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Governor supports low rent housing

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Posted: Thursday, September 1, 2011 12:00 am

By Lynne Napton
Williston Herald | 2 comments

North Dakota Gov. Jack Dalrymple assisted city officials and developers in a groundbreaking ceremony and ribbon cutting ceremony for two affordable apartment complexes on the west side of Williston.

A ribbon cutting ceremony was held for Williston Senior Apartment Homes, 2610 24th Ave. W., while a groundbreaking ceremony was held for Nokota Ridge, 2205 28th St. W., which will provide 40 two- and three-bedroom apartments in five buildings. Nokota Ridge is expected to be ready for occupancy in the spring of 2012.

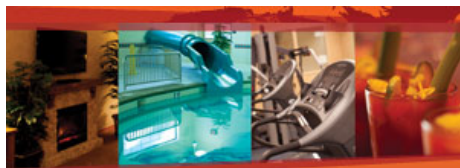
"We have a great need for housing in this area and North Dakota as a whole," Dalrymple said. "It's very important as the community grows rapidly that we don't forget...about those who can't afford some of the new rents around here."

G. A. Haan Development, based in Harbor Springs, Mich., developed both the senior apartments and Nokota Ridge. Haan Development worked with the North Dakota Housing Finance Agency and was awarded \$600,000 worth of tax credits in 2011, which will bring \$5 million worth of equity to the \$6.16 million project.

With the tax credits, the 40 Nokota Ridge apartments will allow for lower-income families to be able to stay and work in the Williston area. According to officials, rent in Nokota Ridge will be as low as \$287 per month. Of the 22 two-bedroom units, 18 are for households at 60 percent of the area median income and will rent for \$683. The other four units are designated for households at 30 percent of the area median income and will rent for \$287. Of the 18 three-bedroom units, 14 are for households at 60 percent of area median income and will rent for \$788. The other four units are designated for households at 30 percent of the area median income and will rent for \$331.

Governor supports low rent housing

Although construction has already begun, a groundbreaking ceremony was held for the Nokota Ridge, new rent-controlled apartments, on 28th Street West in Williston on Wednesday. Pictured are, from left, North Dakota Petroleum Council President Ron Ness, President of the Williston Area Chamber of Commerce Ken Callahan, Williston Mayor Ward Koeser, Director of the North Dakota Housing Finance Agency Jolene Kline, Michael D. Chevalier with North Star Property Management Services, Phoenix Holding/G. A. Haan Development Project Manager Kathy Schorhaar, North Dakota Gov. Jack Dalrymple, Williston Economic Development Director Tom Rolfstad and City Commissioners Tate Cymbaluk and Howard Klug. Lynne Napton



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According to the North Dakota Low Income Housing Tax Credit Program, a family of three in Williams County would qualify for low-income housing if their annual income does not exceed \$31,680.

Nokota Ridge apartments will also include a community room, playground and green space for its residents.

Haan Development was awarded \$435,000 in tax credits in 2009 to build the senior apartment complex.

This will bring in nearly \$2.5 million worth of equity to the \$5.1 million project. According to officials, 35 of the senior apartments are occupied, with only five vacancies left. The senior apartments rent for between \$351 to \$683 per month.

"This is a double win for us - we're able to help our seniors and help our community," Dalrymple said of the two rent-controlled projects.

"Affordable housing is one of our key issues," Williston Mayor Ward Koeser said. "There are a lot of people who don't make those (high) wages."

Nokota Ridge is expected to open in April 2012.

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anonymous posted at 9:20 am on Fri, Sep 9, 2011.



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While it's good to see some action being taken to help those in Williston who are working for 12.00 or less at local service industry related jobs 40 units isn't even going to make a dent. I wonder where the help is for decreasing the outrageous rent prices on old apartment buildings in Williston. Many families are going to fall just short of qualifying as "lower income" but are still not making enough to pay the grossly inflated rent prices. The Governor and the rest of our law making bodies need to address not just the low income side of things, but help for those who fall in the middle.

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anonymous posted at 2:00 pm on Thu, Sep 1, 2011.



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Great, but I feel if they are going to do something like this if you have your wages from any "OIL FIELD" area you should not be able to live there. I make ok money, but still no where near oil field wages and cant afford anywhere...might check into this area.

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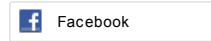
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