

What is “Affordable”?

The commonly-accepted standard for housing affordability is housing costs that are no more than 30 percent of a household's gross income. Housing costs under this standard generally include the cost of utilities.

In North Dakota, the median household income is \$53,585. At 30 percent of that income, the average North Dakotan can afford to spend \$1,340 per month for housing costs.

- A preschool teacher making \$21,910 per year can afford to spend \$548 on housing per month.
- A cashier making \$18,720 per year can afford to spend \$468 on housing per month.
- A police officer making \$46,940 per year can afford to spend \$1,174 per month on housing.

Cost Burden

- 28.7 percent of renters in North Dakota put 31 percent or more of their income toward housing costs and 11.9 percent are severely cost burdened putting more than half their income toward housing costs.
- 11.2 percent of homeowners with a mortgage in North Dakota put 31 percent or more of their income toward housing costs and 3.2 percent put more than 50 percent of their income toward housing.

(Source: U.S. Census Bureau, 2012 1-Year ACS PUMS File)



The North Dakota Housing Finance Agency is a self-supporting state agency that provides low-cost mortgages for low- to moderate-income households, finances the creation and rehabilitation of affordable housing, and monitors program compliance on low-income housing projects across North Dakota.

The Agency is overseen by the Industrial Commission of North Dakota with input from a citizen Advisory Board.

Low Income Households

Households with incomes 80 percent of the local median, adjusted for family size, are considered “low income.” Households with income 50 percent of local median are considered “very low income” and those with incomes below 30 percent are considered “extremely low income.”

- 9.4 percent of families in North Dakota are extremely low income; 10.8 percent are very low income; and 19.3 percent are low income.
- Of people living alone, 6.6 percent are extremely low income; 10.5 percent are very low income; and 16.6 percent are low income.

(Source: U.S. Census Bureau, 2012 1-Year ACS PUMS File)



Affordable Housing Facts

North Dakota By the Numbers

Population — 723,393

(Source: U.S. Census Bureau, 2013 Population Estimate)

Number of Housing Units — 329,249

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Occupied Housing Units — 290,944

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Average Household Size — 2.32

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Vacant Housing Rate — 11.6%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Multifamily Housing Units — 19.7%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

NOTE: Five or more units in the structure

Mobile Homes — 7.6%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Homeownership Rate — 65%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Average Household Size of Owner-Occupied Units — 2.51

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Median Monthly Mortgage Costs — \$1,205

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Homeowner Vacancy Rate — 1.3%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Renter Rate — 35%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Average Household Size of Renter-Occupied Units — 1.96

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Median Monthly Gross Rent — \$644

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Rental Vacancy Rate — 5.3%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Overcrowded Housing Units — 3,531

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

NOTE: Units with more than one occupant per room

Units Lacking Complete Plumbing Facilities — 869

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Units Lacking Complete Kitchen Facilities — 1,327

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)

Housing Units Built Prior to 1960 — 30.8%

(Source: U.S. Census Bureau, 2012 American Community Survey 1-Year Estimates)



Challenges for Housing in North Dakota

North Dakota's communities face a myriad of housing challenges which will take forward thinking and a commitment at all levels to solve including:

- Severe housing shortages are common in energy-impacted areas;
- Housing costs have increased dramatically in energy-impacted communities;
- Inadequate infrastructure is inhibiting housing development in energy-impacted areas;
- Affordable housing projects are opting out of government programs in favor of higher market-rate rents;
- Regulatory, credit and appraisal issues make financing more difficult;
- Resources for affordable housing development are limited;
- Housing needs for the state's senior population continue to grow.

The number of households in North Dakota is expected to increase by 23.76% from 2012 to 2025

(Source: 2012 North Dakota Statewide Housing Needs Assessment)



NORTH DAKOTA
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