



# INDUSTRIAL COMMISSION OF NORTH DAKOTA

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Governor

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Attorney General

Doug Goehring  
Agriculture Commissioner

**N**NEWS

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## **AFFORDABLE HOUSING MILESTONES WILL BE MARKED IN WILLISTON ON TUESDAY Legacy Living Grand Opening and Renaissance on Main Groundbreaking Events to be Held**

WILLISTON, N.D. – State and local officials will mark two major housing milestones - the completion of Legacy Living at Central Place and the beginning of Renaissance on Main's construction - on Tuesday, Sept. 16, in Williston, N.D. The North Dakota Housing Finance Agency (NDHFA) provided \$10 million in development assistance to the projects to create 59 new affordable rental units in the downtown-area of the rapidly growing community.

"Ensuring that fixed-income households and employees who provide essential community services have access to affordable housing is a top priority for our state," said the members of the North Dakota Industrial Commission. Governor Jack Dalrymple, Attorney General Wayne Stenehjem and Agriculture Commissioner Doug Goehring make up the Commission, overseeing NDHFA and Bank of North Dakota (BND). Lt. Governor Drew Wrigley and Stenehjem are expected to attend the events.

Lutheran Social Services Housing will host a Grand Opening Celebration for Legacy Living, 612 1st Ave West, beginning at 11:30 a.m. with a community luncheon and program exhibition. A program and ribbon cutting will be held at Noon.

At 1:15 p.m. the Renaissance Companies will break ground on the corner of 2nd and Main Street for Renaissance on Main. Refreshments will be served immediately afterwards in the Courtyard of Renaissance Station at 322 Main Street.

"NDHFA is charged with ensuring that there is housing for everyone in our state. We are proud to partner with Lutheran Social Services Housing and the Renaissance Companies to provide Williston with affordable rental units for both its aging population and its workforce," said Jolene Kline, NDHFA executive director.

Legacy Living is a rehab of the former Williston Senior High School into 44 affordable housing units for households age 55 and older. An individual that earns \$14,220 or less would qualify to rent a one-bedroom unit at the property for \$330.

"It's not every day that we have the opportunity to preserve a historic landmark and help meet an urgent community need for safe, affordable housing," said Jessica Thomasson, Vice President of Social Enterprise at Lutheran Social Services of North Dakota. "That's what the Legacy at Central Place project has been able to do and we are looking forward to welcoming the community back into the building to see the results."

NDHFA allocated \$611,026 in federal Low Income Housing Tax Credits to Legacy Living. The credits were purchased and syndicated by Enterprise Community Investment, Inc. bringing \$5.4 million in equity to Lutheran Social Services' project. NDHFA also provided \$611,000 through the state's Housing Incentive Fund (HIF) and \$774,000 through the federal Neighborhood Stabilization Program to support the \$11.4 million redevelopment.

Renaissance on Main will be a multi-use, mixed-income development. The first two levels will be retail and commercial space with parking. The third and fourth floors will be made up of 30 housing units. Fifteen of the units will be reserved for essential service workers – city and county, school district, law enforcement, and medical personnel – renting for \$883 to \$1,103 per month. The remaining units will rent at market rate.

“It is essential to the growth, prosperity and sustainability of Williston to have a broad spectrum of housing available,” said Nancy J. Kapp, President and CEO of The Renaissance Companies. “We are excited to be a part of the revitalization of the downtown area, and we look forward to working with the community to help achieve its goals by creating not only a retail/office space, but affordable workforce housing and market-rate apartments too.”

NDHFA has committed \$3 million from HIF to Renaissance on Main, and BND has committed to a \$618,000 interest-rate buydown through its Flex PACE program. The estimated cost of developing the residential portion of Renaissance on Main is \$10 million.

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A self-supporting agency, NDHFA finances the creation and rehabilitation of affordable housing across North Dakota. The Industrial Commission of North Dakota, consisting of Governor Jack Dalrymple as chairman, Agriculture Commissioner Doug Goehring and Attorney General Wayne Stenehjem, oversees NDHFA and BND.

Lutheran Social Services Housing Inc., a program of Lutheran Social Services of North Dakota, supports the continued vitality of the state’s smaller communities by providing nonprofit affordable housing and housing-related services, with more than 20 rental housing projects currently completed and/or under management and several additional projects in various stages of development.

The Renaissance Companies is a family-owned/women-run company with a core executive team representing two generations and multiple decades of experience and having a long-standing reputation for quality, integrity and an enhanced living experience for residents.