

39th Ave S Affordable Housing Development

A partnership between Dakota Commercial, MAK Capital & Red River Regional Council

Overview

Phase 1 includes 165 Income and rent restricted apartment units located at 3810 39th Ave S. The master plan for the site includes an additional 130-140 units directly south of phase 1.

Financing

The project will utilize Housing Incentive Funds (HIF) through the North Dakota Housing & Finance Agency as well as federal Low Income Housing Tax Credits (LIHTC). These programs provide equity for the developers in exchange for a 15-to-25-year commitment to rent and income restriction on the property. This project aims to have 100% of the units restricted to moderate income and rent levels to help fill the gap of workforce housing in Grand Forks.

The restriction on rents creates a need for assistance at the city level in the form of a PILOT for the duration of the restricted period.

Partnership

This project is a partnership between MAK Capital/MAK Construction, Dakota Commercial and the Red River Regional Council.

MAK Capital/Construction: MAK will be the lead GC on the project. Marc Kuhn, owner of MAK will also assist in capital raising and development.

Dakota Commercial: Curtis Regan with Dakota Commercial will be the lead developer. Dakota Commercial will be the property management company after construction is complete.

Red River Regional Council: RRRC is a non-profit developer who will support the project through the application for the HIF and LIHTC programs.



Project Start Date:	7/1/2025
Estimated Completion Date:	8/1/2027
Project Name:	39th Ave Apartments

39th Ave Apartments - Timeline

Task	Start Date	Completion Date	Duration	Status	% Done	Days Remaining
Submit to City for PILOT, Rezoning and Replat	7/1/2025	8/30/2025	44	Not Started	0%	44
Initial drawings & construction budget	7/14/2025	8/14/2025	24	Not Started	0%	24
Submit for tax credits (4% LIHTC)	8/14/2025	12/1/2025	78	Not Started	0%	78
Submit for HIF Funding	9/1/2025	12/15/2025	76	Not Started	0%	76
Begin full drawings upon approval	12/15/2025	1/30/2026	35	Not Started	0%	35
Bidding project based on plans	2/1/2026	2/15/2026	10	Not Started	0%	10
Land Closing	4/1/2026	4/15/2026	11	Not Started	0%	11
Project Begins	4/1/2026	8/1/2027	348	Not Started	0%	348

INTERSTATE 29 N
INTERSTATE 29 S

Phase 1

3950 3900 3810

Phase 2

3951 3851

4001 3861 3811

3700

S 381ST ST

3909 3655 3551

S 35TH ST

3812 3848 3866 3904 3928 3968

8805 8837 8847 8855 8867 8901 8913 8925 8937 8953 8967

3711 3531 3501

3750 3700 3500 3450

S 34TH ST

3603 3627 3661 3683

3604 3614 3624 3634 3664 3696 3697

3703 3733 3765 3781 3797

4080 4050 4081 4091

40TH AVES

RUEMMELE RD

361H AVES

3851 3803 3849 3897 3903 3933 3965 3996 3997

3374 3274 3074

3603 3604 3684 3650 3649 3603

3300