

2025 ANNUAL REPORT

Thank you, Dave Flohr

NDHFA Executive Director – 2020-2025

After 41 years of service to the State of North Dakota, Dave Flohr retired in June of 2025. Dave made his career with NDHFA, starting in 1984 in the Jamestown field office within the Housing Assistance Program division of the agency. He served as NDHFA's homeownership division director for 14 years. During this time Dave administered the agency's homeownership programs, helping North Dakotans, primarily first-time buyers, become successful homeowners.

As executive director, Dave was instrumental in developing and implementing strategic plans and providing program direction for the agency. Under his leadership, the agency worked to streamline government operations by assuming the administration of the North Dakota Homeless Continuum of Care, Emergency Solutions Grant, North Dakota Homeless Grant and the Bank of North Dakota's residential loan portfolio. The Housing Incentive Fund was expanded to include single-family activities to provide much-needed new housing in smaller communities to boost stagnant housing markets. Extensive housing reports, including the Statewide Housing Needs Assessment, were published to address housing options, affordability barriers and the needs of the state's population.



Dave with the North Dakota Industrial Commission.



Dave at the grand opening of Lantern Light.

New Leadership, Same Mission



*NDHFA Executive Director,
Brandon Dettlaff*

Time is an interesting thing. Hours turn into days, days into weeks, weeks into months, and before you know it, 41 years have passed in what feels like the blink of an eye. “Where did the time go?” Dave Flohr, our outgoing executive director, asked just before he retired. He’s right; where did it go?

As I reflect on this past year, I find myself thinking about that question. For the past 18 years, I have had the privilege of working closely with Dave, and I truly don’t know where those years went. Every now and then, life gives you moments when you pause and look back. Maybe that comes with age; maybe it comes with responsibility. Either way, this is one of those moments.

I remember when I started at the agency 18 years ago. I was one of the “kids,” the new ones. Not anymore. When recent team members join and you realize they were born many years after you graduated high school, or even college, you feel that shift. You recognize that you have become the one carrying institutional knowledge, passing down what was once passed to you. It’s a humbling transition. Mention something like using a rotary phone, and you’ll see the puzzled look that tells you just how much time has moved.

This year, as I stepped into the role Dave once held, I did so with deep humility and gratitude. I don’t take this responsibility lightly. While the title may be new, our mission remains constant: to provide safe, stable, and affordable housing for all North Dakotans. That mission is reflected in the work highlighted throughout this report.

I’ve had the privilege of working with incredible teams over the years, and that continues today. A good leader surrounds themselves with a great

team and gives them room to do what they do best. That’s exactly the kind of team I’m fortunate to lead, dedicated, talented professionals who care deeply about the people we serve.

Of course, none of this happens on our own. Our success has always been built on strong partnerships with lenders, developers, local leaders, service providers, and many others who share our commitment to solving housing challenges. These relationships remain essential, and we look forward to strengthening them in the years ahead. If you’re reading this and are not yet partnering with us, I encourage you to reach out. The more voices at the table, the better the outcomes for our communities.

You might wonder how all this talk about time and reflection connects to housing. The truth is that the connection is simple. Like life, housing is about transitions. It’s about building something meaningful over time, brick by brick, family by family, community by community. A home is not just a structure; it’s the backdrop for milestones, quiet mornings, challenges, and new beginnings. Time moves, needs shift, neighborhoods evolve, but housing remains the thread that helps tie those moments together.

Our work is not just about programs or policies. It’s about people. And people, like time, are always moving forward. The reflections, memories, and lessons we gather shape how we build, how we serve, and how we prepare the next generation to carry the mission forward.

So, when we ask, “Where did the time go?” We know exactly where it went. It went into building and financing homes, supporting communities, and helping thousands of North Dakotans write the stories of their lives, one chapter and one home at a time.

Here’s to the next chapter and the meaningful work ahead. I’m honored to walk this journey with all of you.

About North Dakota Housing Finance Agency

North Dakota Housing Finance Agency is a self-supporting and mission-driven state agency dedicated to making housing affordable for all North Dakotans.

We are guided by our values of Service, Teamwork, Integrity and Compassion.

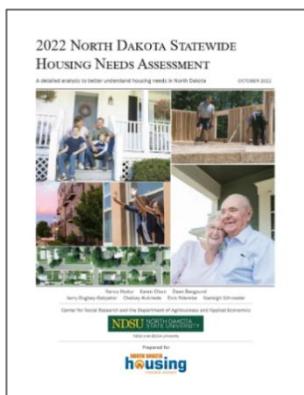


Addressing State Housing Needs

Baby boomers are projected to drive housing needs in North Dakota in the coming years, according to a Statewide Housing Needs Assessment released by researchers at North Dakota State University's Center for Social Research in partnership with NDHFA.

Growth in the number of householders aged 65 and older is projected to increase substantially by 22%, from 78,047 in 2022 to 95,277 in 2027 – and growth in this cohort is expected in all eight planning regions of the state.

One major takeaway from this study is the increased need for housing available to meet the needs of an aging population.



Across the state, higher wages and salaries have resulted in higher household and family incomes. Despite the rise in incomes, there has been little overall change in the number of moderate-income households. While there has been an increase in the number of households who earn more than \$125,000 annually, 51% of North Dakota households earn less than \$75,000, and 33% earn less than \$50,000. Housing is needed for all income levels, but the study projects the most significant need will be affordable housing for lower-income households. Further, despite growth in incomes across North Dakota during the past decade, there was little change in the state's poverty rate.

Barring any major shifts in the economy that might alter migration patterns, the assessment projects the state's population will increase by 4%, or about 28,000 people, by 2027. Based on this estimate and additional factors, including the number of baby boomers aging in place, the state would need to add an additional 20,000 single- and multifamily units by 2027, a 6% increase from 2022.



Homeownership

Making Homeownership a Reality

NDHFA's homeownership programs are available to a broad range of potential buyers, and we strive to make the goal of homeownership attainable for many North Dakotans. This goal could not be achieved without the dedicated lenders and real estate agents who promote our programs, working hard to make the dream of homeownership a reality.

First-Time Homebuyer Story

Meet Jessica and Noah, first-time homebuyers, who learned of NDHFA's homeownership programs through Jarrod Auer of Kirkwood Bank, one of NDHFA's participating lenders. Jarrod walked them through the qualification process and after many years of renting, Jessica and Noah got to make this home their own.



Video: <https://vimeo.com/1115143043/6b9539649e>

Spending the first night in your home, it was kind of surreal. It was very peaceful. It was just full of joy and kind of like a feeling of I made it.

Homeownership Program Eligibility Limits Updated

The North Dakota Industrial Commission approved new eligibility limits for programs that assist state residents, typically first-time buyers, with a home purchase. Administered by NDHFA, the programs provide low-cost financing and downpayment and closing cost assistance.

Through NDHFA's FirstHome™ program, low- to moderate-income buyers who have not owned a home in the last three years can receive assistance. The agency's HomeAccess program provides single parents, veterans, and families with disabled or elderly households members who may have previously owned a home with the same assistance.

The commission approved maximum income limits for the programs of \$93,500 to \$110,000. The acquisition cost limits remain at \$481,176 for a single-family home with higher limits for existing two- to four-unit properties. The program limits vary depending on household size and the county in which a financed home is located.

NDHFA has helped more than 56,000 households achieve homeownership. The support has enabled individuals and families to put down roots, which, in turn, has strengthened their local communities.

NDHFA Supports Network of Participating Lenders

NDHFA hosted participating lender training to provide mortgage lenders who are new to our programs with an introduction to the assistance we provide to first-time buyers, and an overview of how the agency helps households who don't qualify for our standard program.

The agency also hosts Home Talk, a monthly 20-minute webinar, about the agency's mortgage loan programs. Program changes, resources and upcoming events are shared with attendees.



Kim Becker, NDHFA Mortgage Acquisition Administrator, at spring lender training.



Community Housing and Grants Management



Nex Senior, Fargo.

Creating and Preserving Multifamily Housing

Projects Completed in 2025

Avalon at Mandan is a 25-unit, two-story rowhome catering to households with children. This infill development received \$975,000 in 9% tax credits through NDHFA.

NEX Senior offers 40 1- and 2-bedroom homes to seniors 55 and older. NEX Senior was made possible through the Low Income Housing Tax Credit program, HOME Program and Housing Trust Fund, all administered by NDHFA.

Missouri River Flats is the rehabilitation of Washington Court Apartments in Bismarck, preserving 96 units of affordable housing occupied by individuals and families. This project received \$918,750 in 9% tax credits through NDHFA.

Veterans Village is 20 units of 1- and 2-bedroom homes for individuals and families in Belcourt. This project aims to address the housing needs of Turtle Mountain veterans, providing them with comfortable and affordable living spaces in their community. Turtle Mountain Housing Authority was awarded \$537,716 in 9% tax credits through NDHFA.

NDHFA works with development partners to create and preserve affordable multifamily housing in urban and rural communities. Federal and state-funded programs administered by the agency provide equity to reduce debt, which results in more affordable rents for low- to moderate-income wage earners, older adults, persons with disabilities and individuals experiencing or at-risk of homelessness.

Agency Makes Affordable Housing Funding Commitments

A partnership between Fargo Housing Redevelopment Authority (FHRA) and Blueline Development, Inc. was awarded \$1.3 million in tax credits that will provide an estimated \$11 million in project equity and \$1 million from the Housing Incentive Fund (HIF) for 14-4 Apartments. This **Fargo** project will demolish existing public housing to construct a 65-unit complex for individuals and families. FHRA is also committing project-based vouchers to the units to further affordability for tenants. The total project cost is \$17.3 million.

Beyond Shelter, Inc. (BSI) was awarded \$1.1 million in tax credits that will provide an estimated \$9.2 million in project equity, \$3.1 million from the Housing Trust Fund, \$711,372 from HOME, and \$1 million from HIF for Harvest Acres in **Fargo**, creating 39 new units for seniors. Total project cost is \$15.6 million.

BSI was also awarded \$1.4 million in tax credits that will provide an estimated \$11 million in project equity, \$1.6 million from HOME, and \$1 million from HIF for Buffalo Manor Apartments in **Jamestown**, a new 39-unit complex for seniors. The total project cost is \$16 million.

Annex Group was awarded \$4.3 million in 4% tax credits that will provide an estimated \$35 million in project equity and \$3 million from HIF for the construction of Central at the Horizon, a 262-unit development located in downtown **Fargo** to provide general workforce housing. The total project cost is \$93 million.

Through HIF, Dakota Commercial was awarded \$1.5 million for Kingsview Apartments in **Grand Forks**, a 45-unit 1- and 2-bedroom apartment complex for individuals and families. The total project cost is \$12.4 million.

Dakota Commercial was also awarded \$1.6 million in 4% tax credits providing an estimated \$12 million in project equity and \$5.4 million from HIF to support the construction of Brookstone Apartments in **Grand Forks**, 160 new units for individuals and families. The total project cost is \$33 million.

Addressing Homelessness

Agency Awards Funds to Support Homelessness Initiatives in North Dakota

NDHFA administers the federal Emergency Solutions Grant (ESG) and the state-funded North Dakota Homeless Grant (NDHG). These programs focus on providing funding for emergency shelters, outreach services, the prevention of homelessness and rapid re-housing assistance. During the 69th legislative session, NDHG was allocated a total of \$10 million for the biennium. In July, NDHFA awarded a total of \$731,980 in ESG and \$5 million through NDHG to organizations across the state of North Dakota.

While homelessness is a complex challenge with various contributing factors, housing is the essential first step.

Homeless Continuum of Care Receives Competitive Grant

The U.S. Department of Housing and Urban Development awarded a \$3.3 million competitive grant to North Dakota's Homeless Continuum of Care (CoC) in January.

The HUD grant supports:

- Twenty-one projects that provide housing and services to individuals and families experiencing homelessness, including seven projects at domestic violence agencies, and seven projects for youth under the age of 25.
- A Homeless Management Information System used to collect housing and services data to help guide CoC efficacy.
- Funding for CoC planning to support coordination and system development as well as administrative activities.

Armstrong issues executive order establishing ND Interagency Council on Homelessness

Gov. Kelly Armstrong issued an executive order establishing the North Dakota Interagency Council on Homelessness to coordinate relationships among state agencies and homelessness service providers and develop strategies and best practices for preventing and ending homelessness in North Dakota.

NDHFA Community Housing and Grants Management Director Jennifer Henderson will chair the 12-person Council.

The panel will report annually on its progress in preventing and ending homelessness in North Dakota, including recommendations for executive and legislative action.



NDHFA hosted its first "Partnerships for Progress" homeless conference in October.

This event brought together service providers, housing professionals, advocates, government agencies, and community partners to tackle one of our state's most pressing issues.



By the Numbers

As a self-funded agency, NDHFA does not receive any general fund dollars for its operations. Revenue generated through the servicing of mortgage loans covers the cost of salaries, operational expenses, professional service contracts, technology and equipment. Fees received for administering federal programs also cover salaries and operational expenses. Any excess agency revenue is reinvested into grants specifically created to address housing challenges for residents and communities. The following information highlights programs administered in 2025.

Homeownership Report



3,962 individuals started their homeownership journey



\$11.6 million in downpayment and closing costs assistance to 1,034 households



Since 1982, we have provided 56,787 home loans

Total Mortgage Loan Portfolio as of Dec. 31, 2025

14,155 loans internally serviced by NDHFA.

15,842 loans held by NDHFA with an outstanding principal balance of \$2.5 billion.

FirstHome™

32 years average age	\$74,336 average income	\$236,669 average purchase price
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59% are using downpayment and closing cost assistance.

Roots

36 years average age	\$130,329 average income	\$307,529 average purchase price
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69% are using downpayment and closing cost assistance.

HomeAccess

44 years average age	\$75,970 average income	\$266,358 average purchase price
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72% of program users are single parents.

Community Housing and Grants Management Report



80 homes received accessibility upgrades or repairs through Helping HAND and the Rehab Accessibility Program



Since 2019, 72 individuals have enrolled, and 16 claims have been paid through Opening Doors Landlord Risk Mitigation Fund



658 rental units received funding commitments
Oversaw compliance for 10,000 units

Contract Administration	\$14,124,407	Rental subsidy payments on behalf of HUD
Helping HAND	\$240,000	NDHFA-funded grant
HOME Program	\$3,014,372	HUD program administration
Housing Incentive Fund	\$25,000,000	2025-2027 biennium allocation from the state of ND
Low Income Housing Tax Credit	\$3,455,000	U.S. Department of Treasury allocation
Moderate Rehabilitation	\$262,934	Rental subsidy payments on behalf of HUD
National Housing Trust Fund	\$3,134,373	HUD program administration
Opening Doors	\$300,000	NDHFA-funded grant
Rehab Accessibility Program	\$300,000	NDHFA-funded grant
Emergency Solutions Grant	\$486,140	HUD program administration
ND Continuum of Care	\$3,345,820	HUD program administration
ND Homeless Grant	\$9,850,000	2025-2027 biennium allocation from the state of ND

Leadership



*Brandon Dettlaff,
Executive Director*



*Kayla Axtman,
Chief Financial
Officer*



*Jennifer Henderson,
Director, Community
Housing and Grants
Management*



*Anita Hoffman,
Director,
Administrative Services*



*Terri Mollman-Larson,
Director,
Homeownership*

NDHFA is overseen by the North Dakota Industrial Commission.

Governor Kelly Armstrong
Agriculture Commissioner Doug Goehring
Attorney General Drew H. Wrigley

NDHFA's advisory board is made up of representatives of the mortgage lending, residential real estate, mobile home and manufactured housing industries. The board advises the Industrial Commission on the agency's business activities.

Ninetta Wandler, Chairwoman
RE/Max Realty, Dickinson

Lisa Rotvold, Vice Chairwoman
Red River Regional Community Housing
Development Organization, Hillsboro

Jim Farnsworth, Board Member
Retired, Bismarck

Joe Sheehan, Board Member
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Kevin Hanson, Board Member
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Larry Nygard, Board Member
Crown Development, Fargo



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