



INDUSTRIAL COMMISSION OF NORTH DAKOTA

Jack Dalrymple
Governor

Wayne Stenehjem
Attorney General

Doug Goehring
Agriculture Commissioner

NEW

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OFFICIALS CELEBRATE COMPLETION OF AFFORDABLE SPECIAL NEEDS HOUSING Apartments Allow Residents with Disabilities to Enjoy a More Independent Lifestyle

BISMARCK, ND – Pride Inc., Mountain Plains Equity Group (MPEG) and North Dakota Housing Finance Agency (NDHFA) celebrated the completion of a unique affordable housing project today.

Independence Pointe is a fully handicap accessible two-story apartment building constructed near Pride's new north Bismarck property. The development provides affordable housing, supportive services, and numerous amenities for the residents with disabilities.

"As our state and economy grows, it is important that we continue to build the infrastructure needed to sustain that growth and to ensure that quality housing is available for all North Dakotans," said Governor Jack Dalrymple, who attended today's celebration. "This project not only provides additional affordable housing options for the community, but allows our citizens with disabilities to lead more independent lives."

The North Dakota Industrial Commission, with Dalrymple as chairman, Agriculture Commissioner Doug Goehring and Attorney General Wayne Stenehjem, oversees NDHFA.

Independence Pointe received \$425,000 in development assistance from the state's Housing Incentive Fund (HIF) and a \$393,910 federal Low Income Housing Tax Credit program allocation. NDHFA administers both programs. MPEG syndicated the federal tax credits bringing more than \$3 million in equity to the project.

"These financial supports leverage investments that make the development of affordable housing feasible," said Jolene Kline, NDHFA executive director. "Using state and federal resources together allows projects like Independence Pointe to address North Dakota's need for affordable special needs housing."

"It is challenging for special needs people to find accessible housing that is also affordable," said Charles Bisnett, chief executive officer of Pride. "Through the state's development program, we are creating better and more affordable housing opportunities for people with disabilities."

Pride is a visionary leader known for pioneering innovative strategies and approaches to maximize the personal growth and potential of the people it serves. Independence Pointe is the second property that Pride has developed with the support of HIF. This fall, the organization completed the construction of Independence Living, a property that offers its disabled residents similar amenities.

Located at 3945 North 19th Street, Independence Pointe's 23 income-restricted units rent for \$345 to \$825 per month (depending on household income and unit size). The remaining unit is a management unit used by the not-for-profit organization's staff.

The development employed an open space design to create rooms that are larger and floor plan layouts that are fluid so that residents who rely on walkers or wheelchairs are able to navigate more easily and so Pride's staff is able to assist the residents in a convenient and effective manner. The apartments have motion-activated lights in bathrooms and closets, outlets and light switches placed at accessible heights, and hearing impaired aids such as lights to indicate when doorbells or alarms are used.

A self-supporting agency, NDHFA finances the creation and rehabilitation of affordable housing across North Dakota. Since the HIF program's inception in 2011, the agency has allocated \$49 million to projects statewide, leveraging \$240 million in construction financing to support the development of more than 1,500 new rental units.

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