

A self-supporting state agency dedicated to making housing affordable for all North Dakotans, North Dakota Housing Finance Agency (NDHFA) offers affordable home financing to low- to moderate-income families, ensures the continued availability of suitable rental housing for households of modest means, and focuses on providing for the housing needs of our state's growing communities. The Industrial Commission of North Dakota, consisting of the Governor, Attorney General and Agriculture Commissioner, oversees the agency with advice from a six-member citizen advisory board.

HOMEOWNERSHIP DIVISION PROGRAMS

Down Payment and Closing Cost Assistance (DCA)

DCA offers low-income, first-time homebuyers assistance with the out-of-pocket cash requirements of NDHFA's loan program combined with the lowest first mortgage interest rates.

FirstHome™

Through NDHFA's standard mortgage program, known as FirstHome, North Dakota's low- to moderate-income first-time homebuyers receive a reduced-interest rate mortgage loan.

HomeAccess

Through HomeAccess, special needs (single-parent, veteran, disabled or elderly) households who may have previously owned a home may receive the same purchase assistance as first-time buyers.

Major Home Improvement

Through Major Home Improvement program, households may receive reduced-interest rate loans to purchase or refinance and rehabilitate a single-family home. The borrowers are not required to be first-time homebuyers; all other FirstHome requirements must be met.

North Dakota Roots

The North Dakota Roots program provides low-to moderate-income North Dakotans, including buyers who may have previously owned a home, with either an affordable interest rate loan or a market-rate loan that includes down payment and closing cost assistance.

Start

The Start program offers low- to moderate-income first-time homebuyers both an affordable first mortgage and assistance with out-of-pocket cash requirements.

PLANNING AND HOUSING DEVELOPMENT DIVISION PROGRAMS

Affordable Housing Disposition Program

The Resolution Trust Corporation properties sold under the Affordable Housing Disposition Program in North Dakota are monitored by NDHFA.

Community Land Trust Pilot Program

The Community Land Trust Pilot program provides a low-cost line of credit to create more single-family housing for low-to moderate-income households.

Construction Loan Guarantee

The Construction Loan Guarantee program provides loan guarantees to lenders on construction loans for affordable single-family housing in rural communities.

Exemption from Property Taxation

Exemption from Property Taxation provides tax exemption to eligible rental properties during the property's period of affordability.

Helping HAND

Helping HAND grant dollars support the housing needs of North Dakota's lower-income families by offering a funding source to targeted single- and multi-family housing rehabilitation programs statewide.

Housing Incentive Fund (HIF)

HIF provides equity or gap financing to support the construction of affordable rental housing. The program is supported by North Dakota state income taxpayers who receive dollar for dollar tax credits in return for their contributions to the fund.

Housing Market Survey Grant

The Housing Market Survey Grant program offers a cost-sharing incentive to rural communities to develop a local housing strategy by helping to pay for an analysis of their current and future housing needs.

Housing Trust Fund

The National Housing Trust Fund supports the development and preservation of affordable rental housing for extremely low-income households, including homeless individuals and families.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit program provides incentives for the production and rehabilitation of affordable rental housing by compensating the property owner for charging rents that are generally lower than would be feasible without the credits.

Multifamily Tax-Exempt Bond

Tax-exempt bonds provide permanent financing and leverage Low Income Housing Tax Credits to increase the construction and rehabilitation of multi-family rental housing for families with limited incomes.

Opening Doors

Provides households with a rental barrier the opportunity to access housing. The barrier could be poor credit or prior rental history, or a criminal conviction. The program also encourages landlords to lease units to households that may not meet all their rental criteria by providing coverage if there is excessive damage or lost revenue.

Rehab Accessibility Program

Rehab Accessibility Program grant dollars address accessibility issues in single- or multi-family properties occupied by low-income individuals with physical disabilities.

Rural Housing Development Loan Program

Through the Rural Housing Development Loan Program, low-cost financing is available for predevelopment soft costs like land acquisition and site development.

Rural Housing Rehabilitation Loan

The Rural Housing Rehabilitation Loan program provides a low-cost, revolving fund for the rehabilitation of existing housing stock located in areas with less than 35,000 population.

PROPERTY MANAGEMENT DIVISION PROGRAMS

Contract Administration

NDHFA administers contracts for US Department of Housing and Urban Development (HUD) project-based Section 8 housing developments located throughout North Dakota.

Moderate Rehabilitation

NDHFA determines applicant eligibility for HUD's Section 8 Moderate Rehabilitation properties, provides regulatory oversight of the properties and distributes HUD's rental assistance funds.