

# Did you know?



There is a non-profit organization in the region focused exclusively on housing and community development in the four counties of Region 4?

## The Red River Community Housing Development Organization (CHDO)

- Sister organization to Red River Regional Council
- Formed in 1996
- Reactivated in 2023
- Part of “Rural Hub” approach to building sustainable professional capacity at a regional level to nurture and support continued growth and prosperity across the region.



## Initial Focus Areas

- Increase single family housing production
- Support development of small scale rental projects
- Study and document housing conditions, needs, barriers, and opportunities in the region







## Did you know?

### Since 2023 Red River CHDO has applied for:

- **\$1.7 million** of Housing Incentive Funding (HIF) for an 8 unit apartment building in Cavalier – successful
- **\$480,000** of Single Family HIF to support single family new construction – successful
- **\$1 million** for single family rehabilitation – pending
- **\$25 million** for GF Housing Authority to build 60 new rental units – pending
- **\$60 million** to invest in manufactured housing improvements – pending

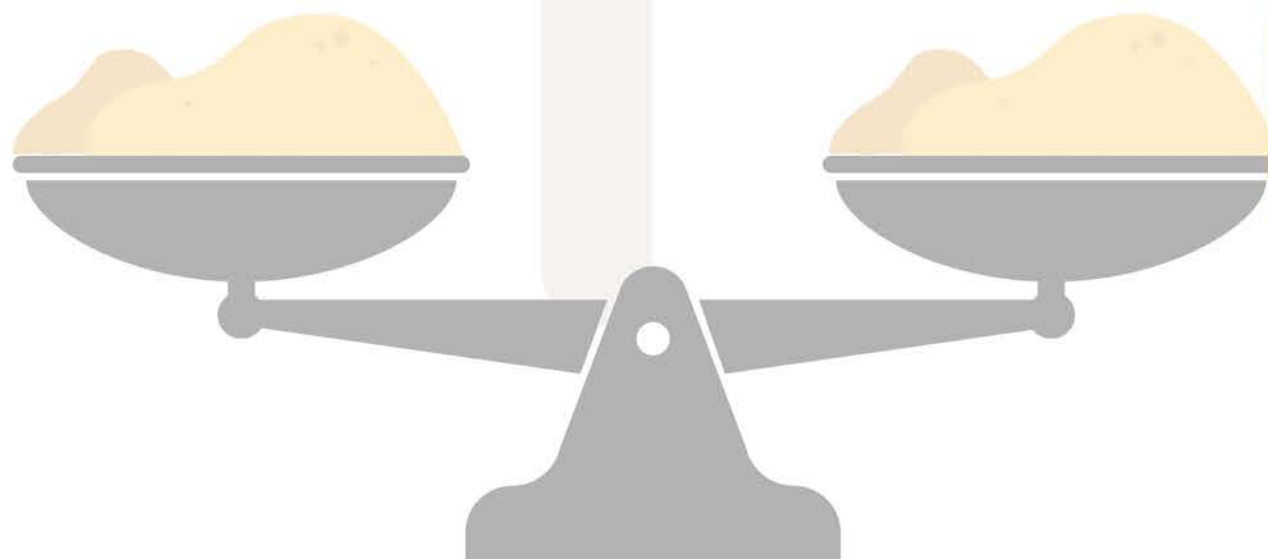


# Spark Build Initiative

We looked at what was standing in the way of new construction of single family homes, and identified three core barriers we thought we could manage.

## Barriers to New Construction

1. Perceived Risk
2. Profit
3. Appraisal Gaps

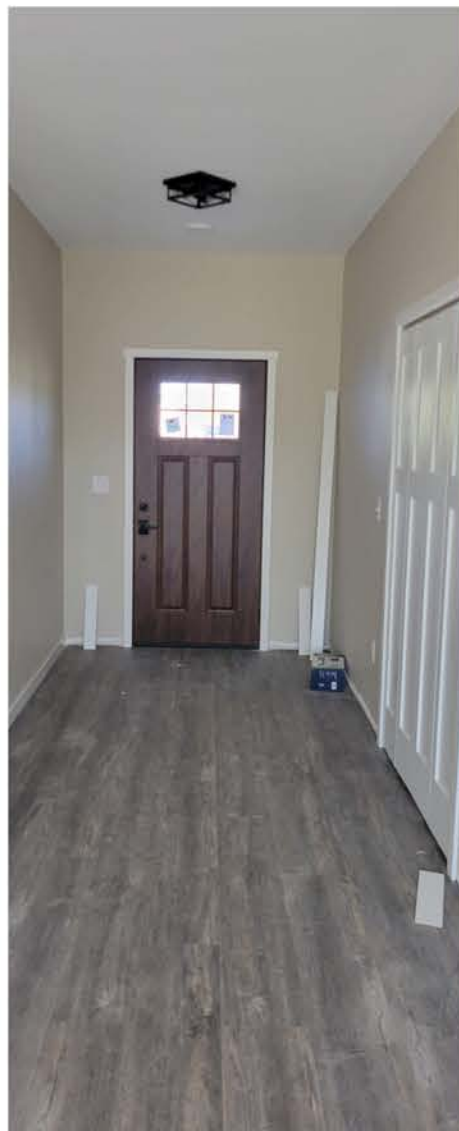


## Spark Strategies

- Non-profit developer takes the risk
- Bundle 2 or more homes in one contract
- Continue to build small number of new homes annually to create comparable sales for new construction



# CHDO ACTIVITY



Blessed be  
this HOME  
RCHDO  
marcy





# Region wide housing study

## Advancing Rural Prosperity:

A look at current and future housing needs in North Dakota's Region 4

- Four county housing study
- Focused outside of the city of Grand Forks
- Forward looking
- Capture opportunity
- Data + Broad outreach and community conversations
- Steering Committee, Focus Groups, Interviews, Build Sessions, Online Survey
- Participation by 700+ residents of Region 4







# Did you know?

In order to fill current job openings in the region we would need nearly **4,800 additional housing units.**

**AND**

**The economic impact of building 10 new single family homes**

In the year built:		Every year after:
<b>\$2,870,000</b>	<b>Local Income</b>	<b>\$410,000</b>
<b>\$360,000</b>	<b>Local Govt. Income</b>	<b>\$100,000</b>
<b>39</b>	<b>Local Jobs</b>	<b>7</b>

proration of National Association of Home Builders in 2015 report on the economic impact of building 100 homes

County	Homes By 2030	Annually
Grand Forks County	2,414	483
Nelson County	553	110
Pembina County	627	125
Walsh County	1,170	234

Labor data - Lightcast unique job postings May 2024; housing projections 0.77 homes per job





## Did you know?

77%

of business owners believe the lack of available housing in their community affects their business

52%

of business owners plan to hire in the next 12 months

50%

nearly 50% of survey respondents know someone who would like to move to the region but are unable to because a lack of suitable housing

43%

of survey respondents would sell their home if suitable housing was available in their community

findings from on-line survey conducted as part of the regional housing study



# The top housing solutions identified by survey respondents:



**Newly constructed entry level housing**

**Low interest loans for rehabilitating existing older homes**



**Single family rent-to-own opportunities (3-5 years)**

**New modern multifamily rental housing**







## Did you know?

Median household income in the region is around **\$65,000**

An affordable mortgage at that income is around **\$200,000**



of renters in the region are considered **Cost Burdened**

Cost burden is defined as spending more than 30% of monthly income on housing (rent+utilities)

Increases in median list price for single family for sale since 2018

Pembina	<b>58.4%</b>	Nelson	<b>224.2%</b>
Grand Forks	<b>52.6%</b>	Walsh	<b>73.7%</b>



# Housing Study Recommendations & Strategies

## Advance

### New Construction

Increase production of new homes & advance policy changes that support increased production

## Support

### Housing Innovation

Support education in the trades and cultivate new construction businesses

## Grow

### Workforce & Human Capital

Embrace housing innovation including modular, manufactured, and accessory dwelling unit (ADU)

## Explore

### Redevelopment, Reuse, and Repair

Advance efforts to redevelop, reuse, and repair existing housing, vacant buildings, and building lots

## Invest

### Local, Regional, State, Federal

Increase flexible funding resources that can be used effectively in rural communities



# Unique Rural Challenges

## SYSTEMS

- Funding mis-match – program rules designed for large scale development
- Lack economies of scale
- Stagnant real estate market
- Rusty systems in rural places that have suffered from years of disinvestment
- Hesitancy to invest in rural places – perceived risk
- “Underground” housing markets

## CAPACITY

- Shortage of builders and developers
- Capacity – staffing, resources, knowledge – overworked city staff and volunteer city councils
- Limited infrastructure holds back growth
- Limited capacity for local match



# Do you know what we need?



**Housing Incentive Fund** investment in small town North Dakota by increasing funding, rural set-asides



**Flexible BND financing** to support private sector investment in small town North Dakota



**Investment in rural capacity** with operating support for Red River Regional Council and Red River CHDO



**Building Rural Prosperity: a look  
at current and future housing  
needs in North Dakota's Region 4**



Scan for link to full study

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