



# INDUSTRIAL COMMISSION OF NORTH DAKOTA

John Hoeven  
Governor

Wayne Stenehjem  
Attorney General

Roger Johnson  
Agriculture Commissioner

News Release

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For Immediate Release

## AGENCY REPORTS RECORD HOUSING CREDIT ALLOCATION

BISMARCK – The Industrial Commission announced today that conditional commitments have been granted for more than \$3 million in Low Income Housing Tax Credits (LIHTC). The 2005 allocation is the largest the North Dakota Housing Finance Agency (NDHFA) has made in the program’s history. The credits will be used to finance the construction or rehabilitation of 18 rental properties/485 units.

“These housing credits serve as an important tool in helping low-income families find affordable rental housing in North Dakota,” said Gov. John Hoeven. “The LIHTC program helps to reduce the cost burden for families, while enhancing the housing quality and supply in our communities.”

NDHFA administers the LIHTC program on behalf of the federal government. Each year, the agency is given the authority to allocate approximately \$2 million through a competitive process to for-profit and non-profit developers. More than \$3.2M was available in 2005 due to program carry-overs and credits returned. The largest previous allocation was \$2.4M in 2004.

“We are extremely pleased that 12 of the applications approved are for apartments in smaller communities,” said Roger Johnson, Agriculture Commissioner. “Affordable quality housing that can serve single parent households, working families and those with special needs will benefit these rural areas.”

Of the existing Housing Credit apartments in the state, currently only 30 percent are in smaller communities, population centers of less than 30,000 people, even though those communities account for more than 60 percent of the state’s total population.

“NDHFA began pushing preservation a couple years ago,” said Attorney General Wayne Stenehjem. “Their efforts have paid off, as we are also seeing significantly more interest in revitalizing properties, especially in rural areas.”

Housing credits enable developers to reduce the amount of debt needed to finance construction or rehabilitation; therefore the apartments can be rented at rates that low-income families can afford. In rural areas the LIHTC maximum rental rate can be too low to support the development of new apartments.

“Since the program was created almost 20 years ago, the NDHFA has allocated nearly \$20 million in housing credits for the production or rehabilitation of 153 projects in 31 cities statewide. This represents a private capital investment of approximately \$130 million,” said Mike Anderson, NDHFA Acting Executive Director. “The credits allocated have created more than 4,200 rental units dedicated to low-income renters.”

The 2005 housing credit awards include:

Belcourt - \$229,498 awarded to Turtle Mountain Housing Authority, for the development of Turtle Mountain Homes III, creating 20 units of affordable rental housing.

Belcourt - \$229,154 awarded to Turtle Mountain Housing Authority, for the acquisition and rehabilitation of Turtle Mountain Homes IV, preserving 26 units of affordable rental housing.

Bismarck - \$209,168 awarded to United Tribes Technical College for the construction of United Tribes Homes I, creating 24 units of affordable rental housing.

Devils Lake - \$41,445 awarded to MetroPlains Properties, Inc., for the acquisition and rehabilitation of Newport Apartments, preserving 17 units of affordable rental housing.

Devils Lake - \$173,680 awarded to Clanton Development Co. for the acquisition and rehabilitation of the Gilbertson Firehouse Apts., preserving 40 units of affordable rental housing.

Devils Lake - \$101,440 awarded to Clanton Development Co. for the acquisition and rehabilitation of Dakota Manor, preserving 24 units of affordable rental housing.

Fargo - \$316,889 awarded to Beyond Shelter, Inc., a nonprofit organization, for the development of Bluestem Townhomes, creating 30 new units.

Fargo - \$207,712 awarded for the rehabilitation of The Fargoan, preserving 16 units of affordable rental housing.

Fort Yates - \$343,709 awarded to Standing Rock Housing Authority of Standing Rock Rehab #12, which will preserve 38 units of affordable rental housing.

Fort Yates - \$162,055 awarded to Standing Rock Housing Authority of Standing Rock Rehab #15, which will preserve 20 units of affordable rental housing.

Garrison - \$103,191 awarded to Clanton Development Co. for the acquisition and rehabilitation of the McLean Manor Apartments, preserving 30 units of affordable rental housing.

Grafton - \$61,837 awarded to Clanton Development Co. for the acquisition and rehabilitation of Grafton Living Center, preserving 16 units of affordable rental housing.

Grand Forks – \$276,592 awarded for the construction of Suites of North Dakota, creating 47 units of affordable rental housing.

Grand Forks – \$302,378 awarded for the construction of Cottages of North Dakota, creating 47 units of affordable rental housing.

Harvey - \$41,365 awarded to MetroPlains Properties, Inc., for the acquisition and rehabilitation of Dakota Manor Apartments, preserving 24 units of affordable rental housing.

Jamestown - \$36,984 awarded to MetroPlains Properties, Inc., for the acquisition and rehabilitation of Hilltop Apartments, preserving 16 units of affordable rental housing.

Langdon - \$149,957 awarded to Clanton Development Co. for the acquisition and rehabilitation of Park Village of Langdon, preserving 32 units of affordable rental housing.

West Fargo - \$108,095 awarded to Beyond Shelter, Inc., for the development of Serenity Apartments, creating 18 new units.

The Industrial Commission of North Dakota, consisting of Governor John Hoeven, as chairman, Agriculture Commissioner Roger Johnson and Attorney General Wayne Stenehjem, oversees NDHFA.

For more information on the LIHTC program, contact the NDHFA at (701) 328-8080, (800) 292-8621, (800) 366-6888 (TTY) or visit us online at [www.ndhfa.org](http://www.ndhfa.org).