vital resource which helps to improve attendance, increase graduation rates, and ensure connection to community-based resources.

SB 2030 provides support for crisis response through increased investments in both the North Dakota Homeless Grant as well as the support for Homeless Liaisons in schools. NDHG funds activities like emergency shelter operations and rapid rehousing. Both activities are crucial in addressing a household's housing crisis and charting a path toward stability. When Homeless Liaisons in Schools are adequately funded, our communities are better able to identify and support these families in their movement out of homelessness.

3) Outflow into Permanent Housing

One of the biggest opportunities for improvement we have across our state in addressing homelessness is to ensure we have adequate availability of housing, specifically affordable housing, so that households can move quickly out of homelessness and into a stable environment. When housing units are not available, or there is a mismatch between what is available and what people can afford, we see more people staying homeless longer, exacerbating their crisis and driving them further into homelessness. This in turn puts additional strain on the shelter system and homeless service providers, creating a vicious cycle where some of our community members are sentenced to a lifetime on the streets, cycling in and out of jail, emergency rooms, shelter, and other expensive and undesirable situations.

With a significant investment in the Housing Incentive Fund, communities across North Dakota would be able to ensure there is adequate housing available in general, but specifically adequate affordable housing. Investment in the Housing Incentive Fund is a homelessness resolution strategy. When our communities can maximize the number of people entering permanent housing, we get even closer to the ultimate goal of making homelessness rare, brief, and one-time.

For these reasons, the FM Coalition to End Homelessness and the North Dakota Coalition for Homeless People respectfully encourages a do-pass of SB 2030 to address the housing and homelessness crisis across North Dakota.

Senate Bill 2030 (2025)
Senate Appropriations Committee
Education and Environment Division
Honorable Ronald Sorvaag, Chairman
January 21, 2025
Testimony of Fraser, Ltd. Supporting Bill

Good afternoon Chairman Sorvaag:

I am Bruce Murry, a registered lobbyist for Fraser, Ltd., of Fargo, North Dakota. Fraser supports children, youth, and adults on their life's journey towards independence. Services include our Stepping Stone Resource Center for homeless young adults, supported living services for people who are homeless or have lifelong disabilities, mental health services, and childcare.

Fraser supports the proposed \$200 million investment in the Housing Incentive Fund and other features of this bill. This would be a historic investment in safe, affordable, decent housing.

Given Fraser's mission, it is worthwhile to consider "visitability" in new construction. Visitability involves few or no steps onto the main floor, 32-inch doorways, and a bathroom on the first floor. This allows someone using a wheelchair to visit easily. Even better, visitable features allow for inexpensive remodeling if a future resident uses a wheelchair. We hope the North Dakota Housing Finance Agency can provide educational materials to developers and builders under this bill, such as those found at <https://ncil.org/visitability/about-visitability/#start>.

We appreciate and support the diligent and highly responsive work NDHFA has provided for North Dakotans experiencing or at risk of homelessness. They have engaged with numerous related efforts, such as our Department of Health and Human Services, especially its Money Follows the Person Program. Fraser would very much like to partner with NDHFA to meet the needs of people at risk of homelessness.

Bruce Murry
Lobbyist #330 for Fraser, Ltd.
bmurry@me.com
701.220.4933 (voice or text)



Letter of Support – SB 2030

Tuesday, January 21st, 2025

Chairman Sorvaag and Members of the Senate Appropriations - Education and Environment Division,

For the record, my name is Cale Dunwoody, and I have the distinct pleasure of serving as the Vice President of Public Policy for the Fargo Moorhead West Fargo Chamber of Commerce (FMWF Chamber). On behalf of our over 1,700 members, I respectfully offer testimony in support of Senate Bill 2030 and urge expanded investments into programs and incentives that promote the development of diverse, affordable and long-term housing solutions.

At the FMWF Chamber, our mission is to protect and promote business, inspire individuals, cultivate communities, and influence action. Many regions across North Dakota face significant housing challenges, including lack of income-aligned housing and a diverse housing stock. These challenges directly correlate to our state's workforce challenges. Access to diverse, affordable housing stock is pivotal aspect to addressing our state's workforce environment – as we continue efforts to further attract and retain individuals, we must ensure we have adequate long-term housing for them and their families.

In a recent Fargo-Moorhead Regional housing study, it is estimated that by 2032 Fargo, West Fargo and Horace will need an additional 11,800 units to meet the growing of our region. Additionally, the study states that while construction of these units is feasible based on existing levels of production, the cost of these new homes will be out of reach for most residents. In 2022, new construction homes were sold or appraised on average at \$425K and less than 30% of the region's residents can afford homes at these prices. As North Dakota continues to grow, we must make strategic public-private investments to address housing shortages in urban and rural communities across the state. As this Legislative Assembly considers this bill and other proposal related to housing – we urge enhanced investments into housing development to incentivize the additional production of housing units to address our growing population and vibrant economy.

Additionally, we would urge strategic investments to support some of the most vulnerable members of our community. Homelessness remains a challenge throughout several communities across the state and many across the nation. In North Dakota, the annual count of homeless individuals has increased more than 26% over the past four years. State investments coupled with local public and private programmatic and financial support, are fundamental to creating community-based solutions. These solutions can be tailored to the unique challenges of each community and augment their strategies to support the unhoused population throughout our state.

Housing is vital to building strong and stable communities – it is central to addressing our state's workforce environment. We encourage this committee to make significant investments to address housing availability and affordability – ultimately providing North Dakotan's access to diverse, affordable, and long-term housing options. These investments will directly support North Dakota and ensure the continued growth and prosperity of our state.

Thank you for your attention to this matter and your commitment to North Dakota.

Sincerely,

Cale Dunwoody
Vice President of Public Policy
Fargo Moorhead West Fargo Chamber of Commerce

Testimony Presented on SB 2030 to the

Senate Appropriations – Education and Environment Division
Senator Ronald Sorvaag, Chairman

Nicole Crutchfield, Director of Planning and Development
Jenn Faul, Director of Fargo Cass Public Health
City of Fargo

January 21, 2025

Mr. Chairman and Members of the Committee,

As Director of Planning at the City of Fargo, and as Director of Public Health for Fargo and Cass County, we submit this testimony in support of SB 2030. Our respective offices administrate programs and community services that are dependent on the strategic work of the North Dakota Housing Finance Agency (NDHFA). We collaborate with and are dependent of the positive impacts of the Housing Incentive Funds that reach our community. The individual families that are supported by the direct navigation and support of the school districts impacts our citizens as we coordinate housing needs and services. Collectively as government entities, we work with a holistic set of programs to ensure citizens have a roof to sleep under to combat the challenges of poverty.

In 2022, the Planning Office with Beyond Shelter Inc, conducted a market needs study to determine the shortfall of subsidized apartment units that are needed for 0-80% Area Median Income. As a community we are on a trend to *underdeliver* 3,544 units by 2030. This means current needs plus projected shortfall equates to 644 **new** units a year in order to have enough units to house everyone with less than 80% AMI. For a family of three, the current calculation for 80% AMI equals to \$76,250 a year.

In 2018 through private and public funds, the community stood up a program to divert people out of homelessness, led by Presentation Partners in Housing and Southeastern North Dakota Community Action Agency. Through the use of housing navigators and a coordinated system many people are helped and supported in housing. However, the over dependence on federal and philanthropic funds has left a gap in service needs to support people who fall through the system. The Fargo-Moorhead community is working diligently for a regional systemwide response through leaders like the FM Homeless Coalition to end Homelessness, United Way, Churches United, Dakota Medical Foundation and FM Area Foundation. We know however that it takes a unified effort and government leadership to support that strategic framework and vision. NDHFA has helped provide that leadership and guidance for a greater collective to ensure we are working in a system wide approach and to ensure our policies are not conflicting.

Historically our dependence on federal funds to supply affordable housing has been our primary answer for housing supply. However, these funds are increasingly difficult to utilize in meeting the needs. We have learned through the administration of these funds, the combination of federal, state, and local funds along with private and philanthropic helps provide a robust community response to support our vulnerable populations. Supporting SB 2030, and the one time allocation of funds will help us get ahead of the trends.

The City of Fargo strongly encourages your committee to recommend “Do Pass” for this bill.



Missouri Slope Areawide United Way

515 N 4th St. • PO Box 2111 • Bismarck, ND 58502-2111

Phone: 701.255.3601

Visit our website at MSAUnitedWay.org

January 21, 2025

Good afternoon, Chairman Sorvaag and Members of the Senate Appropriation Education and Environment Division Committee,

My name is Jena Gullo. I am the Executive Director of the Missouri Slope Areawide United Way based in Bismarck. I come to you begging on behalf of the poor in support of Senate Bill 2030. Your decision may mean the future of quality services provided at our Center for Opportunity, but more importantly, the future of hundreds of people experiencing homelessness in our state. During severe weather like this, with a windchill of -47, having proper funding to keep our doors open is a matter of life or death.

Our United Way volunteered to start an emergency homeless shelter in Bismarck at the start of the winter of 2017 when a major homeless provider in our area, the Ruth Meiers Hospitality House, abruptly shut their doors.

In 2019, United Way purchased property in Bismarck with Community Works of North Dakota. We continued to provide shelter, raise funds, and then built and opened a permanent 24/7 shelter for men, women, and families in 2023. Located at 1140 S 12th Street in Bismarck, we call our shelter the "Center for Opportunity," as we strive to give people hope and resources to get OUT of homelessness. We have 42 beds and will be adding an additional 18 beds for families. We offer laundry facilities and detergent, showers and hygiene supplies, computers with Wi-Fi, a private space for families with children, and private offices for local agencies and healthcare professionals.

We serve between 80-100 people each day and night, which is double the number from two years ago. The highest number of people per night was 144 individuals during a major snowstorm.

United Way provided 14,310 nights of shelter to 338 different clients during half of this past year, from July 2024 through December 2024. More than 80% are from North Dakota, with many coming to Bismarck from the surrounding rural communities and the western part of the state.

We are a substance-free shelter and help many people who are in recovery, many with mental health diagnoses and traumatic brain injuries, many who come to us straight from the state penitentiary, and many families with small children. We often bend our substance-free rules during extreme weather conditions, as there is literally nowhere else for the homeless to go.

The 40% ND Tax Credit multiplies your impact. For many individuals, an investment of \$5,000 to the MSA United Way Endowment Fund could cost as little as \$1,600 after tax savings.

LIVE UNITED

We have coordinated 35+ agencies to regularly provide onsite services at our Center for Opportunity to remove barriers many of the homeless face, such as transportation, access to financial supports, vital documents needed to gain housing and employment, resume building, job coaching, parenting classes, and sober housing and case management. Addiction and mental health counselors from West Central Human Services come onsite. Public Health offers nutrition classes and diabetes management. The YMCA offers onsite child watch to allow parents time for job interviews.

Volunteers from local banks offer financial literacy classes. Today, there isn't school in Bismarck. Not only do children have somewhere safe and warm to be, but we have 21 youth volunteering at our Center right now doing craft projects and mentoring the children staying at our shelter. The lives we impact reach far beyond those we serve.

United Way receives \$138,000 from the North Dakota Homeless Grant. That helps cover under 2.5 months of operations. COVID-19 funds and private fundraising helped to keep our doors open 24/7 thus far. We don't have sufficient operational funds to continue along this path.

What does this mean for our state?

- Our lack of funding for proper staffing levels affects our data collection ability and data collection quality for the state, which can, in turn, affect the state's federal funding from HUD.
- Being open during the daytime is critical for people experiencing homelessness to access the vital services needed to get out of homelessness.
- **With proper funding, 80% of the homeless we served did not return to homelessness.**
- Most importantly, our lack of funding affects our ability to stay open during the daytime, which can be life-saving.

It is vital that our capital city has a warm and safe place for the most vulnerable in our community to seek refuge during the winter months. With adequate funding, we are capable of creating pathways out of poverty that help people OUT of homelessness and help them to STAY out of homelessness.

Thank you for your time, support, and stewardship. Please do not hesitate to reach out should you have any questions or would like a tour.

My very best,



Jena M. Gullo

jgullo@MSAUnitedWay.org

Testimony in Support of Senate Bill 2030

Senate Appropriations – Education and Environment Division

January 21st, 2025

Chairman Sorvaag and members of the committee,

My name is Katie Jo Armbrust and I'm here today representing the North Dakota Coalition for Homeless People (NDCHP). As you've heard from my colleagues, homelessness is a reality in communities across our entire state, not just the big cities. While we don't have an epidemic to the extent of Los Angeles's Skid Row or encampments in the hundreds, as was stated before, we do have a growing number of people experiencing homelessness. Fortunately, we aren't the first ones to experience this, nor are we the first ones to do something pragmatic about it.

The Interim Government Services Committee did their due diligence with HCR 3030 and spent multiple hours and days learning about the homeless and the housing crisis across the state. I say crisis, not only because I want your attention to recognize the severe impact that a lack of housing has in our state, but also because I want you to know that we have the ability to do something about it. I've made comments about \$200 million in Housing Incentive Fund being a sticker shock because I've stood before some of you in the past, and I've watched the amounts allocated continue to fall short of what is needed. North Dakota has more at stake now: with a workforce shortage that is being buzzed about left and right, you cannot expect people to move here, work here, and stay here without adequate housing at all price points. Senate Bill 2030 is before you today as a solution worth supporting. We cannot continue to provide minimal funding to address the lack of housing in all areas of the state. \$200 million won't produce the 12,000 units of affordable housing needed in the next 4+ years, but it's an easier ask than the \$1 billion that it would take to accomplish it. The data, facts, and options have all been considered, and this is a solvable problem in front of you, but it won't solve itself.

So, with that, I respectfully ask for a Do Pass of Senate Bill 2030 as it stands in order to do something worth remembering about when it comes to housing and homelessness in North Dakota.

Thank you for your time and consideration.

A handwritten signature in black ink, reading "Katie Jo Armbrust". The signature is fluid and cursive, with the first name "Katie" and last name "Armbrust" clearly legible.

Katie Jo Armbrust

Lobbyist # 1692

701-388-6080

Testimony in Support of Senate Bill 2030
January 21, 2025
Senate Appropriations Committee
Education and Environment Division
Bill Wocken on behalf of the North Dakota League of Cities

Good afternoon Mr. Chairman and members of the Appropriation Committee. For the record, my name is Bill Wocken, appearing on behalf of the North Dakota League of Cities in support of Senate Bill 2030.

Homelessness is a threat to not only our quality of life but to subsistence for many people in our state. Most of us, I would venture to say, know that there is homelessness in North Dakota. But I am also sure that many of us would be surprised, and perhaps alarmed, to find out how big this problem has become.

In the early 2000's the US Department of Housing and Urban Development asked the state and many of the largest cities in North Dakota to commit to development of a ten year plan to end homelessness. As work on the development of this plan got underway it quickly became apparent that the goal to end homelessness would be harder to achieve than first thought and that a ten year time period to carry out the plan greatly underestimated the scope of the problem and the effort needed to make headway on a solution to homelessness.

SB 2030 proposes five actions. The homeless grants proposed will start to deal with the impacts of presentday homelessness. The proposed investment in the HIF fund will help to incentivize the production of more affordable housing units and the proposed interim study coupled with a consultant contract to explore homelessness is a good step toward a long range plan to deal with the issue.

All these actions form a strategy to deal with the homeless issue. Please carefully consider Senate Bill 2030 so that we can take the first step to deal with this threat to our people and our future.



GRAND FORKS COMMUNITY LAND TRUST: AN OVERVIEW

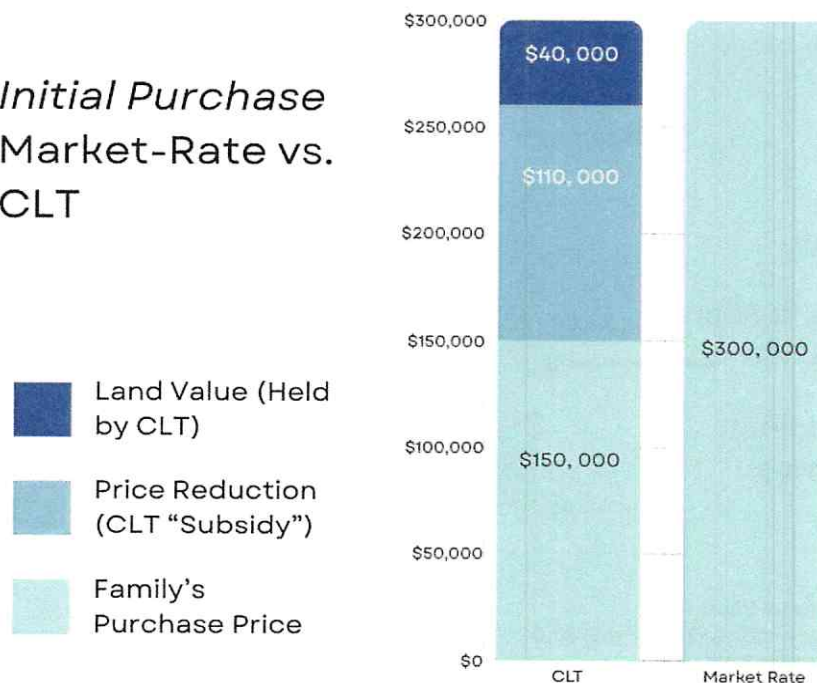
Community Land Trusts make homeownership affordable to limited income homebuyers through two steps:

1. **First Mortgage Principal Reduction Subsidy:** Similar to other downpayment assistance programs, this subsidy reduces the buyer's mortgage payment. *This step makes the home affordable for the first buyer.*
2. **Land Retention & the Shared-Equity Resale Formula:** The CLT retains ownership of the land while buyers purchase the structure and improvements. A CLT Ground Lease is signed at closing, which includes a shared-equity resale formula. This allows CLTs to provide significantly more subsidy, keeping the subsidy within the home at each resale rather than allowing the homeowner to profit off of the subsidy. *This step makes the home affordable from one buyer to the next, for generations to come.*

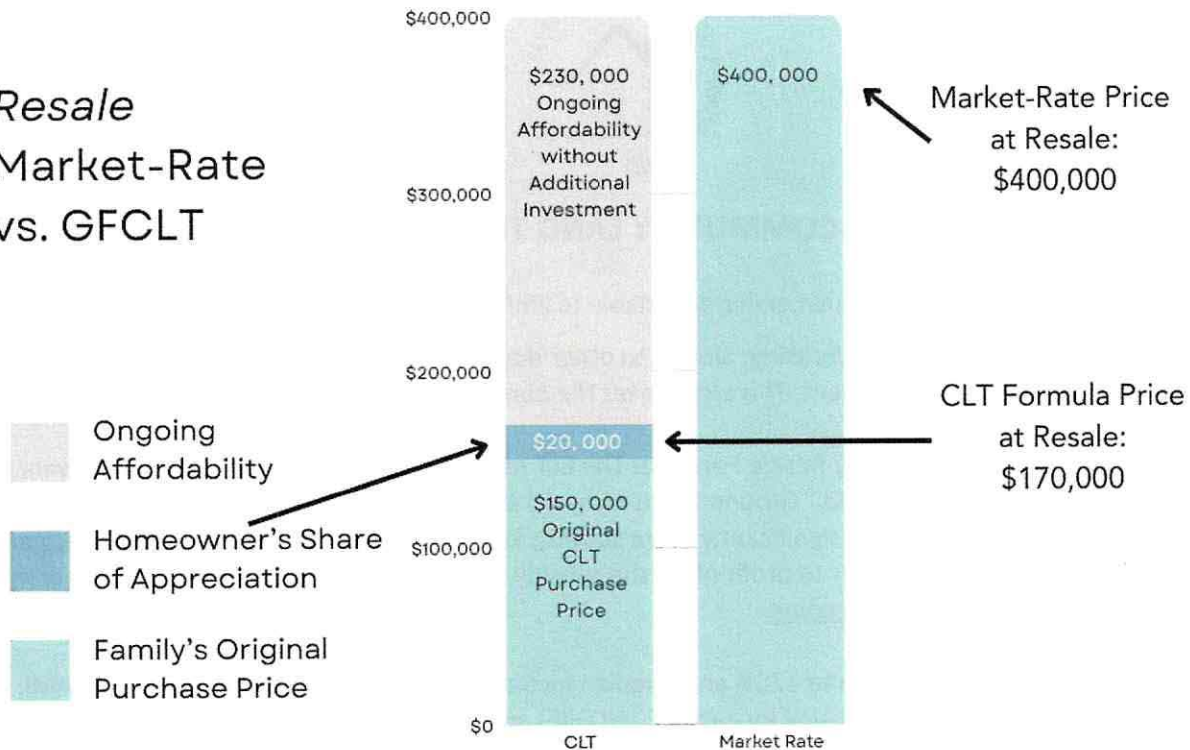
GFCLT serves households earning up to 120% area median income, $\frac{3}{4}$ of which must earn under 80% AMI. Today, GFCLT receives funding from the Housing Incentive Fund (HIF) and the HUD HOME program. GFCLT is also eligible for HUD CDBG funds when available through the City of Grand Forks. CDBG and HOME funds are limited to households earning under 80% AMI, which is currently \$58,540 for an individual, \$83,450 for a family of 4. CLT sales prices are set based on homebuyers paying 20-30% of their gross monthly income toward their monthly mortgage payment. Buyer's need to meet typical credit and DTI requirements. CLT homeowners in North Dakota have financed through Alerus Financial, Bremer Bank, First International Bank & Trust, Gate City, and US Bank.

Once a CLT home is subsidized to provide affordability, it will not need additional subsidy until the home's structure itself requires substantial repair, or if the CLT makes the home affordable to a lower income group. As a result, each significant injection of subsidy is likely to serve 5-8 households over the course of 35-50 years before additional subsidy is needed.

Initial Purchase Market-Rate vs. CLT

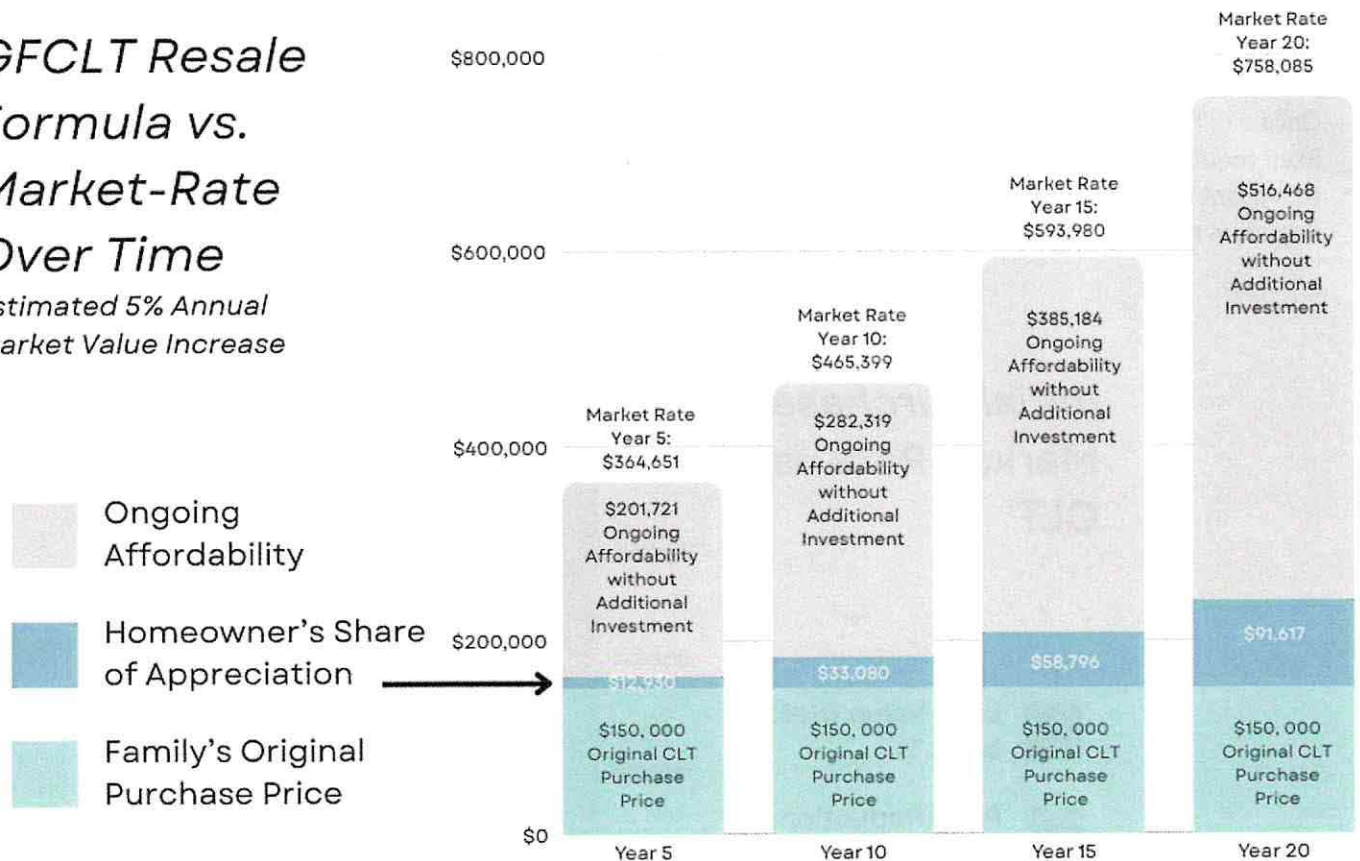


Resale Market-Rate vs. GFCLT



GFCLT Resale Formula vs. Market-Rate Over Time

Estimated 5% Annual
Market Value Increase



Above Graphics Based On:

- Market Value at Initial Purchase: \$300,000
- Combined Subsidy at Initial Purchase Totaling \$150,000
- CLT Buyer Initial Purchase Price: \$150,000

2025 SENATE STANDING COMMITTEE MINUTES

Appropriations - Education and Environment Division Sakakawea Room, State Capitol

SB 2030
2/12/2025

A BILL for an Act to provide an appropriation to the housing finance agency and the department of public instruction; to provide for a transfer; and to provide for a legislative management study.

9:09 a.m. Chairman Sorvaag called the meeting to order.

Members Present: Chairman Ronald Sorvaag, Senator Cole Conley, Senator Scott Meyer, Senator Donald Schaible, Senator Paul J. Thomas.

Discussion Topics:

- Distribution of Funds.
- Legislative Management Homeless Study.

9:10 a.m. Chairman Sorvaag introduced the bill.

9:15 a.m. Chairman Sorvaag recessed the meeting.

9:31 a.m. Chairman Sorvaag reconvened the meeting.

9:34 a.m. Senator Schaible moved a Do Not pass.

9:34 a.m. Senator Thomas seconded the motion.

Senators	Vote
Senator Ronald Sorvaag	Y
Senator Cole Conley	Y
Senator Scott Meyer	Y
Senator Donald Schaible	Y
Senator Paul J. Thomas	Y

Motion Passed: 5-0-0.

Senator Schaible will carry the bill.

9:34 a.m. Chairman Sorvaag closed the meeting.

Steven Hall, Committee Clerk

2025 SENATE STANDING COMMITTEE MINUTES

Appropriations Committee Harvest Room, State Capitol

SB 2030
2/13/2025

A BILL for an Act to provide an appropriation to the housing finance agency and the department of public instruction; to provide for a transfer; and to provide for a legislative management study.

9:27 a.m. Chairman Bekkedahl opened the hearing.

Members Present: Chairman Bekkedahl, Vice-Chairman Erbele, and Senators Burckhard, Conley, Davison, Dever, Magrum, Mathern, Schaible, Sickler, Sorvaag, Thomas, Wanzek.
Members Absent: Senators Cleary, Dwyer, Meyer.

Discussion Topics:

- Developer Challenges
- Lack of Affordable Housing and Homelessness

9:27 a.m. Senator Schaible introduced the bill.

9:28 a.m. Senator Schaible moved a Do Not Pass.

9:28 a.m. Senator Thomas seconded the motion.

Senators	Vote
Senator Brad Bekkedahl	Y
Senator Robert Erbele	Y
Senator Randy A. Burckhard	Y
Senator Sean Cleary	A
Senator Cole Conley	Y
Senator Kyle Davison	Y
Senator Dick Dever	Y
Senator Michael Dwyer	A
Senator Jeffery J. Magrum	Y
Senator Tim Mathern	N
Senator Scott Meyer	A
Senator Donald Schaible	Y
Senator Jonathan Sickler	Y
Senator Ronald Sorvaag	Y
Senator Paul J. Thomas	Y
Senator Terry M. Wanzek	Y

Motion Passed 12-1-3.

Senator Schaible will carry the bill.

Senate Appropriations Committee

SB 2030

02/13/2025

Page 2

9:33 a.m. Chairman Bekkedahl closed the hearing.

Elizabeth Reiten, Committee Clerk

REPORT OF STANDING COMMITTEE
SB 2030 ([25.0377.03000](#))

Appropriations Committee (Sen. Bekkedahl, Chairman) recommends **DO NOT PASS** (12 YEAS, 1 NAY, 3 ABSENT AND NOT VOTING). SB 2030 was placed on the Eleventh order on the calendar. This bill does not affect workforce development.