

Housing Community Development Needs – Region 1

- Lack of funding
- Access to funding – income limits
- Cost of developing housing – no cash flow
- Building materials very high and labor costs
- Banks – short term loans
- No housing for essential service workers
- Communities are doubling in size
- Retirees are staying – no starter homes in area
- Banks are very conservative. Must live in community for at least one year and huge downpayments.
- HIF to expand to include a category for just essential service workers (without 140% AMI)
- Lack of qualified developers for affordable housing.
- High price of land
- Subpar contractors
- Oilfield housing tied to employment – job gone – housing gone
- No enforcement with overcrowding living conditions – apartments
- City of Williston – doing housing study
- No homeless shelter
- Need affordable assisted living and nursing homes

Fair Housing Needs – Region 1

- Background issues – criminal – sex offender – no housing
- Lack of Section 8 vouchers
- Lack of education for property managers
- Fair market rents limits too low
- Health and safety issues not addressed in apartments
- Landlord education
- Language barriers
- Tenants will not complain for fear of losing housing

Non-housing Community Development Needs – Region 1

- Lack of funding
- Income limits
- Cities do not qualify - income
- Tioga/Crosby – highest teacher starting salary in state. Don't qualify for HIF
- Lack of infrastructure – housing and commercial
- Teacher situation will get worse as people retire
- Banks are very conservative
- 40-45% downpayments
- No real estate agents
- \$320 sq ft construction costs for the new Tioga school
- Divide County – no enforcement of building codes and policies
- High construction costs for commercial
- Lack of developers to develop without guaranteed leases
- Lack of capacity – employees – in communities and non-profits, CAPS, Regional Councils
- Employee turnover rate is high
- ER visits to hospital have quadrupled in Tioga in last 3 years
- Tioga Hospital – bad debt has gone from 300,000 to 1.2 million
- Crosby hospital put ATM machine in
- Lack of 1st responder care – Tioga volunteer
- Tioga – all city funds spent or committed – lack of leadership
- Lack of 1st responders and EMTs region wide

- Need for planning and zoning
 - Education of new members
- Day care – paying \$12-15 starting wage
- Lack of day care
- Lack of day care staffing
- Lack of preschool

Housing Community Development Needs – Region 2

- Lack of funding
- Income limits too low
- Affordability to use Section 8 vouchers. Waiting list over one year.
- Fair market rents too low
- More funding for rental assistance and security deposits
- Need affordable housing
- More housing for essential service workers
- Construction costs very high
- Criminal background and/or bad credit
- Need homeless shelter for families and others
- Need temporary, transitional and permanent supportive housing
- Rehab project funding
- HOME program rules – more flexibility

Fair Housing Needs – Region 2

- Landlord education
- Renter education
- Service animals education
- Some landlords keep security deposits
- Health and safety issues with rental units
- Renters stay quiet for fear of losing housing
- No enforcement on rental property
- Language barriers
- Immigration issues – lack of resources

Non-housing Community Development Needs – Region 2

- Lack of funding
- ESG – guidelines not flexible
- Lack of infrastructure for commercial and housing development
- Income limits – temp. increase would help
- Expand public transportation
- HOME Program Regs - difficult
- Small cities – no comprehensive plans
- Statewide planning funds
- Lack of daycare
 - Quality
 - Cost
 - Employees
 - Schedules
 - Qualified directors
- Lack of addiction and mental illness counseling

Housing Community Development Needs – Region 3

- Lack of funding
- Affordable housing – rents and security deposits have increased
- Income limits too low
- Housing stock has deteriorated
 - New construction cost high
- Need housing rehab
- Labor shortage
- No emergency shelter
 - Staffing
 - Operating costs
 - No social detox
- Health and safety issues on rental properties
- Small communities – issues with tax credits

Fair Housing Needs – Region 3

- Landlord/renter education
 - Economic status
 - Racial
- Hotels/motels will not take individuals needing assistance
- Sexual orientation

Non-housing Community Development Needs – Region 3

- Lack of funds
- Lack of infrastructure-housing and commercial
- Child poverty went up to 50% - Benson Co
- Multiple pockets of poverty in region
- Lack of contractors
- Labor shortage
- Detox center - lacking
- Need rehab and renovation of community buildings
- Need fire department buildings and equipment
- Need ambulance buildings and equipment
- Main streets need work – building and small businesses
- Child care shortage in Towner Co
- Lack of child care staff
- One child care center closing would create a crisis in Devils Lake and Rugby
- Operating and maintenance expenses
- Hospitals and tribal college are subsidizing child care
- Tribal college has early head start and head start
- Environmental health issues in housing
- Meeting – Dept of Commerce, Rural Development, Regional Councils, Community Action Agencies and BND and others to brainstorm on how projects can be done

Housing Community Development Needs – Region 4

- Affordable Housing
 - \$225,000 or less housing needs
- Small communities need single and multifamily housing
- Simplify programs to help for funding
- State should simplify HOME
- Cost of housing construction high
- Accessible housing difficult to find
- Tax credit rents are higher than payment standards for voucher program
- 550 people on Section 8 waiting list
- Need more funding
- Hard to find contractors for rehab
- Transitional housing for sex offenders and criminal background
- Funding for supportive services, addiction services, permanent supportive housing
- Need to preserve the housing already in place
- More access to Continuum of Care funding

Fair Housing Needs – Region 4

- Discrimination against New Americans and families with children
- Is it possible to have a fair housing staff or agency within state government? Vendor relationship with another state agency.
- Landlord/tenant education
- Health and safety issues with rental properties
- More funding for High Plains public relations
- Longer stays in shelters
- Won't rent even with guarantee of payment
- Is there a federal level fair housing non-profit organization

Non-housing Community Development Needs – Region 4

- Simplify HOME regulations
 - What used to take \$20,000 now takes \$60,000 for the same family
- Lack of funding
- Lack of contractors
- Use \$1,000,000 of HOME to fund a project
 - One source of funds on a project instead of multiple sources
 - Use next pot of funds for the next project
- Need state to support CDBG & HOME
- Extend the Impact fund statewide
- Change CDLF rules
- HOME funds – when funding a non-profit it should be a grant not a loan.
- Ask HUD to change the CDBG formula
- Task force to meet with Congressionals to change policy

Housing Community Development Needs – Region 5

- Lack of funding
- Rehab – single family and multi-family
- Affordable senior housing
 - Disabled and homeless and special needs
 - Along with supportive services
- Rehab - \$25,000 limit – does not meet need for lead abatement. Need to increase. \$35,000-40,000 at least.
- Fargo has about 540 housing units. Two-year waiting period.
- Period of affordability (HOME – CAPS can make their own rules, was changed to a statewide rule)

Fair Housing Issues – Region 5

- Poor credit resulting from bad situation
600 credit score – Region 5
- No secure entry
- Criminal background – not just felonies
- Domestic violence charge
- Being held to a higher standard
- Longer stays in shelters
- Won't rent even with guarantee of payment

Non-housing Community Development Needs – Region 5

- Lack of \$
- Water and sewer infrastructure
- Removal of architectural barriers

Housing Community Development Needs – Region 6

- Lack of funding
- Affordable housing in small communities –
 - Not large complexes
 - For essential service people and low income
- More money for Section 8 vouchers
- Rehab – single family and multi-family
- Supportive housing and services tied to it
- Housing Plan for homeless individuals (needs)
- Homeless Shelter

Fair Housing – Region 6

- Landlord education
- Renter education
- Race and disability and cultural discrimination
- Service animals
- Credit barriers
- Rental history
- Criminal background
- Language barriers
- Education \$ for landlords and renters

Non-housing Community Development Needs – Region 6

- Use CDBG for technical assistance for housing development (train housing developers)
- Public transportation for LMI elderly population
- Child care – working families
- Fire Hall
- Sanitary sewer lines
- Removal of architectural barriers
- Senior Center Rehabilitation
- Watermains
- Service lines
- New American support
 - Homebuyer
 - Maintenance
 - Budgeting
 - Education
- Building code education
- Property owner education on New Americans
- More \$ for Fair Housing Activities
- Job Training
- Planning \$
- Raise the \$10,000 cost per job for infrastructure (Economic Development)
- System to notify LMI families of disasters

Housing Community Development Needs – Region 7

- Lack of funding
- Lack of affordable housing and low income housing
- No housing choice and Section 8 – 3 year wait
- Accessible housing
 - Architectural barriers
- Need more emergency shelters
- Fair market rents too low
- Income limits too low
- As renters leave, rents are raised; not affordable
- Incentive for builders or landlords to have units available for low income
- Time limit for voucher not long enough- finding a suitable apartment
- Supportive services lacking
- Lack of funding for deposits, first month rent, last month rent-too much
- Lack of affordable housing for larger families
- Rural communities need affordable housing
- Lack of housing for mental disabilities
- Lack of affordable assisted living rural and Bismarck
- People migrating to Bismarck from western ND – need more supportive services

Fair Housing – Region 7

- Service animals
- Renter and landlord education
- Native American and cultural discrimination
 - Elderly
 - Disabled
- Language barriers
- Criminal background

Non-housing Community Development Needs – Region 7

- Lack of funding
- Lack of childcare
 - Expense
 - Drop-in facilities
 - Evenings/weekends
- Public transportation
 - Evenings
- Prescription assistance
- Lack of staffing for rural assisted properties
- Lack of mental health services
 - Addiction services
- Rural communities cautious of incentives

Housing Community Development Needs – Region 8

- Lack of funding.
- Affordable housing:
 - HUD guidelines not keeping up
 - Fair market rents
 - Income limits
- \$18.00 minimum wage in Dickinson
- Lack of homeless housing or shelter
 - Hotels are expensive
- Buildings available for homeless shelter– too many rules or NIMBYSM
- Last year of church shelter volunteers burned out!
- Lack of housing for essential service workers
- HIF needs to align with developers and builders
- HIF definition of essential service workers needs to be broadened
- Include subsidy in HIF program
- Section 8 – 1-2 years waiting list
 - Group working on obtaining funding with state \$
 - Would be limited to oil impact areas
- Adjust median income/examined at least yearly
- FHA insured loan for area is \$271,000 – needs to be adjusted
- Need transitional housing
- 40% of school children homeless (Watford City)
 - Affects Federal funding
 - Income limits for free and reduced meals needs adjusting
- Program assistance to help gap between low income and unable to qualify for programs

Fair Housing – Region 8

- Language barriers
- Landlord – renting places not fit for human habitation
- Lack of education, disconnect of info available for renters
 - No central connecting point

Non-housing Community Development Needs – Region 8

- Lack of funding
- Mental health services
 - In-patient services
 - Addiction counseling
 - Out-patient services
- No public transportation – long distance
- Taxi service expensive
- Transit – \$75-125 per trip long distance
- Emergency services lacking
 - Ambulance
 - Paramedics – cost
- Dunn County Emergency Services Budget
 - From 237,000 to 1.2 million over 3 years
 - 1 FTE to 7 FTEs
- Lack of skilled workforce – even at entry level
- Daycare – high cost and shortage
- Supportive services for childcare
- \$15-18 per hour starting wage for childcare workers
- Adjust median income
- Cities do not have matching \$
- Water and sewer expansion
- Small \$ with huge rules
- Lower scale audit review
- Education system impacted
- Commerce needs to have a tool for “can you afford to live here” – tell the Bakken story as it relates to housing.