
City of Fargo, North Dakota
2017 Action Plan
Housing and Community Development

Presented to

U.S. Department of Housing and Urban Development
Denver Office of Community Planning and Development

February 27, 2017

Annual Action Plan
2017

1

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2017 Fargo Community Development Action Plan addresses the City's allocation of \$1 million in Federal funds for the purpose of furthering the creation and retention of affordable housing, revitalizing blighted areas, and assisting low-income households and neighborhoods.

The activities included in this Action Plan address priority needs in the areas of housing, homelessness and non-housing community development. Specific goals focus on affordable housing, homeownership, homelessness, neighborhoods, employment, transportation, fair housing/diversity, and poverty reduction.

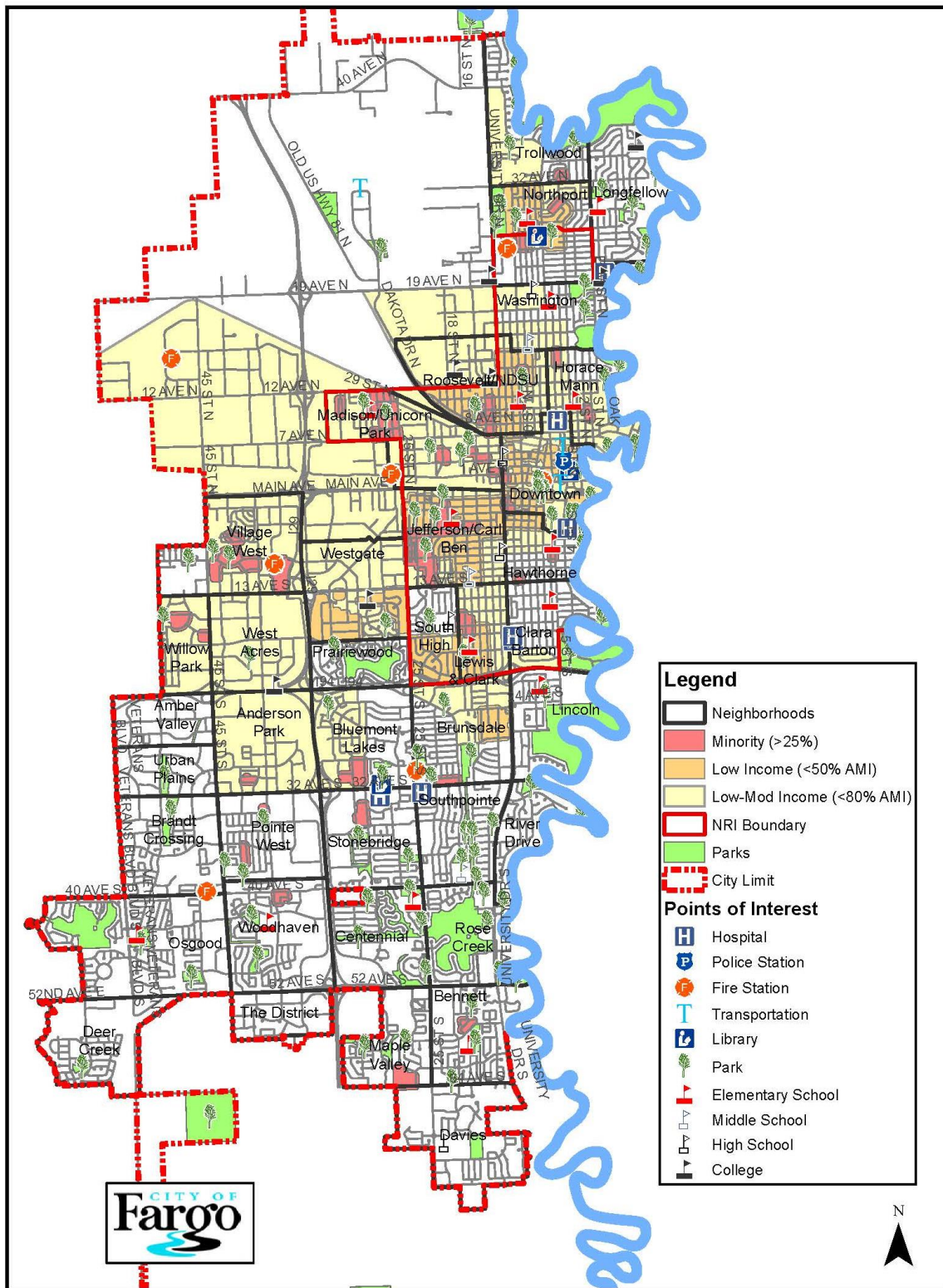
Over the years, the City of Fargo has exhibited a commitment to these issues in previous action plans and has demonstrated capacity in successfully implementing the proposed projects. The 2017 Annual Action Plan outlines the City's approach to sub-recipient and self-monitoring, which includes regular file monitoring and periodic on-site visits to assisted projects.

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME Participating Jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2017 program year (May 1, 2017 to April 30, 2018).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2017 activities
- Summary of 2017 budget and programmatic expenditure limits
- Description of projects included in 2017 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.

SUMMARY		
FY2017 Community Development Budget – proposed		
	CDBG	HOME
Housing		
1. Housing Rehabilitation – Owner Occupied	100,000	215,000
2. CHDO Housing Project		100,000
3. Special Assessment Assistance	15,000	
Downtown		
4. Downtown Slum/Blight Projects	100,000	
Public Service Projects		
5. Housing Education	15,000	
6. Homeless Initiatives	55,000	
7. Trust Engagement	10,000	
8. Metro Transportation Initiative	3,000	
9. Snow Removal Assistance	2,000	
10. Economic Development – Job Training and Microloans	40,000	
Facilities and Capital Projects		
11. Fraser Ltd	14,000	
12. Jeremiah Program	50,000	
13. Rebuilding Together	20,000	
14. Youthworks	40,000	
15. YWCA Cass Clay – YWCA Emergency Shelter	50,000	
Administration/Planning		
16. Administration & Planning	135,000	35,000
Total Budgeted	\$649,000	\$350,000

Map of Low-Mod Income Minority Populations



2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Fargo intends to focus efforts on the goals that are identified in the 2015-2019 Five-Year Consolidated Plan.

1. Affordable Housing
2. Homelessness
3. Neighborhoods
4. Poverty Reduction
5. Planning, Admin and Fair Housing

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following is a summary of accomplishments.

Affordable Housing – Create and maintain affordable housing options and increase homeownership in the City of Fargo

- Housing rehab (owner and rental), Neighborhood Revitalization Initiative, lead paint training
- Downtown projects, storefront rehab, rental rehab
- Tenant education program
- CHDO Projects - Cooper House, Crossroads, North Sky
- Habitat for Humanity, FM Homebuilders Care projects
- Supportive and Workforce Housing projects
- Downpayment Assistance – Partnership with the North Dakota Housing Finance Agency

Homelessness – Participate in collaborative efforts to reduce and prevent homelessness in the community

- Fargo's 10 Year Plan, Gladys Ray Shelter, Cooper House, YWCA, Family Healthcare Center, Fraser, Ltd, Youthworks, ShareHouse
- Fargo Housing and Redevelopment Authority, YWCA's transitional housing units, New Life Center
- Wilder Research Surveys, Continuum of Care

Neighborhoods – Ensure that all Fargo neighborhoods are neighborhoods of choice

- Downtown projects, storefront rehab, rental rehab, accessibility improvements
- Neighborhood Revitalization Initiative
- Neighborhood planning, Neighborhood Resource Center, CHARISM Youth Center, Neighborhood Center in Jefferson Neighborhood, Madison neighborhood Skate/Bike Park, Agassiz neighborhood playground, Golden Ridge Community Center renovations
- Special Assessment Assistance

Poverty Reduction – Reduce poverty by supporting efforts to increase the self-sufficiency and self-determination of low and moderate income households in the community

- Skills and Technology project, CHARISM life skills training, Cultural Diversity Resources’ multi-ethnic leadership program and Immigrant Development Center’s entrepreneurial training, Nokomis support for the availability of affordable educational child care
- Metro Transportation Initiative - Head Start Program and Adult Education (English Language Learning or GED)
- Improvements at the Myrt Armstrong Recovery Center/Mental Health America Social Club
- Removal of physical barriers at TNT Kid’s Fitness facility
- Emergency Food Pantry relocation
- Homebuyer Education
- Snow Removal Assistance

Planning, Admin and Fair Housing – Administer the Community Development program to meet the community needs and Federal grant requirements

- High Plains Fair Housing
- Fair Housing education and public forums

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Fargo provides citizens, public agencies, and other interested persons with reasonable and timely access to information and records relating to housing and community development plans and programs and the use of housing and community development funds. There is open access to all meetings, and documents related to Fargo Housing and Community Development programs are made available upon request.

A public meeting was held on December 13, 2016, seeking community discussion on needs and priorities. An advertisement was published in *The Forum* newspaper, information was posted on the

City's website, and 125 notices were mailed to individuals, community agencies, and nonprofit groups. On January 17, 2017, another public meeting was held with the Community Development Committee to give residents an opportunity to discuss needs and priorities. A draft 2017 Action Plan was made available and a 30-day comment period gave citizens, public agencies, or other interested parties an opportunity to provide input. The 2017 Action Plan was presented at a public hearing to the Fargo City Commission on February 27, 2017 in the Commission Room at Fargo City Hall.

Citizens of Fargo are encouraged to participate in the development of housing and community development programs and plans. This participation is of great use to the City in identifying community development needs, assessing the effectiveness of ongoing programs, and developing housing and community development priorities. Citizens are also encouraged to participate through organizations. Participation by low and moderate income persons, residents of blighted areas, residents of predominantly low and moderate income neighborhoods, minority populations, non-English speaking persons, and persons with disabilities is especially encouraged. The Community Development division maintains a database which is made up of hundreds of organizations representing these groups and individuals. Staff also attends gatherings of community groups, neighborhood organizations, and ethnic and senior communities. When the Planning and Development Department is notified that a significant number of non-English speaking persons are interested in participating in a community development meeting, contacts are made to obtain translation assistance. Information is also distributed to persons and organizations with an interest in housing and community development through direct mail to stakeholders, public meetings, newsletters, City's website, brochures, and news media.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

- Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income.
- The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.
- There is a growing demand for senior services, especially as baby boomers enter retirement age.
- The amount of affordable housing units far outweighs the number of available units.
- More solutions are needed to serve individuals and families facing homelessness.
- More affordable childcare solutions are needed.
- There is a need for more neighborhood centers.
- Many low-income homeowners cannot afford necessary home repairs, which in turn can lead to homelessness.
- There is an increase in requests for mobile home rehabilitation.
- Facilities are serving more of the homeless population than ever before.
- Facilities serving the homeless are in need of upgrades and help with covering program costs.

- There is a need to obtain data on housing and services to homeless individuals, families, and persons at risk of homelessness.
- Even though housing units are available, there is a need for willingness to rent to people with barriers.
- Affordable transportation options are needed.
- Assistance is lacking for youth leaving foster care and the juvenile justice system, specifically in finding housing, jobs, and education.
- Tenants face challenges, including the debt incurred from unexpected housing issues such as pest control, which often cause tenants to become homeless because they cannot afford to pay for the expenses.
- There is a need for initiatives to increase minority homeownership.
- There is a need to focus on the earning potential of New American working families so they can provide for their children, afford childcare, and pay their rent.
- There are large amounts of elderly refugees who are facing isolation, presenting a need for adult daycares.
- More options for accessible, viable interpreter services and English language learning are needed.
- Many homeless elderly and/or frail populations have chronic conditions, which require care beyond what volunteer organization can provide.
- Workforce development programs and job skills training are needed.
- There is a need for recreational and educational programming for New American youth.
- There is a need for a cultural community center in the area, which would be for both native-born populations and New Americans.
- There is a need for continued investment of CDBG and HOME dollars in the production of affordable housing, concentrating on public/private partnerships.
- Housing tenure in Fargo is weighted toward rental (56% renter/44% owner-occupied). As such, affordable senior and assisted living options are needed, especially in connection with the City's existing public housing and Low Income Housing Tax Credit properties.
- There is a need to support investment in the City's affordable subsidized housing stock and mixed-use walkable neighborhoods.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are accepted and considered in the development of the 2017 Action Plan for Housing and Community Development.

7. Summary

The City has prepared an Annual Action Plan for FY 2017 (May 1, 2017 to April 30, 2018). This plan identifies the funding for projects that address the City's most critical needs in economic development, neighborhood revitalization, housing development, and public services for low-and moderate income households and the homeless populations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FARGO	
CDBG Administrator	FARGO	
HOME Administrator	FARGO	

Table 1 – Responsible Agencies

Narrative (optional)

A five-member City Commission governs the City of Fargo. All of the Commissioners are elected at large and serve four-year terms.

The Community Development Committee recommends the specific allocation of funds and oversees the administration of community development programs for the City of Fargo. The City Commission appoints this Committee. The Committee consists of eight voting members, which include two City Commissioners, City Administrator, Planning Commission Chair, three at-large community representatives, Housing Authority Director, and a member of the Fargo School Board. Ex officio members include representatives of the United Way, Home Builders Association, and Downtown Community Partnership. All budgetary decisions are made final at the City Commission level.

The Fargo Housing and Redevelopment Authority (FHRA) is governed by a five-member Board of Directors, which is appointed by the Mayor and confirmed by the City Commission.

The Department of Planning and Development is the lead agency in the implementation of the City of Fargo’s community development program. The above public entities work in cooperation with various non-profit, public and private entities to further the goals of Decent Housing, a Suitable Living Environment, and Expanded Economic Opportunity.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

For the development of this Action Plan, the City of Fargo followed its Citizen Participation Plan by distributing information that outlines the community development planning process to persons and organizations in the community. The Division of Community Development sent a notice to 125 organizations and individuals for the December 13, 2016 meeting requesting public input on the preparation of the Action Plan for Housing and Community Development. Information was also posted on the City's website.

On January 17, 2017, the Community Development Committee reviewed the Annual Community Development Action Plan with funding levels for projects and programs and made a recommendation to the Fargo City Commission. Notification of the Action Plan was published in *The Forum* newspaper, distributed to persons interested in housing and community development and the news media, and posted on the City's website (www.cityoffargo.com). The notice explains the contents and purposes of the plan, locations of where it is available for review, and how to obtain a copy. The City also provides a reasonable number of free copies of the Action Plan to citizens or groups that request it.

There was a 30-day period given for public comment on the proposed Plan. On February 27, 2017, the City Commission held a public hearing on the proposed Plan, at which time the Commission reviewed and considered all comments received during the public comment period and at the public hearing. The City Commission approved the Annual Community Development Action Plan and directed it to be submitted to HUD.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Fargo works closely with the Fargo Housing and Redevelopment Authority, which is authorized to allocate Federal government resources to address the housing needs of the City's lowest-income households. The City also has ongoing relationships with housing providers working on housing development activities (CHDOs and non-CHDOs). Through support and engagement in the ND Continuum of Care process, the local Coalition for Homeless Persons, and other supportive housing collaborations, the City maintains relationships with mental health providers, homeless shelter and service providers, and other governmental agencies with specific responsibilities to assist homeless individuals and families. In addition, the City participates in a variety of other coalitions that seek to address issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City staff works actively with the North Dakota Continuum of Care and local Homeless Coalition through the City's Department of Planning and Development, the City-operated Gladys Ray Emergency Shelter and Veteran's Drop-In Center, as well as a number of local nonprofit housing, shelter and support partners. Staff participates in regularly scheduled meetings and point-in-time surveys. The City also provides administrative and general fund support to supplement Continuum of Care initiatives in Fargo and the State of North Dakota.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Staff from the City participate in the development of the Continuum of Care, working with area service providers, to include City resources and HMIS reporting in the provision of service to homeless individuals and families in Fargo. In addition, the City is represented on and attends meetings of the ND Governor's Interagency Council on Homelessness, which works to track and report activities in ND's 10 Year Plan to End Long-Term Homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	THE VILLAGE FINANCIAL SERVICE CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income.
2	Agency/Group/Organization	FARGO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. The amount of affordable housing units far outweighs the number of available units. Declining resources to support public housing facilities. Although the housing voucher program is stable, available units with rents low enough to use the vouchers are needed. Land is needed to support future affordable housing development.
3	Agency/Group/Organization	Fargo Police Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Market Analysis Public Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is concern about vulnerable neighborhood areas and crime.
4	Agency/Group/Organization	FAMILY HEALTHCARE CENTER
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services.
5	Agency/Group/Organization	Southeast Human Service Center
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More communication is needed to help community programs, as well as housing and service providers, anticipate the needs.

6	Agency/Group/Organization	YWCA CASS CLAY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a growing need for people escaping domestic violence situations, services and secure buildings to ensure safety. Facilities are service more of the homeless population than ever before. Facilities serving the homeless are in need of upgrades and help with covering program costs.
7	Agency/Group/Organization	Cass County Social Services
	Agency/Group/Organization Type	Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More communication is needed to help community programs, as well as housing and service providers, anticipate the needs.
8	Agency/Group/Organization	Fargo Cass Public Health
	Agency/Group/Organization Type	Health Agency Other government - Local

	What section of the Plan was addressed by Consultation?	Public Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services.
9	Agency/Group/Organization	NOKOMIS CHILDCARE CENTER
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More affordable childcare solutions are needed.
10	Agency/Group/Organization	Valley Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Market Analysis Senior Meals
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a growing demand for senior services, especially as baby boomers enter retirement age.
11	Agency/Group/Organization	Lutheran Social Services
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for initiatives to increase minority homeownership.
12	Agency/Group/Organization	CULTURAL DIVERSITY RESOURCES
	Agency/Group/Organization Type	Diverse Populations
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
13	Agency/Group/Organization	United Way of Cass Clay
	Agency/Group/Organization Type	Local Service Fund Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. It is difficult to find people to work in areas related to housing, community development, nonprofit and support services. Workforce development programs and job skills training are needed.
14	Agency/Group/Organization	Downtown Community Partnership
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is concern about vulnerable neighborhood areas and crime.
15	Agency/Group/Organization	FM Coalition for Homeless Persons
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness. There is a need to obtain data on housing and services to homeless individuals, families, and persons at risk of homelessness. Even though housing units are available, there is a need for willingness to rent to people with barriers. Affordable transportation options are needed. Assistance is lacking for youth leaving foster care and the juvenile justice system, specifically in finding housing, jobs, and education.
16	Agency/Group/Organization	GLADYS RAY SHELTER - CITY OF FARGO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction.
17	Agency/Group/Organization	ND Coalition for Homeless Persons
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.
18	Agency/Group/Organization	FM Metro COG
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Affordable transportation options are needed.
19	Agency/Group/Organization	Native American Center
	Agency/Group/Organization Type	Services - Native American Families

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Native Americans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
20	Agency/Group/Organization	Rape & Abuse Crisis Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a growing need for people escaping domestic violence situations, services and secure buildings to ensure safety.
21	Agency/Group/Organization	BEYOND SHELTER
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More can be done to bring private sector resources to private/public housing partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed. Land is needed to support future affordable housing development. There is a need for continued investment of CDBG and HOME dollars in the production of affordable housing, concentrating on public/private partnerships. Housing tenure in Fargo is weighted toward rental (56% renter/44% owner-occupied). As such, affordable senior and assisted living options are needed, especially in connection with the City's existing public housing and Low Income Housing Tax Credit properties.
22	Agency/Group/Organization	FirstLink
	Agency/Group/Organization Type	Services - all
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services.
23	Agency/Group/Organization	SKILLS AND TECHNOLOGY TRAINING CENTER
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
24	Agency/Group/Organization	High Plains Fair Housing Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.
25	Agency/Group/Organization	NEW LIFE CENTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.

26	Agency/Group/Organization	Southeastern North Dakota Community Action Agency
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a service gap for housing case management, specifically for people with mental illness. Housing units are available, but the shortfall appears to be in case management and supportive housing services. The Landlord Risk Mitigation program is proving to be a successful solution.
27	Agency/Group/Organization	Greater Fargo-Moorhead Economic Development Corp.
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Fargo has a low vacancy rate, growing labor force, and accelerating K-12 school enrollment projections.
28	Agency/Group/Organization	CHARISM
	Agency/Group/Organization Type	Services-Children Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for more neighborhood centers.
29	Agency/Group/Organization	UND Environmental Training Institute
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Address lead hazards.
30	Agency/Group/Organization	City of Moorhead
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.
31	Agency/Group/Organization	Boys & Girls Club of the Red River Valley/Fargo Youth Commission
	Agency/Group/Organization Type	Services – Children Services - Education

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs – Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services. More communication is needed to help community programs, as well as housing and service providers, anticipate the needs. It is difficult to find people to work in areas related to housing, community development, nonprofit and support services. Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income.
32	Agency/Group/Organization	Rebuilding Together
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Many low-income homeowners cannot afford necessary home repairs, which in turn can lead to homelessness. There is an increase in requests for mobile home rehabilitation.
33	Agency/Group/Organization	Fraser, Ltd.
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – homeless Services –Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Facilities service more of the homeless population than ever before. Facilities serving the homeless are in need of upgrades and help with covering program costs.
34	Agency/Group/Organization	IMMIGRANT DEVELOPMENT CENTER
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need to focus on the earning potential of New American working families so they can provide for their children, afford childcare, and pay their rent. Affordable transportation options are needed.
35	Agency/Group/Organization	New American Consortium for Wellness and Empowerment
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There are large amounts of elderly refugees who are facing isolation, presenting a need for adult daycares. More options for accessible, viable interpreter services and English language learning are needed.
	Agency/Group/Organization	PATH North Dakota

36	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Homeless Needs – Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Assistance is lacking for youth leaving foster care and the juvenile justice system, specifically in finding housing, jobs, and education.
37	Agency/Group/Organization	LEGAL SERVICES OF ND
	Agency/Group/Organization Type	Services – Housing Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Tenants face challenges, including the debt incurred from unexpected housing issues such as pest control, which often cause tenants to become homeless because they cannot afford to pay for the expenses.
38	Agency/Group/Organization	CHURCHES UNITED FOR THE HOMELESS
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Many homeless elderly and/or frail populations have chronic conditions, which require care beyond what volunteer organizations can provide.
39	Agency/Group/Organization	Fargo Public Schools
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Workforce development programs and job skills training are needed.
40	Agency/Group/Organization	Somali Community Development of North Dakota
	Agency/Group/Organization Type	Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. There is a need for a cultural community center in the area, which would be for both native-born populations and New Americans.
41	Agency/Group/Organization	Tu’Deako Group
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and supporting coalitions of Native American and New American groups.
42	Agency/Group/Organization	Global Youth United
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and supporting coalitions of Native American and New American groups. There is a need for more neighborhood centers. There is a need for recreational and educational programming for New American youth.

Identify any Agency Types not consulted and provide rationale for not consulting

The City compiled an extensive list of agencies and organizations, and did not deliberately omit any from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Dakota Coalition for Homeless Persons	Coordinate homeless housing and support programs in the State of North Dakota
GO2030 Comprehensive Plan	Fargo Dept of Planning & Development	Strengthen neighborhoods, improve efficiency, upgrade infrastructure, and provide more housing solutions

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fargo's 10 Yr Plan to End Long-Term Homelessness	Fargo Dept of Planning & Development	Work to end chronic homelessness
Fargo Growth Plan	Fargo Dept of Planning & Development	Ensure extraterritorial land use plan and growth is appropriate and equitable to residents
FM Long-Range Transportation Plan	Metropolitan Council of Governments	Improve transportation services
Economic Development Plan	Greater Fargo-Moorhead Economic Dev Corp	Grow business and industry partnerships, entrepreneurship, and workforce employment
Fargo Neighborhood Plans	Fargo Dept of Planning & Development	Strengthen neighborhoods
Human Service Transportation Plan	Metropolitan Council of Governments	Improve transportation services for persons with disabilities, older adults, and lower-income residents
FM Bicycle and Pedestrian Plan	Metropolitan Council of Governments	Improve access to multi-modes of transportation and healthy living
FM Workforce Housing Study	Fargo Dept of Planning & Development	Improve housing options
FM Food Systems Plan	Metropolitan Council of Governments	Increase access to healthy food and choices
ND Statewide Housing Needs Assessment	ND Housing Finance Agency	Improve affordable housing options
Fargo-Moorhead Metro Profiles	Metropolitan Council of Governments	Increase understanding of local demographics, transportation and community development needs
Downtown Area Framework Plan	Fargo Dept of Planning & Development	Strengthen Fargo's historic downtown area
City of Fargo Housing Study	City of Fargo & Fargo Housing Authority	Provide analysis of housing market, needs and resources

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FM Study on Homelessness – Wilder	FM Coalition for Homeless Persons	Point-In-Time study on homelessness in Fargo-Moorhead

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Stakeholder participation is central to the City in identifying community development needs, assessing the effectiveness of ongoing housing and community development programs, and developing community development priorities. The City of Fargo published a public notice in *The Forum* announcing the availability of the 2017 Action Plan for review.

The Community Development Committee gathered input in the months leading up to submission of the Plan. The list of consultations in the Consultation section represents the formal contacts made to gather information and to further coordination of program delivery. The City Commission held a public hearing for the Plan on February 27, 2017. The plan was made available to the public on the City's website at cityoffargo.com and in paper format.

It is important to use all available methods to determine community development needs, assess effectiveness of existing programs, and develop community development plans. The City of Fargo obtains citizen input through conversations with people, consultation with housing and service providers, and adjacent units of local government, in an effort to better ascertain Fargo's community development needs.

Prior to the solicitation and selection of the 2017 community development projects, a series of meetings were held. Staff met with representatives of area municipalities and local governments, community-based organizations, in addition to service and housing-related agencies to encourage citizen participation. A citywide public input meeting was held to inform the public about the CDBG and HOME programs, community development assets and needs, types of projects eligible for funding, and the process for selecting projects. The low-moderate income population in Fargo is not in one concentrated area. For that reason, the public forum and hearings were held downtown, which include the City's Census Tracts and Block Groups that contain the most sizable population of very-low and low-income residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	On September 1, 2016, the Community Development Committee met and approved the process and timeline for the 2017 Action Plan. This is a public meeting and the public is notified.	The Committee approved the timeline and priority areas which are housing, neighborhoods, services, and planning.	NA	

2	Public Meeting	Non-targeted/broad community	<p>On December 13, 2016 a public meeting was held in the City Commission Room at City Hall. There were around 35 people in attendance.</p>	<p>Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities. There is concern about vulnerable neighborhood areas and crime. More communication is needed to help community</p>	NA	
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				<p>programs, as well as housing and service providers, anticipate the needs. There is a growing demand for senior services, especially as baby boomers enter retirement age. The amount of affordable housing units far outweighs the number of available units. More innovation is needed to serve individuals and families facing homelessness. There is a need for initiatives to increase minority homeownership. More can be done to bring private sector resources to private/public housing</p>		
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				<p>partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed. Declining resources to support public housing facilities.</p>		
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				<p>Although the housing voucher program is stable, available units with rents low enough to use the vouchers are needed. Land is needed to support future affordable housing development.</p> <p>There is a service gap for housing case management, specifically for people with mental illness. Housing units are available, but the shortfall appears to be in case management and supportive housing services.</p> <p>The Landlord Risk Mitigation program is proving to be a successful solution.</p> <p>There is a growing need for people</p>		
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				<p>escaping domestic violence situations, services and secure buildings to ensure safety. There is a need for more awareness of where to go to connect to services. More affordable childcare solutions are needed. Affordable transportation options are needed. Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction. It is difficult to find people to work in areas related to</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>housing, community development, nonprofit and support services. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups. There is a need for more neighborhood centers. Fargo has a low vacancy rate, growing labor force, and accelerating K-12 school enrollment projections.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community	On January 17, 2017, the Community Development Committee met and approved the 2017 Action Plan. This is an open meeting and the public was notified.	The Plan was approved and forwarded to the City Commission. A public hearing was scheduled for the City Commission and the advertisement was published in the newspaper for a 30 day comment period.	NA	
4	Newspaper Ad	Non-targeted/broad community	On January 23, 2017, a notice was published in The Fargo Forum seeking comment on the 2017 Action Plan. This is a 30 day comment period.		NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community	On February 27, 2017 the Fargo City Commission held a public hearing to review and approve the 2017 Action Plan for the City of Fargo.	The City Commission approved the plan and forwarded it on to HUD for review and approval. No further comments received at this Hearing.	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

In the past, the City has combined its federal CDBG and HOME allocations with funding from other public and private sector sources to address priority needs. In addition, the City applies for other federal, state, and foundation grants when it meets the application criteria, as do many non-profit and for-profit organizations in the community. Although the nature and amount of such funding is unknown at this time, the City fully intends to meet the challenges addressed in the 5 year Consolidated Plan period and meet increased demand and local community development

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	637,010	0	268,310	905,320	1,011,020	The City of Fargo will strive to meet the CDBG goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding. We estimated 3.4 Million over 5 years in CDBG funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	336,586	105,447	0	442,033	959,979	The City of Fargo will strive to meet the HOME goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City combined its federal entitlement allocations with funding from other public and private sector sources (such as the Neighborhood Revitalization Initiative) to address its priority needs.

Upon becoming a HOME Participating Jurisdiction, the City of Fargo became responsible for documenting appropriate match in conjunction with receiving HOME funds. For the 2015-2019 Consolidated Plan, \$100,000/year in matching fund liability is anticipated. The sources of match will include homeowner contributions and local payments in lieu of taxes. The City also has \$105,447 in HOME program income.

Additional funding that is expected to be available during the next five years includes the Public Housing Capital Fund, Section 8 Vouchers, City General Social Service Funds, and PILOT and Capital Bonds.

The City regularly applies for competitive federal, state, and foundation grants when it meets the application criteria, as do many non-profit and for-profit organizations. However, the nature and amount of such funding is unknown at this time.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will consider the use of publicly-owned land for the construction of affordable housing for low-to-moderate income households.

Discussion

In 2017, the City will use CDBG and HOME in partnerships to leverage private, state and local funds to address goals and strategies outlined in Fargo's Consolidated Plan. The City will also continue to identify strategies to be used for a variety of activities with respect to affordable housing and community development.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Citywide	Housing Needs	CDBG: \$120,000 HOME: \$408,375	Rental units constructed: 2 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Homelessness	2015	2019	Homeless	Citywide	Homeless and Special Needs	CDBG: \$75,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,485 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds Homelessness Prevention: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhoods	2015	2019	Neighborhoods	Citywide	Non-Housing Community Development Needs	CDBG: \$302,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Facade treatment/business building rehabilitation: 2 Business
4	Poverty Reduction	2015	2019	Poverty Reduction	Citywide	Non-Housing Community Development Needs	CDBG: \$93,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 48 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
5	Planning, Admin and Fair Housing	2015	2019	Non-Housing Community Development	Citywide	Non-Housing Community Development Needs	CDBG: \$127,402 HOME: \$33,658	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Create and maintain affordable housing options and increase homeownership in the City of Fargo
2	Goal Name	Homelessness
	Goal Description	Participate in collaborative efforts to reduce and prevent homelessness in the community
3	Goal Name	Neighborhoods
	Goal Description	Ensure that all Fargo neighborhoods are neighborhoods of choice
4	Goal Name	Poverty Reduction
	Goal Description	Reduce poverty and support efforts to increase self-sufficiency and self-determination of low and moderate income households in the community
5	Goal Name	Planning, Admin and Fair Housing
	Goal Description	Administer the Community Development program to meet community needs and Federal grant requirements

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The total estimate of supported housing units in the City is 2,426. Fargo has 1,050 subsidized units serving various segments of the low income housing market. These include 413 general occupancy units, 576 senior/disabled occupancy units, and 61 special needs/targeted populations units. Fargo also has authority to issue 100 VASH vouchers for homeless vets and 1,194 tenant-based rent assistance vouchers that can be used

in suitable market rate housing. Although most of the assistance is provided through traditional vouchers, some additional assistance serves veterans and people facing homelessness, including 60 tenant based rental assistance (TBRA) units and 22 single room occupancy (SRO) units. However, for most forms of subsidized housing, long waiting lists exist. For example, the tenant-based voucher rent assistance program maintains a waiting list with more than 900 names. Over time, the number of vouchers has increased, but at a lower rate than household growth in Fargo.

AP-35 Projects – 91.220(d)

Introduction

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME participating jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2017 program year (May 1, 2017 to April 30, 2018).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2017 activities
- Summary of 2017 budget and programmatic expenditure limits
- Description of projects included in 2017 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.

#	Project Name
1	Housing Rehabilitation - Owner Occupied
2	Community Housing Development Organization (CHDO) Project
3	Special Assessment Assistance
4	Downtown Slum and Blight Projects
5	Housing Education
6	Homeless Initiatives
7	Trust Engagement
8	Metro Transportation Initiative
9	Snow Removal Assistance
10	Economic Development – Job Training and Microloans
11	Fraser Ltd
12	Jeremiah Program
13	Rebuilding Together
14	Youthworks
15	YWCA Cass Clay – YWCA Emergency Shelter
16	Planning and Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The 2017 Action Plan attempts to allocate funding across a range of projects, to ensure that community development efforts are comprehensive. Fargo neighborhoods have diverse needs and funding is dedicated to many different types of projects to make a difference. This includes housing rehabilitation, fair housing activities, facility improvements, infrastructure assistance, and public services. HOME funding is used for owner-occupied housing rehabilitation and multi-family construction.

Over the next year, the City will work to support low and extremely-low-income households by focusing community development efforts on working comprehensively in neighborhoods that contain some of the City's most vulnerable populations. By working comprehensively to revitalize entire neighborhoods, the City plans to use funding as effectively as possible. The Community Development Division will also work to increase its capacity to effectively partner with local nonprofit, public, and for-profit organizations to identify emerging community needs and resources.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Rehabilitation - Owner Occupied
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Needs
	Funding	CDBG \$100,000 and HOME \$308,375
	Description	Program to rehabilitate existing owner-occupied houses that are at least 40 years old and have a value of less than \$175,000. Eligible properties can be single-family residences, including manufactured homes permanently attached to real property. Most of the houses that are rehabilitated are located in Fargo’s older low/mod neighborhoods. Matrix Code 14A (Rehab - single unit residential) National Objective - Low/Mod Housing
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Repair/Rehabilitate approximately 10 homes that are at least 40 years old and under 80% AMI.
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • Direct Benefit - Low and moderate income homeowners • Indirect Benefit - Residents of affected older neighborhoods (well-maintained housing stock) • Repair/Rehabilitate approximately 10 homes that are at least 40 years old or occupied by elderly or disabled persons
2	Project Name	Community Housing Development Organization (CHDO) Project
	Target Area	Citywide
	Goals Supported	Affordable Housing

	Needs Addressed	Housing Needs
	Funding	HOME \$100,000
	Description	The City will partner with a Community Housing Development Organization to create affordable housing with the HOME set-aside funds in Fargo. Matrix Code - 12 (Construction of Housing) National Objective - N/A
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provide 2 HOME units in Fargo for households at or below 60% AMI.
	Location Description	Project location to be determined.
	Planned Activities	Construct affordable housing units to serve households at or below 60% AMI.
3	Project Name	Special Assessment Assistance
	Target Area	Citywide
	Goals Supported	Neighborhoods
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$15,000
	Description	This program pays for the special assessments of lower-income persons (less than 60% AMI) for water main replacement and possibly for alley paving, streetlights and other designated infrastructure projects. Infrastructure projects designated for CDBG participation are targeted to geographic areas where at least 35 percent of the residents are lower-income persons (as designated by the US Census). Matrix Code - 03J (Public Facilities - Water & Sewer Improvements) National Objective - Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Assist approximately 100 low/moderate income households. AMI under 60%.
	Location Description	Citywide

	Planned Activities	Assist approximately 100 low/moderate income households with their yearly special assessment.
4	Project Name	Downtown Slum and Blight Projects
	Target Area	Citywide
	Goals Supported	Neighborhoods
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$100,000
	Description	The Community Development Committee wishes to set aside funds for potential projects in the Downtown area that will address slum and blight conditions. Included among these potential projects will be storefront rehabilitation grants to property owners which must be matched one-for-one with private dollars and be utilized for facade renovation. Other activities undertaken with the intention of eliminating blighted conditions in designated areas may be considered as well. At this time, specific projects are yet to be determined. Matrix Code - 14E (Rehab - publicly or privately owned commercial) National Objective - SBA (Slum/Blight Area)
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Address/eliminate slum and blight conditions at approximately 2 properties.
	Location Description	Downtown Fargo, designated blighted areas (generally, Census Tract 7, Block Groups 1 and 2). Specific addresses to be determined.
	Planned Activities	Provide grants to address/eliminate blighted conditions at approximately 2 properties.
5	Project Name	Housing Education
	Target Area	Citywide
	Goals Supported	Poverty Reduction
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$15,000

	Description	CDBG funds will be utilized to support Homebuyer and Tenant Education classes in the Fargo-Moorhead community. Matrix Code – 05R (Homeownership Assistance – Not Direct) National Objective – Low/Mod Housing
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provide homebuyer and tenant education training sessions to approximately 30 individuals/households.
	Location Description	Citywide
	Planned Activities	Provide homebuyer and tenant education.
6	Project Name	Homeless Initiatives
	Target Area	Citywide
	Goals Supported	Homelessness
	Needs Addressed	Homeless and Special Needs
	Funding	CDBG \$55,000
	Description	CDBG funds will be utilized to provide operating support at Fargo’s Gladys Ray Shelter, as well as a part-time Police Department liaison to Fargo’s homeless population and the possible creation of an indemnification fund for landlords that rent to long-term homeless individuals. The Fargo Police Homeless Liaison will use existing expertise and experience with the homeless service, business and general community to make the necessary connections between the Police Department and the City of Fargo. The work is part of Fargo’s 10-Year Plan to End Long-Term Homelessness. Matrix Code - 03T (Operating Costs of Homeless/AIDS Patients Programs) National Objective - Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 750 homeless individuals are assisted.
	Location Description	1519 1st Avenue South

	Planned Activities	Provide operating funding for the emergency shelter and a half-time homeless liaison to assist long-term homeless individuals and help meet the needs stated in Fargo’s 10-year Plan to End Long-Term Homelessness.
7	Project Name	Trust Engagement
	Target Area	Citywide
	Goals Supported	Poverty Reduction
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$10,000
	Description	CDBG funds will provide youth summer camp to kids in lower-income neighborhoods with the Fargo Police Department to support family self-sufficiency and prevent housing crisis. Matrix Code – 05I (Crime Awareness/Prevention) National Objective – Low/Mod Area
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The summer camp will host approximately 10 boys and girls.
	Location Description	Citywide
	Planned Activities	Host camp for 10 boys and girls.
8	Project Name	Metro Transportation Initiative
	Target Area	Citywide
	Goals Supported	Poverty Reduction
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$3,000

	Description	CDBG funds will be used to fund transportation solutions for low-income clients of agencies, such as Adult Education and Southeast North Dakota Community Action Agency's Head Start Program. Transportation solutions are developed by a metropolitan wide consortium of social service agencies and transportation providers to improve access to employment and employment related skill development sites. Matrix Code - 05E (Public Service - Transportation Services) National Objective - Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provide subsidy to at least 20 individuals for rides on Metro Area Transit.
	Location Description	Citywide
	Planned Activities	Provide subsidy to at least 20 individuals for rides on Metro Area Transit to help low-income individuals and New Americans with public transportation.
9	Project Name	Snow Removal Assistance
	Target Area	Citywide
	Goals Supported	Poverty Reduction
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$2,000
	Description	Project to assist with snow removal for low-income seniors and persons with disabilities. Snow removal service includes one path to the front door, and the public sidewalk in front of the house. Matrix Code - 05A (Senior Services) National Objective - Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 10 senior/disabled households. All will be at or below 80 percent of the area median income.
	Location Description	Citywide
Planned Activities	This project will benefit an estimated 10 senior/disabled households. All will be at or below 80 percent of the area median income.	

10	Project Name	Economic Development – Job Training and Microloans
	Target Area	Citywide
	Goals Supported	Poverty Reduction
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$40,000
	Description	The Skills and Technology Training Center, in cooperation with Cass County Social Services and North Dakota Job Service, will offer a targeted job skills development program for refugees and low-income individuals. Funds will also be used to provide microloans to New American and Native American people, and low-income persons, businesses, and entrepreneurs. Matrix Code – 05H (Employment Training) National Objective – Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Provide training to at least 8 low/moderate income adults.
	Location Description	Citywide
	Planned Activities	Provide training to at least 8 low/moderate income adults. Program participants must either be underemployed or be classified as a refugee.
11	Project Name	Fraser, Ltd
	Target Area	City Wide
	Goals Supported	Homelessness
	Needs Addressed	Homeless and Special Needs
	Funding	CDBG \$14,000
	Description	CDBG funds will be utilized to ensure safe housing remains intact for the Transition Aged Youth that are in desperate need of emergency shelter. These funds will allow the Transitional Living Program (TLP) house to be structurally sound. Matrix Code – 03Q (Facilities for Abused and Neglected Children) National Objective – Low/Mod Clientele
	Target Date	4/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Provide a suitable living environment at the facility that serves approximately 40 individuals.
	Location Description	Fraser, Ltd. Transitional Living Program (TLP) House is located at 1129 8th Avenue South in the Jefferson/Carl Ben Eielson neighborhood, which is a low-mod area.
	Planned Activities	Sustainability for the purpose of promoting a livable or viable community, creating a suitable living environment.
12	Project Name	Jeremiah Program
	Target Area	City Wide
	Goals Supported	Homelessness
	Needs Addressed	Homeless and Special Needs
	Funding	CDBG \$50,000
	Description	CDBG funds will be used to assist in construction of a new transitional housing facility. The facility will have 20, 2 and 3 bedroom apartments and will house mothers and children that are homeless and below income. Childcare is also being built into the project. Matrix Code 03C (Homeless Facilities - Not Operating Costs) National Objective – Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Create an affordable housing opportunity.
	Location Description	The Jeremiah Program is located at 801 Page Drive South
Planned Activities	Sustainability for the purpose of promoting a livable or viable community, decent housing.	
13	Project Name	Rebuilding Together
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Needs

	Funding	CDBG \$20,000
	Description	CDBG funds will be used to support home improvements to low-income seniors, veterans, and disabled individuals. Matrix Code 14A (Rehab – single unit residential) National Objective - Low/Mod Housing
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Repair/rehabilitate approximately 2 homes that are at least 40 years old or occupied by seniors, veterans, or disabled persons.
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • Direct Benefit - Low and moderate income homeowners • Indirect Benefit - Residents of affected older neighborhoods (well-maintained housing stock) • Repair/Rehabilitate approximately 2 homes that are occupied by elderly or disabled persons
14	Project Name	Youthworks
	Target Area	City Wide
	Goals Supported	Homelessness
	Needs Addressed	Homeless and Special Needs
	Funding	CDBG \$40,000
	Description	CDBG funds will be utilized to support improvements to YouthWorks, a facility that provides emergency youth shelter, transitional living for homeless young adults, family and diversion counseling, alternative programming for suspended and expelled students and street outreach to vulnerable populations. Matrix Code 03Q (Facilities for Abused and Neglected Children) National Objective – Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Support improvements to a facility that serves approximately 145 homeless youth and young adults.
	Location Description	Youthworks is located at 315 University Drive South in the Hawthorne/Jefferson neighborhood, which is a low-mod area.

	Planned Activities	Sustainability for the purpose of promoting a livable or viable community, decent housing.
15	Project Name	YWCA Cass Clay – YWCA Emergency Shelter
	Target Area	City Wide
	Goals Supported	Homelessness
	Needs Addressed	Homeless and Special Needs
	Funding	CDBG \$50,000
	Description	CDBG funds will be used to support safety and security enhancements of the emergency shelter facility. Matrix Code 03C (Homeless Facilities – Not Operating Costs) National Objective – Low/Mod Clientele
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Support improvements to a facility that serves approximately 1300 homeless women and children.
	Location Description	3000 University Drive South
	Planned Activities	Sustainability for the purpose of promoting a livable or viable community, decent housing.
16	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning, Admin and Fair Housing
	Needs Addressed	Non-Housing Community Development Needs
	Funding	CDBG \$127,402.00 and HOME \$33,658.60
	Description	Funds are used for the administration of community development programs and general planning activities. HOME funds pay for administration of the HOME program and a share of the delivery costs of the housing rehabilitation program. CDBG funds pay for administrative costs of the personnel that work on the planning and delivery of these community development programs, in addition to special plans, studies, and fair housing education. Matrix Code - 21A (General Administration) and 21H (Admin Costs of a PJ)
	Target Date	4/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	n/a

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The primary beneficiaries of all listed projects are low/moderate income households in the City of Fargo. In Fargo, most of the low/mod areas are concentrated in the core of the City, which are also some of Fargo’s oldest neighborhoods.

The City’s strategy for prioritizing community development activities is to target neighborhoods that are low/mod, where affordable housing is available, and that are older (developed pre-1920).

These neighborhoods typically share a number of characteristics that warrant community development interventions. There are opportunities for comprehensive neighborhood planning efforts that identify issues in a strategic way while at the same time empowering residents to act in concert with the City to address those needs. The housing stock is generally in good condition but is in need of re-investment/improvement. Oftentimes, residents’ concerns about safety and public service provision are beginning to emerge. It is at this point that the City feels it can be most effective in using community development resources to affect the lives of the citizens of these neighborhoods as well as the quality of life in the community as a whole.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, the City’s strategy for prioritizing community development activities is to target neighborhoods city-wide that are low/mod, where affordable housing is available, and that are older (developed pre-1920).

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In 2017, Fargo’s affordable housing work involves creating and maintaining housing options and solutions. To do this, the City will rehabilitate older owner-occupied housing, work with local partners to create new housing and rehabilitate existing affordable housing, assist low-income homeowners with infrastructure assessments, increase public awareness of affordability concerns, and work to increase homeownership rates for minority populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	2
Total	14

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	14

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The Fargo Housing and Redevelopment Authority (FHRA) and City continue to address the needs of its public housing inventory and encourage residents to be involved in its operations.

Actions planned during the next year to address the needs to public housing

In Fargo, there are 13 affordable housing properties providing rental assistance to 789 very low income households. In addition, the Fargo Housing and Redevelopment Authority has 60 tenant based rental assistance units, and provides 100 VASH vouchers for homeless vets and 1,194 Section 8 rental vouchers for general use. The FHRA meets the needs of its tenants through regular physical, operational, and management improvements, which are listed in its Five-Year Agency Plan and annual updates. The FHRA is engaged in efforts to improve its housing stock and the overall living environment for residents. The Lashkowitz High Rise is an example of this endeavor. The Lashkowitz project is in its planning phase to improve the overall condition of affordable units in the City and meet the long-term needs of tenants.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The FHRA works to engage, educate, and empower residents by providing opportunities for personal development, economic stability, education, health, and fostering family and community life.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The FHRA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness encompasses a population that is elusive, hidden, highly mobile, and characterized by diverse and complex circumstances. In order to identify the needs of persons who are homeless in Fargo, the City works closely with the local homeless coalition, service and housing providers, as well as the ND Coalition for Homeless People, which manages the Continuum of Care and Homeless Management Information System (HMIS) for North Dakota.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City Planning Department continues to be involved in local and statewide Continuum of Care efforts and regularly provides CDBG funds to support the planning process. In addition, the Planning Department continues to move forward with the goals and objectives of Fargo's "10-Year Plan to End Long-Term Homelessness", which brings together public and private partners from the metropolitan area to craft a local strategy for addressing the needs of this homeless population. Funds are set aside in the 2017 budget to support project ideas that have come out of that process (Project #6).

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds will be utilized to provide operating support at Fargo's Gladys Ray Shelter, which serves the Fargo homeless population. The 2017 Action Plan also includes funding a homeless liaison position within the Fargo Police Department and funds to assist with supportive housing and shelter facility improvements. In addition, Project HART in Fargo is a transitional residential facility/program for veterans that are homeless. It provides housing for 48 individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless providers in Fargo are members of the Fargo-Moorhead Coalition for Homeless Persons and North Dakota Continuum of Care, which organize around the implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. Their work focuses on planning and delivering housing and services for people who are homeless. Members of the Coalition currently

operate in partnership with a locally-maintained homeless information system called CARES, which helps to coordinate, refer, and evaluate homeless prevention and housing services. The information obtained is also used by homeless and housing providers to identify gaps and improve performance. The local organizations also work with ongoing McKinney-Vento homeless projects to improve outcomes related to transitioning to permanent housing, reducing the number of veterans and families with children that are homeless, assisting youth aging out of foster care, as well as lowering the number of people who become homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

As part of Fargo’s 10-Year Plan to End Long-Term Homelessness, the City plays an important role in supporting emergency solutions for persons experiencing homelessness and prevention strategies to keep people from becoming homeless in the first place. The City operates the Gladys Ray Shelter and Veterans Drop-In Center and supports a homeless liaison position within the Fargo Police Department. These efforts, in addition to general fund and human resource support to local shelters, service and housing providers are key to addressing the needs of individuals entering and exiting the criminal justice system; working to incorporate housing into the discharge planning being done by healthcare facilities; and identifying solutions to address concerns of youth homelessness and kids aging out of foster care. This work is critical toward ensuring that the issue of homelessness is addressed along a community-wide continuum of prevention and intervention strategies.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The 2017 Action Plan demonstrates significant support for the maintenance and creation of affordable housing in the community.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Rehab program helps remove significant barriers to affordable homeownership by assisting with critical repairs and maintenance to Fargo's existing housing stock, much of which is considered affordable housing. The Action Plan also includes funds to assist homeowners with special assessments levied for infrastructure repairs near their home. Direct efforts to remove barriers to affordable housing include assistance with the development of affordable senior housing with the HomeField Senior Housing apartments at 4245 28th Avenue South.

The City of Fargo has worked to address the problem of increased foreclosures in the area through the Neighborhood Stabilization Program (NSP), which was authorized by Congress under Title III of the Housing and Economic Recovery Act of 2008. Fargo received over \$5 million to acquire and redevelop foreclosed and abandoned properties that might otherwise have become sources of abandonment or blight. The NSP funds have been an excellent source of funding to address increasing numbers of foreclosed or vacant properties. The funds allocated to the City have been obligated and spent; however, approximately \$386,000 in program income remains and can be utilized to address foreclosures and abandoned property. Additional program income may be generated during 2017.

AP-85 Other Actions – 91.220(k)

Introduction

The City will undertake, or support the efforts of other agencies that meet the needs of low-income persons and households.

Actions planned to address obstacles to meeting underserved needs

The City will work with funding agencies, including Cass County, United Way of Cass-Clay, FM Area Foundation, Dakota Medical Foundation, and the Impact Foundation to coordinate and meet the needs of the community.

The City will seek opportunities to increase funding available for affordable housing.

The City will work to inform lenders and households regarding Fair Housing laws, and in particular, to encourage greater participation by minorities and ethnic groups disproportionately represented in homeownership.

Actions planned to foster and maintain affordable housing

Most of the City's affordable housing inventory is owned and managed by non-profit housing providers. There is little risk that projects will be lost from the affordable housing inventory. Regardless, the City will work with these providers when time comes to ensure continued viability of the housing.

The City will work with homeowners and owners of private multifamily rental units to identify obstacles and opportunities for rehabilitation and preservation.

Actions planned to reduce lead-based paint hazards

All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.

The City will continue to provide educational information about the hazards of lead-based paint.

Actions planned to reduce the number of poverty-level families

The City continues to support the efforts of nonprofit and public agencies that work to reduce the

number of families living in poverty.

Actions planned to develop institutional structure

The City is a partner in identifying ways to coordinate and improve the effectiveness of the institutional systems, housing and community development needs.

The City will continue to work with all housing and human service agencies to coordinate and improve communications. The Community Development Committee is one mechanism for hearing issues and addressing ways to improve the service delivery and housing system in Fargo.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support the efforts of housing and service agencies in the community. Fargo continues to expand its representation and presence with housing, social and human service agencies. Last year, the North Dakota Housing Finance Agency completed a Statewide Housing Needs Assessment. In 2015, the Community Development Committee oversaw the development of a Fargo Housing Study. Around the same time, a Workforce Study was completed by the Fargo Moorhead Economic Development Corporation. The available data was instrumental in the creation of a Build Housing Workgroup, which includes multi-sector representation from the region and focuses specifically on attainable housing to support upward mobility for people in low-wage, basic skill jobs. The result has contributed to the coordination of public and private housing organizations in Fargo's annual action plan through partnerships to develop employer funded housing, tenant and homebuyer education (which the Village Family Service Center stopped offering in 2015), create a regional housing trust fund, and support local and statewide housing programs and policies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City has prepared specific requirements for the use of CDBG and HOME program income, as well as HOME resale and recapture provisions. All HOME funded projects in Fargo's 2017 Action Plan are subject to the recapture provision, as opposed to the resale provision.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City uses no other form of investment beyond those identified in Section 92.205. Under 92.205, a participating jurisdiction may invest HOME funds as equity investments, interest-bearing loans/advances, non-interest-bearing loans/advances, interest subsidies consistent with the purposes of the HOME program, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of the program. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements. The City of Fargo generally invests HOME funds as a deferred payment loan or grant with conditions.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restrictive Agreement (LURA). All HOME funded projects in Fargo's 2017 Action Plan are subject to the recapture provision, as opposed to the resale provision. The HOME CHDO project is required to follow the City's recapture policy.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All HOME funded projects in Fargo's 2017 Action Plan are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the entire amount of HOME investment based on specific criteria that are established within the City's Recapture Policy. Only direct subsidy to the homebuyer is subject to recapture. The provisions do not limit the amount to be recaptured based on net proceeds available from the sale. Any recaptured funds must be used to carry out eligible HOME activities. In the case of CHDO proceeds, the City of Fargo permits Beyond Shelter, Inc. to retain any CHDO proceeds resulting from the HOME investment with the condition that the proceeds be used to develop additional affordable housing in the City of Fargo (24 CFR 92.3000(a)(2)) following the City's Recapture Policy. In addition, all CHDO proceeds and uses will be reported to the City.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

Discussion

For HOME ownership projects in the City, the after rehabilitation value will not exceed 95% of the median purchase price in the area. The 95% is based on the City's assessed value and is stated in the Housing Rehab program policy.

Please see the full, attached City of Fargo Recapture Policy under AD-26, Administration of the Annual Action Plan, Grantee Unique Appendices.

Attachments

Community Development Grant Application Letter



PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com

MEMORANDUM

DATE: September 9, 2016
TO: Organizations interested in applying for Fargo Community Development Funds
FROM: Dan Mahli, ^{DM}Community Development Administrator
RE: 2017 Community Development Funding

The application for City of Fargo 2017 Community Development funding is now available online at cityoffargo.com/planning. To request an application by mail, please contact the Department of Planning and Development at planning@cityoffargo.com or 701-241-1474.

I have attached information about Fargo's Community Development goals. The City is using this application for its Federal Community Development Block Grant (CDBG) and HOME Partnership Grant, as well as the local Social Service Fund.

If your organization is interested in applying for Fargo Community Development funding, please complete the application and submit it by **Friday, October 28, 2016**.

If you have questions, please contact our office. Thank you.



Printed on Recycled paper.

Community Development Goals and Considerations



2017 Application for Community Development Funds *Community Development Block Grant (CDBG) HOME Investment Partnership Program (HOME) Social Service Fund*

The Community Development Committee makes recommendations to the City Commission regarding development and oversight of the Community Development Block Grant (CDBG), HOME Partnership and City Social Service Grant funds. The focus is on three community development goals.

1) **Affordable Housing & Homelessness**

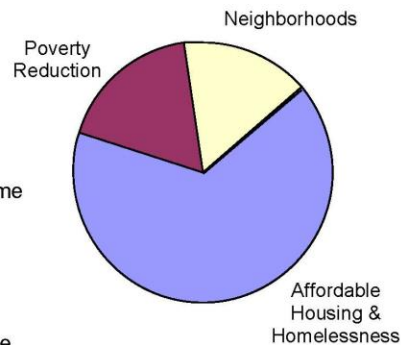
- Create and maintain existing affordable housing stock
- Increase homeownership
- Reduce homelessness in the community

2) **Poverty Reduction**

- Support efforts to increase self sufficiency and personal well-being
- Expand economic opportunities for low income individuals

3) **Neighborhoods**

- Promote the principles of fair housing and acceptance of diversity
- Help ensure that all Fargo neighborhoods are neighborhoods of choice
- Promote the development of downtown and older neighborhoods



Responsibilities

The Community Development Committee evaluates how the City's housing and development programs are working. It also examines new programs, proposed changes and grant/funding opportunities. In addition, the CD Committee may recommend and initiate special studies and plans.

Community Development Grants

Community Development Grants are made by the Fargo City Commission, with the recommendation of the Community Development Committee. The City of Fargo will not fund:

- Partisan, political, or denominational programs
- Endowment campaigns
- Individuals
- Requests that are not in writing
- Programs located outside the City of Fargo, unless directly benefiting Fargo residents

Community Development 2017 Grant Application Mailing List

2016 CD Mailing List - 2017 Grant Year Applications
CT: 139

NAME	NAME2	ADD	CITY	ST	ZIP
	Fargo Adult Learning Center	1305 9th Avenue S.	Fargo	ND	58103
	Hospice of The Red River Valley	1701 38th Street S Suite 101	Fargo	ND	58103
	Job Service North Dakota	1350 32nd Street S.	Fargo	ND	58103
	Lake Agassiz Development Group	417 Main Avenue	Fargo	ND	58103
	Mental Health America of ND	PO Box 4106	Bismarck	ND	58502-4106
	Metro Area Mayors Committee for People with Disabilities	PO Box 162	Fargo	ND	58107
	Migrant Legal Services	118 Broadway N	Fargo	ND	58102
	Somali Community Development of ND	2305 Main Avenue	Fargo	ND	58103
	St. Vincent de Paul Society	1425 1st Avenue S	Fargo	ND	58103
	The ARC of Cass County	215 University Drive N	Fargo	ND	58102
	The Salvation Army	304 Roberts Street N	Fargo	ND	58102
Abdi Jama	Global Youth United	2201 11th Avenue S #204	Fargo	ND	58103
Albert Gibson	City of Fargo - Planning				
Anna Frissell	Red River Children's Advocacy Center	100 S 4th Street #302	Fargo	ND	58102
April Fairfield	North Dakota Coalition for Homeless People	4023 State St N	Bismarck	ND	58503
Becki Johnson	Lakes & Prairies Community Action Partnership	715 11th Street N Suite 102	Moorhead	MN	56560
Blake Strehlow	Cass County Housing Authority	230 8th Avenue W	West Fargo	ND	58078
Bob Miller	City of Fargo - Planning				
Brian Arett	Valley Senior Services	2801 32nd Ave S, PO Box 2217	Fargo	ND	58108
Bruce Grubb	City of Fargo - City Administrator				
Bryce Johnson	Homebuilders Association of Fargo Moorhead	1802 32nd Avenue S	Fargo	ND	58103
Chad Prosocki	Catholic Charities North Dakota	5201 Bishops Blvd Suite B	Fargo	ND	58104
Charley Johnson	FM Convention and Visitors Bureau	2001 44th Street S	Fargo	ND	58107
Cheri Gerken	Presentation Partners in Housing	1101 32nd Avenue S	Fargo	ND	58103
Chip Ammerman	Cass County Social Services	1010 2nd Avenue S #2	Fargo	ND	58103
Chris Johnson	Rape & Abuse Crisis Center	317 8th Street N, PO Box 2984	Fargo	ND	58108
Christian Harris	WE Center	15 21 Street S	Fargo	ND	58103
Christine Laney	River Keepers	1120 28th Avenue North, Suite B	Fargo	ND	58102

2016 CD Mailing List - 2017 Grant Year Applications
CT: 139

Chuck Hendricks	Community Homes	702 23rd Street S	Fargo	ND	58103
Chuck Hoge	NDSU - Research & Technology Park, Inc	1854 NDSU Research Circle N	Fargo	ND	58102
Cindy Miller	FirstLink	4357 13th Avenue S Suite 107L	Fargo	ND	58103
Cindy Roholt	Pride Collective and Community Center	PO Box 941	Fargo	ND	58107
Clinton Alexander	Native American Programs	109 9th Street South	Fargo	ND	58103
Cody Severson	Community Uplift Program	719 Broadway #2	Fargo	ND	58102
Connie Nelson	Fargo Public Schools	415 4th Street N	Fargo	ND	58102
Craig Whitney	FM Chamber of Commerce	202 1st Avenue N	Moorhead	MN	56560
Dan Madler	Beyond Shelter, Inc.	PO Box 310	Fargo	ND	58107-0310
Dan Mahli	City of Fargo - Planning				
Darryl Lutovsky	St. Francis Thrift Store	Box 245	Fargo	ND	58107
Dave Lanpher	Park Company Realtors	28 10th Street North	Fargo	ND	58102
Dave Piepkorn	City Commissioner	2830 Lilac Lane N	Fargo	ND	58102
Dawn Mayo	City of Fargo - Planning				
Dawn Morgan	Jefferson Area Neighborhood Association	1323 5th Avenue S	Fargo	ND	58103
Dayna Del Val	The Arts Partnership	1104 2nd Avenue S Suite 315	Fargo	ND	58103
Deb Kluck	FAITH Café	144 17th Avenue W	West Fargo	ND	58078
Deborah Soliah	Sharehouse, Inc.	4227 9th Avenue Southwest	Fargo	ND	58103
Del Rae Williams	City of Moorhead - Mayor	1011 10th Street S	Moorhead	MN	56560
Diane Solinger	Jeremiah Program	P.O. Box 7430	Fargo	ND	58106
Dr. Jeff Schatz	Fargo School District	415 N. 4th Street	Fargo	ND	58102
Dr. Tim Mahoney	Mayor/City Commissioner	4628 Timberline Dr	Fargo	ND	58104
Duke Schempp	People's Press Project	1517 4th Ave S	Moorhead	MN	56560
Emily Beck	Fargo Theatre/Street Smart	PO Box 2190	Fargo	ND	58108
Erik Johnson	City of Fargo - Attorney's Office	505 Broadway Street N Suite 206	Fargo	ND	58102
Erin Prochnow	YWCA of Cass Clay	3100 12th Avenue N	Fargo	ND	58102
Fowzia Adde	Immigrant Development Center	810 4th Avenue S Suite 204	Moorhead	MN	56560
Gary Wolsky	Village Family Service Center - Nokomis Child Care Centers	1201 25th Street S	Fargo	ND	58103
Gerri Leach	Jail Chaplains	PO Box 6444	Fargo	ND	58109
Gregg Schildberger	City of Fargo - City Commission Office				
Jack Anderson	Prairie Public Broadcasting	207 N 5th Street	Fargo	ND	58102

2016 CD Mailing List - 2017 Grant Year Applications
CT: 139

James Berglie	Community Living Services	111 University Drive N	Fargo	ND	58102
James Gartin	Greater Fargo Moorhead EDC	51 Broadway, Suite 500	Fargo	ND	58102
James Monson	MBA	505 Broadway #202	Fargo	ND	58102
Jan Eliassen	Gladys Ray Shelter	1519 1st Avenue S	Fargo	ND	58103
Jan Ulferts Stewart		154 S Woodcrest Dr N	Fargo	ND	58102
Jane Greminger	Nokomis Child Care Center	618 23rd Street S	Fargo	ND	58103
Janie Hulett	Skills & Technology Training Center	1305 19th Avenue N	Fargo	ND	58102
Jasmine Markusen	City of Fargo - Planning				
Jim Anderson	Northern Plains Botanic Garden Society	PO Box 3031	Fargo	ND	58108-3031
Jim Gilmour	City of Fargo - Planning				
Jim Kappel	SENDCAA	3233 University Drive S	Fargo	ND	58104
Joan Bachman	Golden Ridge Lutheran Church	730 27th Street North	Fargo	ND	58102
Joel Vettel	Fargo Park District	701 Main Ave	Fargo	ND	58103
John Paulsen		PO Box 3247	Fargo	ND	58108-3247
John Strand	City Commissioner	517 3rd Ave N #1	Fargo	ND	58102
Josh Helmer	Centre, Inc.	PO Box 1269	Fargo	ND	58107
Josh Huffman	Village Family Service Center	1201 25th Street S, PO Box 9859	Fargo	ND	58106
Joy Ryan	Dakota Boys and Girls Ranch	1641 31st Avenue South	Fargo	ND	58103
Judd Graham	Bremer Bank	1444 45th Street S	Fargo	ND	58103
Judy Green	American Red Cross Dakotas Region	2602 12th Street N	Fargo	ND	58102
Judy Kuehl	The Connection Ministry	3401 S 25th Street	Fargo	ND	58103
Julie Bommelman	Metropolitan Area Transit	650 23rd Street N	Fargo	ND	58102
Julie Gunkelman	CHARISM	2601 12th Avenue South, Suite A	Fargo	ND	58103
Kathy Anderson	Trollwood Performing Arts School	801 50th Avenue S	Moorhead	MN	56560
Kathy Kulesa	ND DOL Division of Human Rights	2624 9th Avenue S #150	Fargo	ND	58103
Kay Leonhart	Community Homes	702 23rd Street S	Fargo	ND	58103
Keith Berndt	Cass County Government	211 9th Street S	Fargo	ND	58103
Kim Kramer	Legal Services of North Dakota	418 E. Broadway Avenue, Suite 7	Bismarck	ND	58501
Kimberly Pladson	TNT Kid's Fitness	2800 Main Avenue	Fargo	ND	
Kristi Huber	United Way of Cass-Clay	PO Box 1609	Fargo	ND	58107-1609
Kristi Sylskar	City of Fargo - Planning				

2016 CD Mailing List - 2017 Grant Year Applications
CT: 139

Laurie Baker	FM Coalition for Homeless Persons	PO Box 5653	Fargo	ND	58105-5653
Linda Boyd	Fargo-Moorhead Symphony Orchestra	808 3rd Avenue South, Suite #300	Fargo	ND	58103
Linda K. Nelson	Retired Senior Volunteer Program+ Southern Valley	PO Box 6050 Dept 2020	Fargo	ND	58108-6050
Linda Klebe	City of Moorhead	1020 3rd Avenue S	Fargo	ND	58103
Lisa Bode	ND Caring Foundation	500 Center Avenue	Moorhead	MN	56560
Lisa Faul	Fargo Housing Authority	4510 13th Avenue S	Fargo	ND	58103
Lynn Fundingsland	City of Fargo - Engineering	PO Box 430	Fargo	ND	58107
Mark Bittner	City of Fargo - Public Works				
Mark Williams	Legacy Children's Foundation	3425 N. 1st Street	Fargo	ND	58102
Mary Jean Dehne	Small Business Association	657 2nd Avenue N, Room 218	Fargo	ND	58102
Michael Gallagher	High Plains Fair Housing Center	PO Box 5222	Grand Forks	ND	58206
Michelle Rydz	Downtown Community Partnership	210 Broadway North, Suite 202	Fargo	ND	58102
Mike Hahn	The Kilbourne Group	210 Broadway, Suite 300	Fargo	ND	58102
Mike Zimney	RSVP+North Dakota	1919 N University Drive D135	Fargo	ND	58102
Nancy Olson	Freedom Resource Center	2701 9th Avenue S	Fargo	ND	58103
Nate Aalgaard	Sharehouse	4227 9th Avenue Southwest	Fargo	ND	58103
Nate Medhus	Humane Society, Inc.	1201 28th Avenue N	Fargo	ND	58102
Nukhet Hendricks	Family Healthcare Center	301 NP Avenue #2	Fargo	ND	58102
Pat Gulbranson	Dakota Medical Foundation/Impact Foundation	4141 28th Avenue S.	Fargo	ND	58104
Pat Traynor	YMCA	400 1st Avenue S	Fargo	ND	58103
Paul Finstad	Sanford Medical Center	720 4th Street N	Fargo	ND	58122
Paul Richard	Legacy Children's Foundation	3425 N. 1st Street	Fargo	ND	58102
Peter Saintal	Red River Human Services Foundation	2506 35th Avenue S, Ste A	Fargo	ND	58104
Phyllis Briss	SENDCAA Head Start	3233 University Drive S	Fargo	ND	58104
Rebecca Ney	Lake Agassiz Habitat for Humanity	210 N 11th Street, PO 1022	Moorhead	MN	56560
Rob Rich	New Life Center	1902 3rd Avenue N	Fargo	ND	58102
Rob Swiers	Fargo Youth Commission/Boys & Girls Club of RRV	2500 18th Street S	Fargo	ND	58103
Robin Nelson	Rebuilding Together	700 Main Avenue, Suite 10	Fargo	ND	58103
Russ Richards					

2016 CD Mailing List - 2017 Grant Year Applications
CT: 139

Ruth Roman	Fargo Cass Public Health	1240 25th Street South	Fargo	ND	58103
Samantha McDonald		4176 55th Street South	Fargo	ND	58104
Sandra Leyland	Fraser, Ltd.	2902 University Drive S.	Fargo	ND	58103
Sarah Schaan	FM Community Bicycle Workshop	209 NP Ave	Fargo	ND	58102
Shirley Dykshoorn	Lutheran Social Services of ND	3911 20th Avenue South	Fargo	ND	58103
Sonja Ellner	F-M Dorothy Day House of Hospitality	714 8th Street S	Moorhead	MN	56560
Stacie Loegering	Emergency Food Pantry	PO Box 2821	Fargo	ND	58108
Steve Sellent	Great Plains Food Bank	1720 3rd Avenue N	Fargo	ND	58102
Sue Koesterman	Churches United for the Homeless	1901 1st Avenue N	Moorhead	MN	56560
Thomas Hill	United Way of Cass-Clay	PO Box 1609	Fargo	ND	58107-1609
Tim Beaton	FM Area Foundation	409 7th Street S	Fargo	ND	58103
Tonna Horsley	Handi-Wheels Transportation, Inc.	2525 Broadway N, Suite 002	Fargo	ND	58102
Tony Gehrig	City Commissioner	3316 44th Ave S	Fargo	ND	58104
Tony Grindberg	City Commissioner	4755 Douglas Drive	Fargo	ND	58104
Tu-Uyen Tran	The Forum				
Ty Hegland	Project Hero	5012 53rd Street S, Suite C	Fargo	ND	58104
Vincent Kempf	City of Fargo - Police				
Willard Yellow Bird, Jr.	City of Fargo - Planning				
Yoke Sim Gunaratne	Cultural Diversity Resources	112 North University Drive, Suite 306	Fargo	ND	58102
Yvette Nasset	The Children's Museum at Yunker Farms	1201 28th Avenue N	Fargo	ND	58102

Public Notice for 2017 Action Plan Public Input Meeting

PUBLIC NOTICE 2017 Action Plan for Housing and Community Development

The City of Fargo is soliciting public input in preparation of its 2017 Action Plan for Housing and Community Development. The plan provides information on the needs of low and moderate income residents in the City. Interested residents, housing providers, support services, and businesses are invited to attend a public meeting on Tuesday, December 13, 2016 at 1:30 p.m. in the Commission Room at the Fargo City Hall located at 200 3rd St N, Fargo. For more information, please contact the Fargo Planning Department at 701-241-1474.

(December 9, 2016)

INSTRUCTIONS TO THE FORUM

Please publish as a classified on Friday, December 9, 2016
Please send an affidavit of publication.
Bill to: Fargo Planning & Development
200 3rd Street North
Fargo, ND 58102
Please call Jasmine at 476-6688 with any questions.

AFFIDAVIT NO 2422335

AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA,
COUNTY OF CASS

Sean McCracken.....of said County and state, being first duly sworn, on oath says: That *THE FORUM* is a daily newspaper of general circulation printed and published in the City of Fargo, in said County and State by FORUM COMMUNICATIONS COMPANY, and that *THE FORUM* is the duly elected, qualified and acting official newspaper in and for Cass County according to the provisions of the statute covering official newspapers, and that I am the clerk of the publisher of *THE FORUM*, and during all of such time covering the publication of this notice have occupied such position on said newspaper, and have personal knowledge of all the facts stated in this affidavit; and that the advertisement headed: **2017 Action Plan**; a printed copy of which is hereunto attached, was printed and published in said newspaper **1 (one)** times to wit: **December 9, 2016**

PUBLIC NOTICE
2017 Action Plan for Housing and Community Development
The City of Fargo is soliciting public input in preparation of its 2017 Action Plan for Housing and Community Development. The plan provides information on the needs of low and moderate income residents in the City. Interested residents, housing providers, support services, and businesses are invited to attend a public meeting on Tuesday, December 13, 2016 at 1:30 p.m. in the Commission Room at the Fargo City Hall located at 200 3rd St. N., Fargo. For more information, please contact the Fargo Planning Department at 701-241-1474.
(December 9, 2016)

Sean McCracken
.....

Subscribed and sworn to before me this

30th day of *December*, *2016*
[Signature]
.....

Notary Public, Cass Co., N.D.

KRIS ADAMSON
Notary Public
State of North Dakota
My Commission Expires Jan. 6, 2021

2017 Action Plan Public Input Meeting Comments

CDBG/HOME Public Input Meeting City of Fargo 2017 Community Development Action Plan December 13, 2016 – 1:30 p.m. City Commission Room, Fargo City Hall

Dan Mahli, Community Development Administrator, reviewed 6 community development priority needs, which include housing affordability, homeownership, homelessness, diversity, physical and social infrastructure, and poverty reduction. He also spoke about housing needs; homeless and special needs; and non-housing community development needs. In addition, Mr. Mahli noted specific community development activities. He stated Fargo anticipates receiving a total of \$1.2M in 2017: \$675,000 in CDBG funds; \$300,000 in HOME funds; and \$250,000 in City Social Service funds.

Russ Richards, Rebuilding Together, spoke on affordable housing and homelessness stating the priority for Rebuilding Together is to complete more roof projects for low-income families who cannot afford to pay for roof repairs/replacements. He expressed safety concerns of the organization's volunteers when working on these projects as well as the increase in requests for mobile home rehab. He noted many low-income homeowners cannot afford to live in these homes due to the repairs that need to be made, which in turn can lead to homelessness.

Julie Haugen, YWCA, echoed concerns regarding affordable housing and homelessness noting last year their organization served more of the homeless than they ever have. She expressed appreciation for the YWCA to be able to apply for CDBG funds to assist with facility upgrades, which are much needed for the amount of people their organization serves/houses.

Patty Kalibabky, Fraser Ltd, discussed homelessness noting they see the homeless population coming through their doors daily, and right now their facilities are full. She added Fraser is fortunate to have received grants to cover program costs but are also in need of facility upgrades as well, which requires them to seek other options for funding.

Laurie Baker, Fargo-Moorhead Coalition for Homeless Persons, spoke about research and data transfer needs, specifically upcoming changes with the Homeless Management Information System (HMIS), which is a technology system used to obtain data on housing and services to homeless individuals, families, and persons at risk of homelessness. She stated getting data is a need as well as housing location. She added units exist but the willingness to rent to people with barriers does not exist. She also expressed the need for transportation to get people to their jobs, which fits into two (2) categories: 1) concerns about the ability of the homeless service system to handle the large number of the special needs, elderly homeless population and 2) the efficacy of the ID card system, which is used to track the homeless population in the community.

Fowzia Adde, Immigrant Development Center, noted issues with the New American community, specifically prevention of homelessness. She stated concerns regarding the low income of many families who have only one person working as well as credit checks

that affect the ability of these populations to rent. She stated there is a need to focus on working with families to earn/work more so they can provide for their children and pay their rent.

Darci Asche, New American Consortium for Wellness and Empowerment, talked about concerns regarding language, childcare, and transportation. She said there are a large amount of elderly refugees who are facing isolation, presenting a need for adult daycares. She also noted the need for affordable childcare so family members can remain in the workforce. In addition, she stated there is a need for an accessible, viable interpreter service that is sustainable.

Sam McDonald, PATH, expressed concerns regarding assistance of youth leaving foster care, specifically in finding housing, jobs, and education.

Laurie Baker echoed the same concerns, noting there are a large number of kids leaving the juvenile justice system.

Adele Page, Legal Services of ND, talked about tenant challenges including the debt tenants incur from unexpected housing issues such as pest control. She added these challenges often cause tenants to become homeless because they cannot afford to pay for the expenses.

Sue Koesterman, Churches United, talked about the large number of families that come to their organization looking for shelter. In addition, she stated there are many homeless elderly and/or frail populations, who have chronic conditions that require care beyond what Churches United can provide. She reiterated the issues of transportation, affordable housing, and access to daycare.

Julie Haugen, YWCA, echoed what was said, noting their organization has several people who come to them to escape domestic violence.

Thomas Hill, United Way, stated there is a need for childcare in the community, noting there are currently 164 full-time vacancies for infant childcare in North Dakota. He added the cost for childcare is a large need, specifically in neighborhoods where people work. Lastly, he stated needs for workforce development programs and job skills training, noting case management services to help people with skill building would be helpful.

Connie Nelson, Fargo Public Schools, talked about the ability for people to develop job skills in high school and advance these skills once they graduate, noting on-site trainings would be beneficial. She also noted the need for employers to be responsible for providing transportation for their employees who do not have transportation of their own.

Fowzia Adde, Immigrant Development Center, noted the obstacles that new entrepreneurs, many being New Americans, face when trying to start up their own businesses, specifically with the State's process they must go through as well as the need for transportation.

Abdi Jama, Global Youth United, discussed the need for recreation and education together and the lack of programs the City is providing for New American youth. He emphasized the need to integrate sports into the programs that are offered, because many New American youth view sports as a part of their education, talent, communication, and way of life.

Laurie Baker stated FM Coalition for Homeless Persons just completed a 2 ½ year pilot on the Landlord Risk Mitigation Fund program, which encourages property managers and landlords to rent to people experiencing homelessness to provide stable housing. She noted a decision needs to be made on if this program could become permanent or not.

Abdiwali Sharif-Abdinisir, Somali Community Development of North Dakota, stated there is a need for a cultural community center in the area, which would be for both native-born populations and New Americans. He added there should also be more support for working families, English language learning, and job skills training/workforce development for New Americans.

Chris Schmitz, Beyond Shelter, suggested continuing to invest CDBG and HOME dollars in the production of affordable housing and to concentrate on public/private partnerships to do so. In response to the City heading towards a 58% renter population, he believes affordable assisted living with reference to public housing is the best avenue and use of HUD funds. To make housing affordable to buyers, Mr. Schmitz suggested the investing CDBG/HOME dollars in homebuyer assistance, land procurement, and construction for affordable homeownership. He also stated the current Low Income Housing Tax Credit market is such that capital to do great projects is not there. He feels that investing CDBG and HOME funds, including Community Housing Development Organization (CHDO) funds can help solve local affordable housing issues.

Dan Mahli concluded the meeting by stating there is a need to support investment in the City's affordable subsidized housing stock and mixed-use walkable neighborhoods, emphasizing changes in the downtown area. He added there are a number of public housing units located downtown, including the High Rise, and neighborhoods should continue to be welcoming to all people.

Public Input Meeting Sign-In Sheet

CDBG – Public Input Meeting December 13, 2016

Please Print your name, organization, and address on this sheet:

	NAME	ORGANIZATION	ADDRESS
1	Becki Johnson	Lakas + Prairies CAP	715 11 th St N, Moorhead
2	Patty Halibakky	Fraser, LTD	2902 S. Univ. Dr. Fargo
3	Connie Nelson	Fargo Public Schools	415 No. 4th St. Fargo
4	Thomas Hill	United way of Cass. Clay	219 7 th St. S. Fargo
5	Chris Schmitz	Beyond Shelter	3320 Westrac Dr. St G. Fargo
6	Janet Hagen	YWCA Cass Clay	3100 12 Ave N Fargo
7	Laurie Baker	FM Coalition HP	PO Box 5653 Fargo 58105
8	Adele Page	LSNTD	112 N. University, Fargo ⁴²²⁰ 58102
9	Sam McDonald	PATH	1202 Westrac Drive
10	Lisa Graalum	Rebuilding Together	700 Main Ave S
11	Darci Asato	NHCWE	15 South 21st St.
12	Abdi Samra	Global Youth United	2201 11 th Ave S Fargo
13	Sonja Ellner	Dorothy Day House	714 8th St. S. Moorhead, MN
14	MARK JOHNSON	KUMBUKNE Group	210 BOWY STE 300
15	Jan Ulfert	Spurlock Fargo P.C.	Fargo
16	Guss Burkus	Rebuilding Together	700 Main Ave S
17	Joan E Heiman	Youthworks	317 University S
18	Joe Robillard	Youthworks	317 Univ. Dr. S.
19	Peggy Sander	Youthworks	317 Univ Dr. S.
20	Joyce's Adele	I. D. C	

SIGN-IN SHEET

**CDBG – Public Input Meeting
December 13, 2016**

Please Print your name, organization, and address on this sheet:

	NAME	ORGANIZATION	ADDRESS
21	Marlene G Morris	GEEGEE Fashion LL	1345 main Ave
22	Rosaline Swarray		
23	Lynn Funnings'uel	Tango H&A	
24	Sve Koesterman	CUFH	1901 1 st Ave N, Moorhead
25	Abdimali Sharif	Somali Community Development Fund	2305 Main Ave
26	Hukun Abdullahi	Afro American Development Ass	1305 Fargo, MN
27	Luis Pedro Gil AGOSTINHO	313 Broadway St N	78102 ND
28	John Strand	City Commission	
29	Dan Mahli	City of Fargo	
30	Kristi Sylskar	City of Fargo	
31	Kara Gloe	City of Fargo	
32	Jasmine Markusen	City of Fargo	
33	Willard Yellow Bird	City of Fargo	
34			
35			
36			
37			
38			
39			
40			

SIGN-IN SHEET

Public Input Meeting Handout #1

Community Development Plan Findings



An examination of community characteristics helped identify priority needs that should be addressed with community development funds.

- **AFFORDABILITY**

The City of Fargo and surrounding communities are fortunate to have a cost of living that is low compared to most other urbanized areas. However, a more in depth examination of the personal economic picture of area households would reveal affordability concerns for the lower income portion of the population. Certain segments of the population do face significant affordability issues. Most rental households earning less than 50% of area median income face a severe cost burden. And, for homeownership to remain within reach for households earning less than 120% of area median income, new construction of affordable owner-occupied housing is needed.

- **HOMEOWNERSHIP**

Homeownership rates in Fargo are low. The City is likely to have a low homeownership rate relative to the state and national rates because of some of the characteristics of the population (high percent of student and elderly households) but the fact remains that the rate could be increased. Efforts to encourage minority homeownership and homeownership for low-income households (50-80% of median income) are key initiatives in Fargo. Additionally, working to ensure a variety of homeownership options throughout the community and improving the ability to pay housing-related costs will encourage increases in homeownership across all income, age, and ethnic groups.

- **HOMELESSNESS**

Homelessness is an issue that has a different scale in North Dakota and in the City of Fargo than larger, more urbanized, areas. The most recent survey of homelessness in Fargo counted 591 homeless persons in Fargo-Moorhead, 36% of whom could be considered chronically homeless. Even though Fargo is home to approximately 16% of the state's population, it is home to more than 1/3 of the state's homeless population. The City has a good emergency shelter and support system, as well as some transitional housing and permanent supportive housing units. However, continuing the work to address crisis housing situations and provide a robust continuum of housing options will allow people to move from homelessness into housing stability.

- **DIVERSITY**

Fargo is a more diverse community. Immigrants come from two distinct groups – a highly educated and relatively affluent group associated with the metro area's universities and medical institutions, and a relatively disadvantaged group of refugees that have been resettled to the United States to avoid persecution in their native lands. In addition, Native American people exhibit the most need (as measured by poverty, education levels, homeownership). Community systems and residents must continue to adjust to accommodate this diversity of language, culture, and need.

- **INFRASTRUCTURE**

A neighborhood's physical and social infrastructure combine to show the strength and long term viability of a place. Continued investment in the physical infrastructure of the City's neighborhoods (housing, streets, utilities, neighborhood facilities, parks and open space) and aggressive elimination of blight will encourage vitality in older and more fragile neighborhoods. In addition, investing in social infrastructure may be just as important. Social infrastructure involves leadership development and support for the activities of grass roots organizations (i.e. neighborhood groups, ethnic communities, not-for-profits, and 'friends of' organizations).

- **POVERTY**

Efforts to reduce poverty levels by increasing earning power and family self-sufficiency have a major impact on community and individual well-being. In Fargo, as well as throughout the State of ND, extremely low-income households face the most extreme cost burdens and overall life challenges. Households living in poverty are unlikely to own a home, and as such, are unlikely to accumulate wealth in the form of a housing asset. Their lack of personal financial resources increases the difficulty associated with meeting basic food and shelter needs, as well as transportation and childcare. In general, this group is living in a precarious situation. Efforts to support stability for extremely low-income households and households in poverty are important because this is the group in greatest need.

Page 1 of 3

HOUSING NEEDS

- Significant rehab and replacement needs in public housing must be addressed to maintain the community's inventory of subsidized units
- Affordability concerns for households earning less than 30% of the area median income. The majority of this group rents so rental affordability is key. Also, elderly households earning less than 30% of median income exhibit significant cost burden at high rates. A priority should also be made for young families with children because this group has the largest number of households showing a cost burden
- Homeownership rate is low, with disproportionately low rates of minority homeownership
- Owner-occupied housing costs are rising for all income ranges
- Age-based projections through 2020 show a large increase in senior, empty-nester households, as well as an increase in younger populations – which means shifting housing demand and a strong future bias toward home ownership
- Education on fair housing issues
- Construction of new subsidized units (i.e., Low Income Housing Tax Credits) should target extremely low-income households (less than 30% median income) as well as seniors and workforce families with children

HOMELESS AND SPECIALS NEEDS

- Special needs populations continue to have unmet housing needs. Develop additional permanent supportive housing to effectively transition people out of non-permanent living facilities (hospitals, jail, treatment, shelters) in order to avoid discharging people into homelessness
- Find housing options for hard-to-house populations (bad credit, criminal background, behavioral issues)
- Ensure culturally-appropriate housing and support service solutions to maximize successful reduction in homelessness, particularly for the American Indian population which makes up a disproportionate share of the community's homeless and precariously-housed population
- Provide support to extremely low-income households (<30% area median income) because they are the most precariously-housed, non-homeless population
- Support efforts of the Continuum of Care and State agencies to bolster discharge planning practices to prevent newly discharged individuals from becoming homeless
- Increase public awareness of homelessness and the needs of this population

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

- Self-sufficiency enhancement, particularly for extremely low-income households (English language education, transportation, job skills, entrepreneurship, microenterprise support)
- Leadership development within local ethnic communities (i.e., Native and New Americans) to facilitate self-determined activities and successful integration into the community fabric
- Neighborhood-based youth/family facilities in low-income and/or fragile neighborhoods
- Elimination of deteriorated property and blighted conditions in both residential neighborhoods and the central business district

Page 2 of 3

Community Development Goals and Objectives



To address the priority needs, Fargo has identified the following goals. Specific objectives are provided to further define each of these goals.

1. **Affordable Housing** – Create and maintain affordable housing options and increase homeownership in the City of Fargo
 - Rehabilitate older owner-occupied housing
 - Work with local partners to create new housing and rehabilitate existing affordable housing throughout the community, including the preservation and replacement of the existing subsidized housing
 - Assist low-income homeowners with infrastructure assessments to help maintain the affordability of homeownership
 - Increase public awareness of affordability concerns and the needs of at-risk populations
 - Provide opportunities for housing education to potential and recent homeowners and tenants
 - Increase homeownership rates for minority populations
2. **Homelessness** – Participate in collaborative efforts to reduce and prevent homelessness in the community
 - Support a continuum of housing and emergency solutions for Fargo’s population facing homelessness
 - Encourage the development of supportive housing units and housing case management partnerships
3. **Neighborhoods** – Ensure that all Fargo neighborhoods are neighborhoods of choice
 - Eliminate blighted conditions from the downtown business district and Fargo’s central residential areas
 - Foster the establishment of strong neighborhoods through the implementation of revitalization efforts
4. **Poverty Reduction** – Reduce poverty & support efforts to increase self-sufficiency and self-determination of low and moderate income households in the community
 - Support skill-building and other opportunities designed to improve personal success (i.e., access to healthcare, job training, financial literacy, English language learning, driving skills, pre-GED, community gardening, entrepreneurship, leadership training)
 - Support metropolitan efforts to address barriers to work that affect low-income individuals (education, transportation, child care, etc.)
5. **Planning, Administration and Fair Housing** – Administer the Community Development program to meet community needs and Federal grant requirements
 - Oversee Community Development program administration
 - Promote the principles of fair housing, as well acceptance and respect for diversity

Community Development Funds Anticipated in 2017



	CDBG	HOME	CITY	TOTAL
Allocation from HUD (anticipated)	\$ 675,000	\$ 300,000	\$ -	\$ 975,000
City Social Service Fund	\$ -	\$ -	\$ 250,000	\$ 250,000
Carryover/Unallocated	\$ 200,000	\$ -	\$ -	\$ 200,000
Program Income (anticipated)	\$ -	\$ 50,000	\$ -	\$ 50,000
Total Available – Estimated	\$ 875,000	\$ 350,000	\$ 250,000	\$ 1,375,000

Public Input Meeting Handout #2

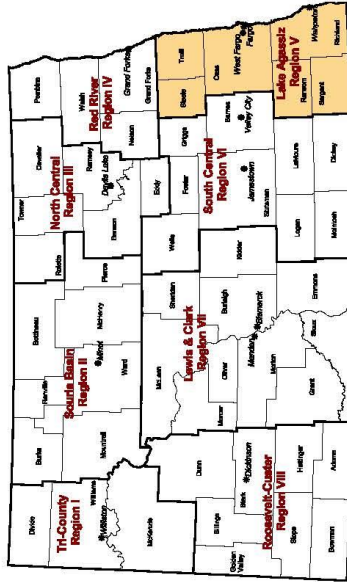
LAKE AGASSIZ REGION V AND ITS COMPONENTS

POPULATION CHANGE

- From 2010 to 2014, population in Region V increased by 9 percent, from 185,481 to 202,851 residents. This growth was driven by the additional 17,227 people in Cass County. In Cass County, the city of West Fargo saw the largest percentage increase (23 percent), followed by Fargo at 10 percent.
- Population in Region V is projected to increase to 248,911 people by 2029, a 23 percent increase from 2014. Population in Cass County is projected to grow by 28 percent while the other counties in the region are projected to increase only modestly or have population decline. Population in Richland and Sargent counties is projected to increase by 3 and 2 percent, respectively, while population in Ransom, Steele, and Traill counties is projected to decrease from 1 to 6 percent during the study period.
- While population across all age categories is projected to increase in Region V, the largest increases are in the older adult category. As the baby boom generation continues to age, the older adult population (i.e., ages 65 and older) in Region V is projected to increase by 77 percent over the next 15 years. In Cass County, the older adult population is projected to nearly double (92 percent). Even in counties throughout Region V where overall population is projected to decrease, the number of older adults is projected to increase. With the exception of Ransom County, the older adult population is projected to increase by at least 36 percent and as much as 73 percent in other counties in Region V. The number of pre-retirees (i.e., significant decreases in five of the six counties. The prime working age population (i.e., ages 25 to 44) is projected to increase by 28 percent in the region. Population younger than 25 years old in Region V is projected to increase by 13 percent over the study period. Population change across all age categories in Region V is largely driven by projected growth in Cass County.

TRENDS IN HOUSING STOCK

- Total housing units in Region V increased by 15 percent from 2010 to 2014. However, relying solely on recent years' building trends as an indicator of future housing stock can result in unrealistic predictions. The pace of growth experienced in recent years, especially in western North Dakota, is not sustainable. While growth in Region V has not been at a rate comparable to growth experienced in western North Dakota, it is not likely that recent trends will continue indefinitely into the future. If housing units were to continue to be added at a rate similar to recent years, housing stock likely would exceed housing needs. Extending recent building trends (Model 1) is not an appropriate predictor of potential future housing inventory during periods of rapid change, and for this study are for illustrative purposes only.
- Change in population was used to project total housing units over the 15-year study period (Model 2). The number of housing units in Region V are projected to increase from 95,480 units in 2014 to 119,845 units in 2029, a 26 percent increase. Nearly all the projected increases in housing inventory for Region V are in Cass County, reflecting the continued growth of Fargo and West Fargo. Projected change in total housing units ranged from modest growth of 3 and 7 percent in Sargent and Richland counties to projected decreases ranging from 2 to 9 percent in Ransom, Steele, and Traill counties. While the total number of housing units in Ransom, Steele, and Traill counties are projected to decrease over the study period, it is not likely that the number of housing units will decline as suggested by the model. Rather, if population declines as projected, the effects on housing units will likely be an increase in the vacancy rate or some losses of older properties.
- With the exception of the city of Fargo, the majority of housing units in Region V were owner-occupied in 2014. In rural counties of Region V, 70 to 78 percent of occupied housing was owner-occupied. In contrast, only 44 percent of housing in Fargo was owner-occupied and 56 percent of housing was renter-occupied in 2014.
- Very few housing units in Region V were considered substandard (i.e., lacking complete plumbing or kitchen facilities) or overcrowded in 2014 (2 percent or less).
- In 2014, rental housing units were somewhat newer than owner-occupied units in Region V overall (i.e., 42 percent of rentals and 36 percent of owner-occupied housing units were built after 1990). A greater percentage of both owner- and renter-occupied housing stock was built after 1990 in Cass County than in the other counties in Region V. This is a reflection of the recent and rapid growth in Fargo and West Fargo.
- In Region V, 7 percent of housing units were vacant in 2014; 66 percent of the vacant units were located in Cass County. Approximately one-third of the vacant units in the region (30 percent) were for rent, 9 percent were for sale, and 19 percent were for seasonal, recreational, or occasional use.



Population is projected to increase only slightly region-wide (3 percent) with population younger than 25 years old in Region V is projected to increase by 28 percent in the region. Population change across all age categories in Region V is largely driven by projected growth in Cass County.

HOUSING VALUES AND PROJECTED HOUSING NEEDS

- In 2014, the median value of owner-occupied housing in Region V was \$124,714 and values ranged from \$72,100 in Sargent County to \$164,600 in Cass County. One third of owner-occupied housing units in Region V (32 percent) were valued at or above \$200,000 and two-thirds were valued at \$125,000 or more in 2014 (66 percent). Cass County had the highest percentage of owner-occupied housing valued at \$125,000 or more (74 percent) and Sargent County had the smallest percentage (23 percent).
- Alternately, 12 percent of owner-occupied housing was valued at less than \$90,000 in Cass County. Rural counties in Region V had a greater percentage of owner-occupied housing valued at less than \$90,000 than Cass County, ranging from 43 percent in Richland County to 61 percent in Sargent County.
- In 2014, median gross rent in Region V was \$624 and ranged from \$445 per month in Steele County to \$694 in Cass County. Three-fourths of renter-occupied housing units in Region V rented for at least \$550 per month in 2014 (75 percent). In Cass County, 78 percent of rentals were at least \$550 per month. In Steele and Richland counties, the majority of rentals were less than \$550 per month.
- Projections indicate at least a 21 percent increase in households within each income category for Region V by 2029, growth which is largely influenced by Cass County. Projected increases are smaller for other counties in region, across all income categories, with some counties in the region projected to experience decreases in moderate and upper income categories. Extremely low income households are projected to increase by 38 percent in Steele County.

KEY FINDINGS

- Population growth since 2010 in Region V is largely a function of population in Cass County. Population growth is projected to continue through 2029 in Region V; however, consistent with recent population trends, future growth will be heavily influenced by trends in Fargo and West Fargo.
- Less robust population growth is projected in the rural counties in Region V; however, the influence of the increase in the older adult population as a result of the aging baby boom generation will affect every county in the region. Overall, the 65 and older age group in Region V is projected to increase by 77 percent by 2029. The prime working age group is projected to grow in all but two counties in the region, from 13 to 33 percent.
- In Region V, the number of households across all income categories is projected to grow over the study period with the largest projected change occurring in extremely low and very low income households (28 and 31 percent, respectively).
- With only 20 percent of owner-occupied housing valued at less than \$90,000 and only 2.5 percent of renter-occupied housing that rents for less than \$550, the need for affordable housing will be substantial in Region V.

TABLE 1. TOTAL POPULATION, 2010 to 2029

Area	2010	2014	Changes: 2010 to 2014	Projections			Changes: 2014 to 2029
				2019	2024	2029	
Region V	165,481	202,861	9.4%	223,740	235,692	246,911	22.7%
Cass	143,778	167,005	11.5%	187,206	199,441	213,109	27.6%
Ransom	5,457	5,446	-0.2%	5,370	5,349	5,389	-1.0%
Richland	16,321	16,432	0.7%	17,039	16,907	16,980	3.3%
Sargent	3,829	3,931	2.7%	4,104	4,117	3,995	1.6%
Steele	1,975	1,955	-1.0%	1,946	1,933	1,869	-4.4%
Trill	8,121	8,082	-0.5%	8,075	7,845	7,569	-6.3%
Fargo	105,540	115,884	9.8%	130,761	138,472	148,275	28.0%
Wahpeton	7,766	7,903	1.8%	8,365	8,194	8,169	3.4%
West Fargo	25,830	31,774	23.0%	33,918	36,532	38,672	21.7%

TABLE 2. POPULATION BY AGE, 2014 and 2029

Area	Less Than 25 Years of Age				Ages 25 to 44				Ages 45 to 64				65 Years and Older			
	2014	2029	Changes: 2014 to 2029		2014	2029	Changes: 2014 to 2029		2014	2029	Changes: 2014 to 2029		2014	2029	Changes: 2014 to 2029	
Region V	76,424	86,521	13.4%		56,027	71,662	27.9%		46,848	48,194	2.9%		24,562	43,534	77.3%	
Cass	63,515	73,943	16.4%		48,674	63,259	30.0%		36,768	41,218	12.1%		18,048	34,689	92.2%	
Ransom	1,637	1,604	-2.0%		1,114	1,462	31.2%		1,570	1,149	-26.8%		1,125	1,174	4.4%	
Richland	5,965	5,679	-5.3%		3,357	4,471	33.2%		4,478	3,172	-29.2%		2,602	3,658	40.6%	
Sargent	1,144	1,194	4.4%		806	914	13.4%		1,204	831	-31.0%		777	1,056	35.9%	
Steele	531	543	2.3%		371	226	-39.1%		590	297	-49.7%		463	803	73.4%	
Trill	2,602	2,558	-1.7%		1,705	1,330	-22.0%		2,238	1,527	-31.8%		1,537	2,154	40.1%	
Fargo	45,587	53,183	16.7%		33,453	43,215	29.2%		24,885	27,395	10.1%		11,939	24,482	105.1%	
Wahpeton	3,301	3,266	-1.1%		1,703	2,319	36.2%		1,937	1,273	-34.3%		962	1,311	36.3%	
West Fargo	11,164	12,612	13.0%		10,330	12,772	23.6%		7,432	7,752	4.3%		2,848	5,536	94.4%	

TABLE 3. TOTAL HOUSING UNITS, 2010 to 2029 (Model 1)

Area	2010	2014	Change: 2010 to 2014	Projections - Model 1			Change: 2014 to 2029
				2019	2024	2029	
Region V	65,169	95,460	14.8%	109,976	123,871	188,067	44.6%
Cass	65,986	78,125	18.4%	92,015	105,906	119,797	53.3%
Ransom	2,676	2,674	-0.1%	2,699	2,722	2,745	2.7%
Richland	7,525	7,623	1.3%	7,773	7,925	8,077	6.0%
Sargent	2,017	2,060	2.1%	2,130	2,201	2,272	10.3%
Steele	1,196	1,189	-0.6%	1,214	1,237	1,260	6.0%
Trail	3,759	3,909	1.3%	3,944	3,980	3,916	2.8%
Fargo	48,924	56,657	15.6%	65,722	74,785	83,848	48.0%
Wahpeton	3,506	3,544	1.1%	3,624	3,702	3,780	6.7%
West Fargo	9,991	13,932	39.5%	18,582	23,234	27,896	100.2%

TABLE 4. TOTAL HOUSING UNITS, 2010 to 2029 (Model 2)

Area	2010	2014	Change: 2010 to 2014	Projections - Model 2			Change: 2014 to 2029
				2019	2024	2029	
Region V	65,169	95,460	14.8%	106,762	113,287	119,816	25.5%
Cass	65,986	78,125	18.4%	89,078	95,584	102,231	30.9%
Ransom	2,676	2,674	-0.1%	2,638	2,618	2,624	-1.9%
Richland	7,525	7,623	1.3%	7,785	8,009	8,147	6.9%
Sargent	2,017	2,060	2.1%	2,242	2,203	2,117	2.8%
Steele	1,196	1,189	-0.6%	1,168	1,138	1,085	-8.7%
Trail	3,759	3,909	1.3%	3,851	3,725	3,611	-5.2%
Fargo	48,924	56,657	15.8%	65,071	69,485	74,509	31.5%
Wahpeton	3,506	3,544	1.1%	3,667	3,755	3,765	6.2%
West Fargo	9,991	13,932	39.5%	15,165	16,508	17,485	25.5%

TABLE 5. TOTAL OCCUPIED HOUSING UNITS, 2010 to 2029

Area	2010	2014	Change: 2010 to 2014	Projections			Change: 2014 to 2029
				2019	2024	2029	
Region V	77,798	88,473	13.7%	99,064	105,206	111,363	25.9%
Cass	62,916	73,516	16.8%	83,822	89,944	96,199	30.9%
Ransom	2,345	2,315	-1.3%	2,284	2,267	2,272	-1.8%
Richland	6,517	6,639	1.9%	6,780	6,975	7,095	6.9%
Sargent	1,770	1,745	-1.4%	1,899	1,866	1,793	2.7%
Steele	825	921	11.6%	904	881	840	-8.7%
Trail	3,425	3,338	-2.5%	3,375	3,273	3,164	-5.2%
Fargo	46,661	53,201	14.0%	61,102	65,247	69,965	31.5%
Wahpeton	3,012	3,111	3.3%	3,219	3,296	3,305	6.2%
West Fargo	9,595	13,314	38.8%	14,492	15,775	16,709	25.9%

TABLE 6. OCCUPIED HOUSING UNITS BY TENURE, 2014

Area	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied	
		Number	Percent	Number	Percent
Region V	88,473	49,656	56.1%	38,817	43.9%
Cass	73,516	38,688	52.6%	34,828	47.4%
Ransom	2,315	1,623	70.1%	691	29.9%
Richland	6,639	4,873	73.4%	1,766	26.6%
Sargent	1,745	1,359	77.9%	386	22.1%
Steele	921	672	73.0%	249	27.0%
Trail	3,338	2,441	73.1%	897	26.9%
Fargo	53,201	23,565	44.3%	29,637	55.7%
Wahpeton	3,111	1,828	58.7%	1,283	41.3%
West Fargo	13,314	9,138	68.6%	4,175	31.4%

TABLE 7. CHANGE IN RENTER-OCCUPIED HOUSING UNITS, 2014 TO 2029

Area	Renter-Occupied Housing Units, 2014	Change in Renter-Occupied Housing Units					
		-2014 to 2019		-2014 to 2024		2014 to 2029	
		Numeric	%	Numeric	%	Numeric	%
Region V	38,817	4,453	11.5%	7,146	18.4%	10,040	25.9%
Cass	34,826	4,278	12.3%	6,868	20.0%	9,822	28.2%
Ransom	691	-5	-0.8%	-9	-1.3%	-10	-1.5%
Richland	1,766	116	6.6%	151	8.5%	208	11.8%
Sargent	388	33	8.5%	29	7.4%	18	4.6%
Steele	249	3	1.3%	1	0.5%	2	0.9%
Trail	897	27	3.0%	6	0.6%	0	0.0%
Fargo	29,637	3,906	13.2%	5,687	19.9%	8,342	28.1%
Wahpeton	1,283	108	8.4%	107	8.3%	126	9.8%
West Fargo	4,175	385	9.2%	841	20.1%	1,159	27.7%

TABLE 8. VACANT HOUSING UNITS BY STATUS, 2014

Area	Total Vacant Housing Units	For Rent		For Sale Only		Rented or Sold, Not Occupied		For Seasonal, Recreational, or Occasional Use		For Migrant Workers		Other Vacant	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
		Region V	7,007	2,114	30.2%	603	8.6%	539	7.7%	1,338	19.1%	9	0.1%
Cass	4,610	1,674	36.3%	445	9.7%	414	9.0%	706	15.3%	0	0.0%	1,370	29.7%
Ransom	359	23	6.4%	41	11.5%	11	3.1%	77	21.5%	9	2.5%	198	55.0%
Richland	984	223	22.8%	26	2.7%	74	7.5%	206	20.9%	0	0.0%	456	46.3%
Sargent	315	51	16.2%	15	4.9%	28	8.7%	60	19.1%	0	0.0%	161	51.1%
Steele	268	21	7.7%	16	5.9%	4	1.5%	177	65.9%	0	0.0%	51	19.0%
Trail	471	122	26.0%	59	12.6%	9	1.9%	111	23.6%	0	0.0%	169	36.0%
Fargo	3,456	1,308	37.9%	213	6.2%	329	9.5%	494	14.3%	0	0.0%	1,111	32.1%
Wahpeton	433	180	41.5%	0	0.0%	47	10.8%	80	18.6%	0	0.0%	126	29.1%
West Fargo	619	288	46.6%	81	13.2%	61	9.9%	188	30.4%	0	0.0%	0	0.0%

TABLE 9. SUBSTANDARD OCCUPIED HOUSING UNITS BY TENURE, 2014

Area	Owner-Occupied Housing Units										Renter-Occupied Housing Units											
	Total		Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Overcrowded - 1.01 or More Occupants per Room		Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Total		Lacking Complete Plumbing Facilities		Lacking Complete Kitchen Facilities		Overcrowded - 1.01 or More Occupants per Room			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Region V	49,666	133	0.3%	208	0.4%	138	0.3%	39,817	169	0.4%	614	1.6%	765	2.0%	38,688	89	0.2%	132	0.3%	83	0.2%	
Cass	38,688	9	0.06%	11	0.7%	2	0.1%	681	0	0.0%	10	1.5%	5	0.7%	34,828	109	0.3%	491	1.4%	733	2.1%	
Ransom	1,623	16	0.3%	29	0.6%	26	0.5%	1,766	39	2.2%	100	5.7%	6	0.3%	1,359	2	0.2%	2	0.2%	5	0.4%	
Richland	4,873	0	0.0%	7	1.0%	10	1.5%	249	0	0.0%	0	0.0%	0	0.0%	3,599	0	0.0%	0	0.0%	0	0.0%	
Sargent	1,359	17	0.7%	27	1.1%	12	0.5%	887	11	1.2%	12	1.3%	16	1.8%	1,241	17	0.7%	27	1.1%	12	0.5%	
Steele	2,441	29	0.1%	70	0.3%	25	0.1%	29,637	105	0.4%	485	1.6%	613	2.1%	2,355	29	0.1%	70	0.3%	25	0.1%	
Trail	23,565	0	0.0%	12	0.7%	0	0.0%	1,283	0	0.0%	36	2.8%	1	0.1%	1,828	0	0.0%	0	0.0%	0	0.0%	
Fargo	9,138	0	0.0%	0	0.0%	0	0.0%	4,175	0	0.0%	0	0.0%	116	2.8%	9,138	0	0.0%	0	0.0%	0	0.0%	
West Fargo																						

TABLE 10. YEAR OCCUPIED HOUSING UNIT BUILT BY TENURE, 2014

Area	Owner-Occupied Housing Units										Renter-Occupied Housing Units											
	Total		Built 1990 to Present		Built 1960 to 1989		Built Prior to 1960		Total		Built 1990 to Present		Built 1960 to 1989		Built Prior to 1960							
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent						
Region V	49,666	19,054	36.4%	17,037	34.3%	14,565	29.3%	39,817	16,095	41.5%	16,465	42.4%	6,269	16.1%	38,688	16,230	41.9%	13,265	34.3%	9,193	23.8%	
Cass	38,688	244	15.0%	577	35.5%	803	49.4%	691	232	33.5%	216	31.2%	244	35.3%	1,623	89	5.5%	132	8.1%	109	6.7%	
Ransom	1,623	902	55.6%	1,711	35.1%	2,260	46.4%	1,766	259	14.7%	1,866	61.5%	421	23.9%	1,359	265	19.5%	473	34.8%	621	45.7%	
Richland	4,873	68	1.4%	205	30.5%	398	59.4%	386	129	33.5%	156	40.4%	101	26.1%	4,873	68	1.4%	205	30.5%	398	59.4%	
Sargent	1,359	345	25.4%	806	33.0%	1,290	52.8%	887	154	17.2%	502	55.8%	241	26.9%	1,359	309	22.7%	815	44.6%	703	38.5%	
Steele	2,441	8,827	36.2%	8,200	34.8%	6,537	27.7%	29,637	12,755	43.0%	12,444	42.0%	4,438	15.0%	2,441	309	12.7%	170	7.0%	170	7.0%	
Trail	23,565	309	1.3%	815	3.4%	703	3.0%	1,283	170	13.2%	912	71.1%	202	15.7%	1,828	5,663	31.0%	2,773	30.3%	702	7.7%	
Fargo	9,138	5,663	62.0%	2,773	30.3%	702	7.7%	4,175	2,493	59.7%	1,498	35.9%	184	4.4%	9,138	5,663	62.0%	2,773	30.3%	702	7.7%	
West Fargo																						

FIGURE 1. MEDIAN VALUE OF ALL OWNER-OCCUPIED HOUSING UNITS, 2014

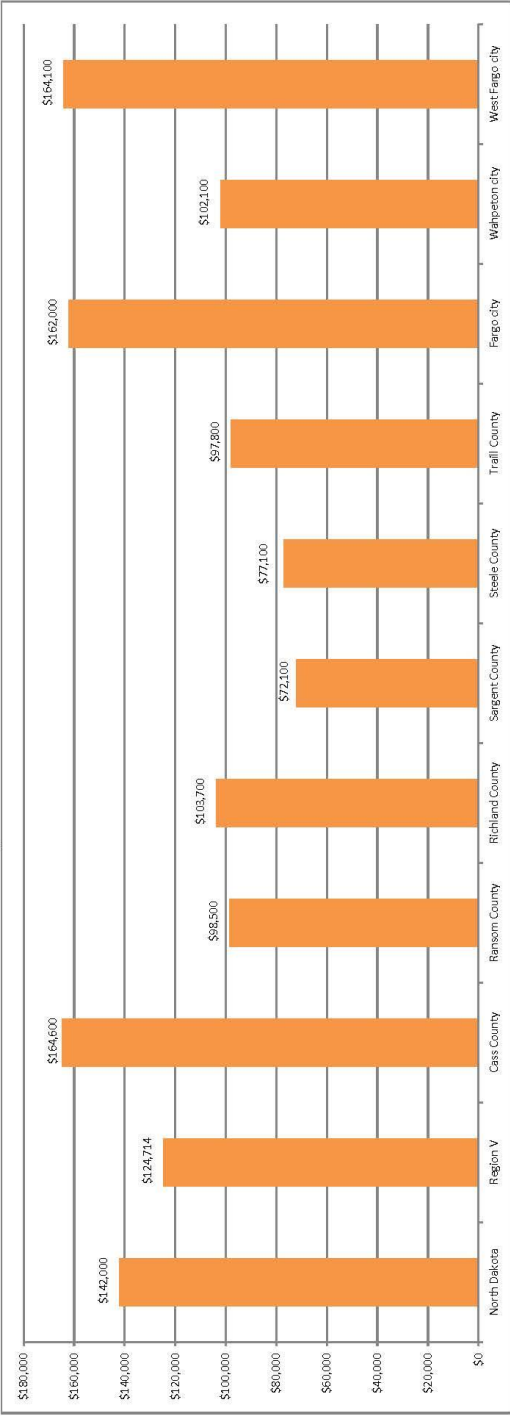


TABLE 11. VALUE OF ALL OWNER-OCCUPIED HOUSING UNITS, 2014

Area	Owner-Occupied Housing Units by Value										
	Total	Less Than \$40,000	\$40,000 to \$69,999	\$70,000 to \$89,999	\$90,000 to \$124,999	\$125,000 to \$199,999	\$200,000 or More	Number	Percent	Number	Percent
Region V	49,656	3,801	2,940	3,088	7,193	16,922	15,712	31.6%			
Cass	38,688	1,960	1,133	1,669	5,211	14,755	13,960	36.1%			
Ransom	1,623	236	300	188	308	338	246	15.1%			
Richland	4,873	701	699	672	846	1,086	858	17.6%			
Sargent	1,359	387	269	170	223	159	150	11.0%			
Steele	672	196	101	76	101	96	101	15.1%			
Trell	2,441	320	437	303	504	480	388	16.3%			
Fargo	23,565	1,026	529	984	3,436	9,453	8,126	34.5%			
Wajapeton	1,828	186	216	357	329	523	218	11.9%			
West Fargo	9,138	521	268	323	1,002	3,932	3,092	33.8%			

FIGURE 2. MEDIAN GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT, 2014

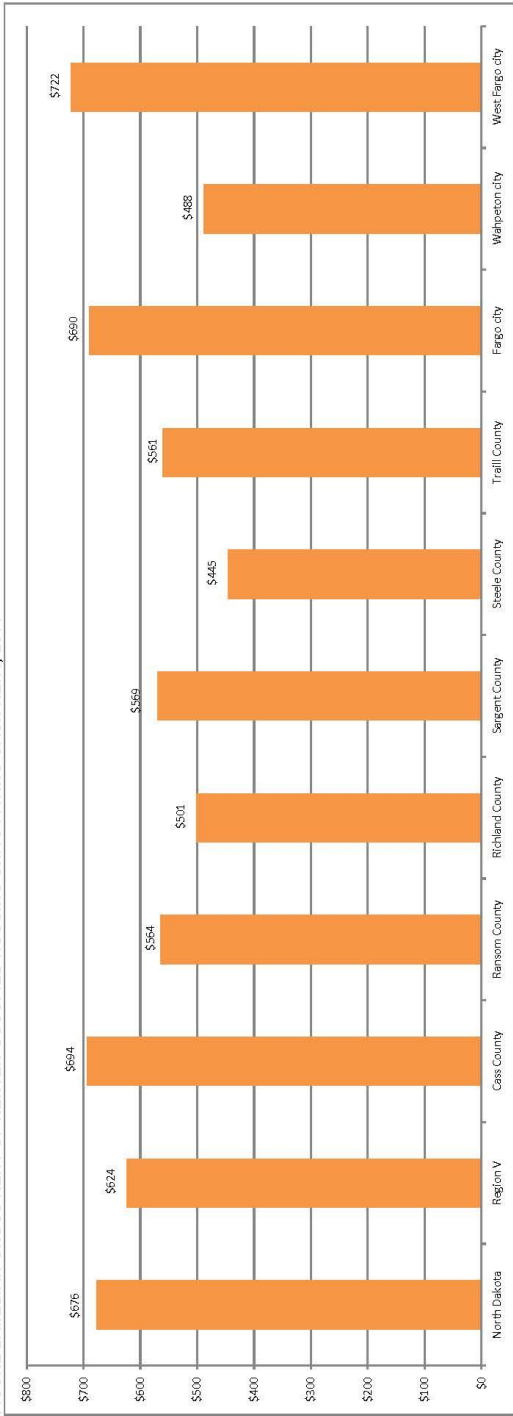


TABLE 12. GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS PAYING CASH RENT, 2014

Area	Renter-Occupied Housing Units Paying Cash Rent by Monthly Gross Rent											
	Less Than \$250		\$250 to \$349		\$350 to \$449		\$450 to \$549		\$550 to \$749		\$750 or More	
Total	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Region V	999	2.7%	1,209	3.2%	2,382	6.3%	4,915	13.1%	14,133	37.6%	13,975	37.2%
Cass	703	2.1%	808	2.6%	1,655	4.9%	4,272	12.5%	13,353	39.2%	13,214	38.8%
Ransom	41	7.5%	61	11.2%	100	18.3%	51	9.4%	169	30.6%	124	22.8%
Richland	136	8.2%	160	9.6%	390	23.4%	384	23.0%	259	15.5%	339	20.3%
Sargent	20	6.5%	16	5.2%	33	10.4%	65	20.8%	97	30.9%	82	26.1%
Steele	175	10.1%	33	19.1%	38	21.9%	34	19.7%	26	14.6%	26	14.6%
Traill	80	9.8%	40	4.9%	165	20.3%	108	13.3%	230	28.3%	190	23.4%
Fargo	29,270	2.2%	819	2.8%	1,363	4.7%	3,690	12.6%	11,715	40.0%	11,050	37.8%
Wahpeton	1,283	9.1%	110	8.6%	315	24.5%	344	26.8%	180	14.0%	218	17.0%
West Fargo	4,050	1.4%	59	1.4%	174	4.3%	468	11.6%	1,447	35.7%	1,847	45.6%

TABLE 13. NUMBER OF HOUSEHOLDS BY INCOME LEVELS AS A PERCENT OF THE MEDIAN FAMILY INCOME (MFI), 2014 and 2029

Area	Extremely Low, 0-30% MFI (Less than \$20,000 in 2014)		Very Low, 31-50% MFI (\$20,000 to \$34,999 in 2014)		Low Income, 51-80% MFI (\$35,000 to \$59,999 in 2014)		Lower Moderate, 81-115% MFI (\$60,000 to \$74,999 in 2014)		Moderate, 116-140% MFI (\$75,000 to \$99,999 in 2014)		Upper Income, Above 140% MFI (\$100,000 or more in 2014)	
	2014	% Change	2029	% Change	2014	% Change	2029	% Change	2014	% Change	2029	% Change
Region V	13,714	28.3%	17,669	31.3%	19,922	26.5%	10,246	12.7%	11,304	24.8%	14,062	24.4%
Cass	11,307	31.8%	14,900	35.2%	16,494	31.6%	8,427	10,996	9,169	30.5%	12,001	30.9%
Ransom	363	4.2%	348	3.0%	514	-3.8%	313	308	320	-1.6%	413	-1.9%
Richland	1,107	13.0%	1,251	13.6%	1,492	7.6%	752	769	1,002	5.5%	1,378	3.8%
Sargent	262	28.4%	284	12.8%	227	4.3%	239	250	234	4.8%	227	-3.2%
Steele	120	166	38.4%	147	158	7.8%	258	222	-13.8%	99	80	-19.5%
Trail	565	640	13.3%	509	520	2.2%	734	726	-1.1%	417	384	-12.6%
Fargo	9,588	12,583	31.1%	10,293	14,076	36.8%	12,699	16,681	31.4%	5,481	7,189	31.2%
Wahpeton	657	696	6.0%	467	535	14.8%	693	729	5.2%	338	361	6.9%
West Fargo	1,256	1,799	43.0%	1,806	2,338	29.5%	2,486	3,203	28.3%	1,976	2,422	22.6%

TABLE 13 continued.

Area	Tax Credit Income, 0-60% MFI (\$0 to \$39,999 in 2014)	
	2014	% Change
Region V	32,980	29.6%
Cass	27,674	36.8%
Ransom	860	857
Richland	2,300	2,620
Sargent	546	607
Steele	305	350
Trail	1,295	1,384
Fargo	22,850	30,563
Wahpeton	1,230	1,360
West Fargo	3,552	4,816

2017 Community Development Calendar and Budget

2017 COMMUNITY DEVELOPMENT CALENDAR AND BUDGET

DATE	ACTIVITY	CDBG	HOME	CITY	TOTAL
August 2016	Community Development Committee review of CD application and goals				
September 2016	Community Development grant applications released				
October 2016	Deadline for submission of Community Development grant applications (Oct 28) Solicit public input for Fargo's Annual Action Plan for Housing and Community Development				
November/Dec 2016	Application review by staff				
Dec 2016/Jan 2017	Application review by Community Development Committee				
January 2017	Prepare Fargo's Housing and Community Development Annual Action Plan Social Service/Art Fund recommendation to the City Commission Notify applicants about CDBG & HOME grant recommendations				
February 2017	Thirty-day public comment period for Annual Action Plan Annual Action Plan review by the Community Development Committee				
March 2017	Fargo City Commission public hearing and approval of the Annual Action Plan HUD review and approval of the Plan Staff conducts Environmental Review and Impact Findings (FONSI)				
June 2017	Initiate Consolidated Annual Performance & Evaluation Report FY2016 (CAPER)				
July 2017	2017 contract year begins Present Annual Performance & Evaluation Report to Fargo City Commission and HUD				
FUNDS ANTICIPATED		CDBG	HOME	CITY	TOTAL
2017 Allocation from HUD (anticipated)		\$ 675,000	\$ 300,000	\$ -	\$ 975,000
City Social Service Fund		\$ -	\$ -	\$ 250,000	\$ 250,000
Carryover/Unallocated		\$ 200,000	\$ -	\$ -	\$ 200,000
Program Income (anticipated)		\$ -	\$ 50,000	\$ -	\$ 50,000
Total Available – Estimated		\$ 875,000	\$ 350,000	\$ 250,000	\$ 1,375,000



- **Metro Transportation Initiative – Opportunities Under Transit (OUT)** – \$3,000 in CDBG funds to provide transportation to low-and-moderate income participants.
 - **Snow Removal Assistance** – \$2,000 in CDBG funds to offer snow removal assistance to low-income senior households and people with disabilities.
 - **Trust Engagement** - \$10,000 to provide funds for youth summer camp for kids in lower-income neighborhoods with the Fargo Police Department.
 - **Economic Development – Job Training and Microloans** - \$15,000 in CDBG funds to provide job skills training and development, and \$25,000 in CDBG funds to provide microloans to New American and Native American people, and low-income persons, businesses, and entrepreneurs.
- **FACILITIES/CAPITAL, NEIGHBORHOODS**
- **Fraser, Ltd.** - \$14,000 in CDBG funds to assist with costs of new roof for Transitional Living Program (TLP) house.
 - **Jeremiah Program** - \$50,000 in CDBG funds to support 20-unit permanent supportive housing unit/recruitment and training for eligible families.
 - **Rebuilding Together** - \$20,000 in CDBG funds to support home improvements to low-income seniors, veterans, and disabled individuals.
 - **Youthworks** - \$40,000 in CDBG funds to support expanded water line/improvements of newly-purchased program building.
 - **YWCA Cass Clay-YWCA Emergency Shelter** - \$50,000 in CDBG funds to support safety/security enhancements of emergency shelter facility.
- **SOCIAL SERVICE PROJECTS**
- **Afro American Development Association** - \$2,000 to support self-sufficiency/self-reliance and partner with North Dakota Job Service to offer workforce training.
 - **CHARISM** – \$15,000 to support youth development programs and skill building for low-income families and youth
 - **Children’s Museum at Yunker Farm** - \$1,000 to support museum admissions, experience, and scholarships for underserved families
 - **Churches United for the Homeless** - \$2,000 to support services to people experiencing homelessness
 - **Cultural Diversity Resources and Metro Interpreters** – \$15,000 to support diversity training, annual conference, leadership building, education, and interpreters
 - **Emergency Food Pantry** – \$5,000 to support emergency hunger relief efforts and improve coordinated food pantry services in Fargo-Moorhead
 - **Family HealthCare** – \$10,000 to provide funds to offset the cost of emergent and limited health and dental care
 - **Fargo Human Relations Commission** – \$10,000 to support fair housing opportunities, cultural/community groups, and Welcome Week activities
 - **Fargo-Moorhead Coalition for Homeless Persons** – \$20,000 to support administration of Landlord Risk Mitigation Fund, emergency taxi rides, and CARES program
 - **Fargo-Moorhead Dorothy Day House of Hospitality** - \$2,000 to support food pantry, housing, and sheltering effort
 - **Fargo Native American Commission/Native American Center** – \$35,000 to provide support for Native American programs and Crossroads Powwow in Fargo
 - **Fargo Youth Commission/Boys & Girls Club** – \$10,000 to support scholarships and activities for youth development program and member programming
 - **FirstLink** – \$5,000 to support the 24-hour hotline
 - **Global Youth United** - \$1,000 to support New American youth with education, workforce training, and recreation
 - **Great Plains Food Bank** - \$5,000 to assist in the recovery and distribution of surplus and donated food

- **Handi-Wheels Transportation** – \$5,000 to provide accessible and affordable transportation to people with disabilities and elderly
 - **Healthcare Equipment Recycling Organization (HERO)** – \$1,000 to support the operational costs of core service of local programming
 - **Legal Services of North Dakota** - \$5,000 to assist people that are low-income elderly, homeless, and/or disabled with housing law issues
 - **New American Consortium** – \$10,000 to support management and program costs of the Consortium and Welcome Week 2017
 - **New Life Center** – \$10,000 to provide emergency shelter, meals, clothing, and other basics of life services to the homeless
 - **North Dakota Coalition for Homeless People** – \$5,000 to support the development of HUD's Continuum of Care for housing programs in Fargo
 - **PATH** – \$5,000 to support Independent Living Program for youth aging out of foster care
 - **Presentation Partners in Housing** – \$5,000 to provide emergency assistance for families most at-risk and facing homelessness
 - **Rape and Abuse Crisis Center of FM** – \$15,000 to provide crisis support and follow-up services for victims of domestic violence and assault
 - **Red River Human Services Foundation** – \$12,000 to support educational and social activities for people with developmental disabilities
 - **Somali Community Development of North Dakota** - \$2,000 to support Somali community programming for elders, youth and community relations
 - **Valley Senior Services** – \$20,000 to support the Meals on Wheels and Senior Ride programs
 - **Village Family Service Center, Nokomis Child Care Center** – \$5,000 to support scholarship program for low-income families
 - **YWCA Cass Clay – YWCA Emergency Shelter** – \$15,000 to support shelter, housing, case management, and homeless prevention services.
- **ADMINISTRATION** – \$135,000 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$35,000 for administration.

3:55 p.m. Member Mahoney present.

Discussion was held regarding the timeline of the grant process, remaining blighted areas in downtown Fargo, and neighborhood planning.

4:06 p.m. Member Boyd absent.

Member Paulsen moved to approve staff's recommendations of the 2017 grant requests. Second by Member Klebe. Members Strand, Mahoney, Paulsen, McDonald, Klebe, and Hahn voted aye. Member Ulferts-Stewart voted nay. The motion was declared carried.

Item 4. Other Business

No other business was presented.

Item 5. Adjourn

The time at adjournment was 4:14 p.m.

Notice for 2017 Community Development Action Plan

City of Fargo Community Development Notice

The City of Fargo Planning and Development Department has available for public review and comment an Action Plan for housing and community development resources. The 2017 Action Plan will be used in the next fiscal year in accordance with the community's Consolidated Plan update. Fargo anticipates \$650,000 in Community Development Block Grant (CDBG) funds and \$300,000 in HOME funds to be available, as well as approximately \$50,000 in HOME Program Income. Activities in the 2017 Action Plan include the following:

- **HOUSING**
 - **Community Development Housing Organization (CHDO) Project** - \$100,000 in HOME funds for construction of affordable housing.
 - **Housing Rehabilitation-Owner Occupied** - \$315,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$100,000 in CDBG and \$215,000 in HOME funds.
 - **Special Assessment Assistance** - \$15,000 in CDBG funds to assist low-income homeowners with annual special assessments.
- **DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
- **PUBLIC SERVICE PROJECTS**
 - **Homebuyer Education** - \$15,000 to support Homebuyer Education classes in the Fargo-Moorhead community.
 - **Homeless Initiatives** - \$55,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter, homeless police liaison, and 10-year plan activities.
 - **Metro Transportation Initiative – Opportunities Under Transit (OUT)** - \$3,000 in CDBG funds to provide transportation to low and moderate income participants.
 - **Snow Removal Assistance** - \$2,000 in CDBG funds to offer snow removal assistance to low income senior households and people with disabilities.
 - **Trust Engagement** - \$10,000 to provide funds for youth summer camp for kids in lower-income neighborhoods with the Fargo Police Department.
 - **Economic Development - Job Training and Microloans** - \$15,000 in CDBG funds to provide job skills training and development, and \$25,000 in CDBG funds to provide microloans to New American and Native American people, and low-income persons, businesses, and entrepreneurs.
- **FACILITIES/CAPITAL NEIGHBORHOODS**
 - **Fraser, Ltd.** - \$14,000 in CDBG funds to assist with costs of new roof for Transitional Living Program (TLP) house.
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 - **Youthworks** - \$40,000 in CDBG funds to support expanded water line/improvements of newly-purchased program building.
 - **YWCA Cass Clay-YWCA Emergency Shelter** - \$50,000 in CDBG funds to support safety/security enhancements of emergency shelter facility.
- **ADMINISTRATION** - \$135,000 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$35,000 for administration.

Anyone wishing to comment on the Action Plan activities should contact the City of Fargo Planning Development Department, 200 North 3rd Street, Fargo, ND 58102. Phone 701-241-1474. TDD 701-241-8258. FAX 701-241-1526. Comments will be received until Wednesday, February 22, 2017. The City Commission will also hold a Public Hearing on the proposed Action Plan on Monday, February 27, 2017 at 5:15 p.m. at Fargo City Hall, 200 North 3rd Street.

AFFIDAVIT OF PUBLICATION
2436735

STATE OF NORTH DAKOTA,
COUNTY OF CASS

Sean McCracken, *The Forum*, being duly sworn, states as follows:

1. I am the designated agent of *The Forum*, under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspapers listed on the attached exhibits.

2. The newspapers listed on the exhibits published the advertisement of: *Community Development Notice*; 1 (one) time, *Monday, January 23, 2017*, as required by law or ordinance.

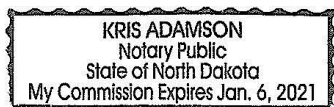
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

.....
Sean McCracken
[Signed]

Subscribed and sworn to before me this
23rd day of January, 2017.

[Signature]

Notary Public, Cass Co., N.D.



City of Fargo
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• HOUSING
- Community Development Housing Organization (CHDO) Project - \$100,000 in HOME funds for construction of affordable housing.
- Housing Rehabilitation-Owner Occupied - \$315,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$100,000 in CDBG and \$215,000 in HOME funds.
- Special Assessment Assistance - \$15,000 in CDBG funds to assist low-income homeowners with annual special assessments.
• DOWNTOWN PROJECTS - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
• PUBLIC SERVICE PROJECTS
- Homebuyer Education - \$15,000 to support Homebuyer Education classes in the Fargo-Moorhead community.
- Homeless Initiatives - \$55,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter, homeless police liaison, and 10-year plan activities.
- Metro Transportation Initiative - Opportunities Under Transit (OUT) - \$3,000 in CDBG funds to provide transportation to low and moderate income participants.
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- Trust Engagement - \$10,000 to provide funds for youth summer camp for kids in lower-income neighborhoods with the Fargo Police Department.
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(January 23, 2017) 2436735

February 27, 2017 City Commission Agenda

FARGO CITY COMMISSION AGENDA Monday, February 27, 2017 - 5:00 P.M.

City Commission meetings are broadcast live on TV Fargo Channel 56 and online at www.cityoffargo.com/streaming. They are rebroadcast Mondays at 5:00 p.m., Thursdays at 7:00 p.m. and Saturdays at 8:00 a.m.; and are also included in our video archive at www.cityoffargo.com/commission

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, February 13, 2017).

CONSENT AGENDA – APPROVE THE FOLLOWING:

- 1. 2nd reading and final adoption of an Ordinance Amending Sections 25-1501, 25-1506, 25-1507, 25-1508, 25-1509 and 25-1511 of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Alcoholic Beverages.
- 2. Applications for property tax exemptions for improvements made to buildings:
 - a. Eric Wiest, 4101 17th Street South (3 year).
 - b. Todd C. and Kelly M. McComb, 114 North Woodcrest Drive North (3 year).
 - c. Myron R. and Patricia Hornbaker, 1329 16 ½ Street South (3 year).
 - d. David W. and Luann S. Franzen, 2926 24th Avenue South (3 year).
 - e. Robin and Blake Carson, 1516 8th Street South (5 year).
 - f. Robin and Blake Carson, 1516 8th Street South (5 year).
 - g. Daniel S. and Chelsea S. Simmons, 1711 9th Street South (5 year).
 - h. John and Milam Melanie Ramsett, 1357 3rd Street North (5 year).
 - i. Jonathan RG and Erin MB Spies, 266 Prairiewood Drive South (5 year).
 - j. Harvey Lane RLT, 1309 8th Avenue North (5 year).
 - k. Sharon D. Goldsmith, 164 35th Avenue North (5 year).
 - l. Mitchell J. and Kathleen Rumble, 520 21st Avenue South (5 year).
 - m. Mark A. Stilton, 1105 10th Street North (5 year).
 - n. Daniel J. and Colleen E. Eck, 1743 6th Street South (5 year).
 - o. Jeffrey E. and Nancy J. Sornsin, 1737 8th Street South (5 year).
 - p. Kimberly J. and John P. VanCamp, 802 Park Drive South (5 year).
 - q. Teri-Lee Clark and Evan W. James, 1417 8th Street South (5 year).
 - r. Kade T. Bussinger, 1506 7th Street South (5 year).
- 3. Adopt Resolutions Approving the following Plats:
 - a. BLU Water Creek Second Addition.
 - b. Kostman Addition.
- 4. Conflict Waiver Letter authorizing the Briggs and Morgan Law Firm to represent Block 9 Partners LLC.
- 5. Sale of 308 9th Avenue North to Lake Agassiz Habitat for Humanity for \$12,600.00.

6. Community Development Block Grant Storefront Rehab project at 123 Broadway.
7. Applications for Games of Chance:
 - a. Cathedral of St. Mary for a raffle on 5/7/17.
 - b. NDSU Lion's Club for a raffle on 4/12/17.
 - c. Kelly Quinton Benefit for a raffle board on 3/3/17; Public Spirited Resolution.
8. Three, One-year lease agreements with Kinetic Leasing for Bobcat units.
9. Contract Agreement with Dilworth-Glyndon-Felton Public School to support healthy concession options.
10. Contract for Provision of Environmental Health Services with Richland County Health Department.
11. Mutual Aid Agreement – Forestry Department Storm Related Emergencies/Memorandum of Understanding with the City of Bismarck and the Park District of the City of Grand Forks.
12. Sole Source Procurement of replacement wear parts from Electric Pump for sanitary lift station Nos. 7, 22 and 23 in the amount of \$34,817.09.
13. Three-Year contract with Dacotah Paper Company for Fire Department cleaning supplies.
14. Proposal from Galls, LLC for Police Officer Uniforms and Equipment (RFP 17-006).
15. NDDOT Section 5339 Transit Grant Agreement in the amount of \$400,000.00 (Contract No. 38170156).
16. Bus Advertising Wrap Agreement (Advertising Agreement No. 17-F01) with Sly Fox.
17. Change Order No. 3 for an increase of \$70,938.75 Project No. SW 16-01 (Cell No. 18).
18. Landfill Task Order with Wenck Associates in an amount not to exceed \$108,330.00 for Project No. SW 17-02 (Cell Nos. 14, 16 and 17, Phase II).
19. Change Orders for Project No. WA1301:
 - a. No. 8 for an increase of \$43,454.00 – general construction contract.
 - b. No. 7 for an increase of \$100,689.22 – mechanical construction contract.
20. Change Order No. 4 for a time extension of 3 days and for a decrease in the contract of \$34,177.17 (Project No. FM-15-B1).
21. Purchase of one heated dump box and lift axles from Northern Truck Equipment Corp. in the amount of \$45,325.00.
22. Purchase of 2017 filtration products from NAPA Auto Parts with the projected use of \$24,922.01.
23. Bid advertisement for Project No. FM-17-A.
24. Bills.
25. Final Balancing Change Order No. 2 for a decrease of \$4,917.50 for Improvement District No. AN-16-B1.

26. Amendment No. 1 with SRF Consulting Group, Inc. in the amount of \$23,166.00 to be split 50/50 with the City of Moorhead (Improvement District No. QN-17-A1).
27. Engineering Services Agreement Amendment No. 4 with Apex Engineering Group in the amount of \$13,095.00 (Improvement District No. PR-14-00).

REGULAR AGENDA:

28. Presentation on 2017 Customer Satisfaction Assessment and Internal Training Initiatives.
29. Receive and file communication from the Election and City Governance Task Force.
30. Request from Commissioner Gehrig to review the TIF and Renaissance Zone guidelines to include public input.
31. Public Hearings - 5:15 pm:
 - a. Transfer of a Class "AB" Alcoholic Beverage License from Round Up Liquors Inc. d/b/a Round Up at 4051 Urban Plains Drive to Round Up Liquors Inc. d/b/a Round Up (ownership change).
 - b. Application filed by The Jim LLC d/b/a Front Street Taproom for a Class "W" Alcoholic Beverage License at 614 Main Avenue.
 - c. Application filed by Prairie Brothers Brewing LLC d/b/a Prairie Brothers Brewing Company for a Class "Y" Alcoholic Beverage License at 4474 23rd Avenue South, Suite 9.
 - d. Island Park Addition (389 8th Avenue South); approval recommended by the Planning Commission on 2/7/17.
 1. Zoning Change from SR-3, Single-Dwelling Residential with H-O, Historic Overlay to SR-5, Single-Dwelling Residential with H-O, Historic Overlay on a portion of Lot 22, Block 3.
 2. 1st reading of rezoning Ordinance.
 - e. The Pines at the District Addition (5651, 5659, 5663, 5667, 5673, 5679, 5685 and 5691 43rd Street South).
 1. Zoning Change from SR-2, Single-Dwelling Residential to SR-3, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential on Lots 1-8, Block 14.
 2. 1st reading of rezoning Ordinance.
 - f. Renaissance Zone Projects:
 1. DFI BE LLC for a rehabilitation project located at 123 Broadway.
 2. Harvest Capital LLC for a rehabilitation project located at 19 1/2 and 23 1/2 8th Street South.
 - g. CONTINUE TO 3/27/17 - Virgil Montplaisier 2nd Addition (3030 36th Street South); approval recommended by the Planning Commission on 2/7/17.
 1. Zoning Change from GC, General Commercial to LI, Limited Industrial with a C-O, Conditional Overlay on Lot 4, Block 1.
 2. 1st reading of rezoning Ordinance.
 - h. 2017 Community Development Action Plan.

32. State Water Commission request for cost reimbursement for the FM Diversion flood project costs totaling \$1,535,060.00.
33. Discussion regarding Downtown Policing to include discussion about video surveillance.
34. Legislative Update.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 241-1310. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo web site at www.cityoffargo.com/commission

City of Fargo Recapture Policy

Recapture Policy

This plan outlines the recapture policy process that will be used by the City of Fargo in the planning and implementation of housing and community development programs. These programs include the Community Development Block Grant Program, the HOME Program and other HUD programs being implemented by the City of Fargo.

Recapture provisions must ensure that the participating jurisdiction recoups all of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability (see table below). The City of Fargo structures its recapture provisions based on its program design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture described in 24 CFR 92.254(a)(5)(ii)(A)(5). Recapture provisions may permit the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income, and no additional HOME assistance is provided.

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The period of affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Resale and/or recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restrictive Agreement (LURA).

All CDBG or HOME funded projects are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the entire amount of CDBG or HOME investment based on specific criteria that are established within the City's Recapture Policy. Only direct subsidy to the homebuyer is subject to recapture. The provisions do not limit the amount to be recaptured based on net proceeds available from the sale. Any recaptured funds must be used to carry out eligible CDBG or HOME activities. In the case of CHDO proceeds, the City of Fargo permits Beyond Shelter, Inc. (CHDO) to retain any CHDO proceeds resulting from the HOME investment with the condition that the proceeds be used to develop additional affordable housing in the City of Fargo (24 CFR 92.3000(a)(2)) following the City's Recapture Policy. In addition, all CHDO proceeds and uses will be reported to the City.

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

Program eligibility is based on income, assets, and family size. Households may qualify for a loan and/or a grant to pay for the cost of rehabilitation. Eligibility is determined by taking the total

combined gross annual income for all household members over age 18 and projecting it out for the next 12-month period. The combined gross annual income must fall at or below 80% of the Area Median Income limits (determined by the Department of Housing and Urban Development). In addition, income eligibility is determined using the Section 8 (Part 5) definition of household income. Household assets cannot exceed \$30,000. This does not include the property to be rehabilitated. It does include checking accounts, savings accounts, certificates of deposits, stocks, bonds, other real estate, and business assets. For owner-occupied rental properties, the property owner must qualify for the program, based on the above income and asset guidelines. Property owners cannot own other properties.

Homeowners must be current on property tax payments and utility billing, free of judgments and liens (not including mortgage), and in good standing with the City of Fargo.

Applications are reviewed on a first-come-first-serve basis but, as appropriate, priority will be given to emergency assistance.

Applications are available at the following office location:

City of Fargo
Planning and Development Department
200 3rd Street North
Fargo, ND 58102

Phone: (701) 241-1474
Fax: (701) 241-1526
E-mail: planning@fargond.gov

Applications are also available on the City of Fargo website at:


<http://fargond.gov/city-government/departments/planning-development/application-requests/community-development-applications-requests>

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 10/31/2019


Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="06/14/2017"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-17-MC-38-0001"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Fargo"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="45-6002069"/>	* c. Organizational DUNS: <input type="text" value="0702658710000"/>	
d. Address:		
* Street1: <input type="text" value="200 North 3rd Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Fargo"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="ND: North Dakota"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="58102-4129"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Dan"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Mahli"/>	
Suffix: <input type="text"/>	Title: <input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="701-476-4144"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="dmahli@cityoffargo.com"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="C: City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Federal Mediation and Conciliation Service"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-218"/> <p>CFDA Title:</p> <input type="text"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text" value="NA"/> <p>* Title:</p> <input type="text" value="NA"/>	
<p>13. Competition Identification Number:</p> <input type="text" value="CDBG"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="CDBG Program 2017"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	ND
* b. Program/Project	ND
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	05/01/2017
* b. End Date:	04/30/2018
18. Estimated Funding (\$):	
* a. Federal	637,010.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	637,010.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	<input type="text"/>
* First Name:	Timothy
Middle Name:	J.
* Last Name:	Mahoney
Suffix:	<input type="text"/>
* Title:	Mayor
* Telephone Number:	701-241-1310
Fax Number:	<input type="text"/>
* Email:	tmahoney@cityoffargo.com
* Signature of Authorized Representative:	
* Date Signed:	6-14-2017

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: <input type="text" value="06/14/2017"/>		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text" value="M-17-MC-38-0220"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Fargo"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="45-6002069"/>		* c. Organizational DUNS: <input type="text" value="0702658710000"/>
d. Address:		
* Street1:	<input type="text" value="200 North 3rd Street"/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Fargo"/>	
County/Parish:	<input type="text"/>	
* State:	<input type="text" value="ND: North Dakota"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="58102-4129"/>	
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
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Middle Name:	<input type="text"/>	
* Last Name:	<input type="text" value="Mahli"/>	
Suffix:	<input type="text"/>	
Title:	<input type="text"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number:	<input type="text" value="701-476-4144"/>	Fax Number: <input type="text"/>
* Email:	<input type="text" value="dmahli@cityoffargo.com"/>	

Application for Federal Assistance SF-424			
* 9. Type of Applicant 1: Select Applicant Type:			
C: City or Township Government			
Type of Applicant 2: Select Applicant Type:			
Type of Applicant 3: Select Applicant Type:			
* Other (specify):			
Federal Mediation and Conciliation Service			
* 10. Name of Federal Agency:			
14-218			
11. Catalog of Federal Domestic Assistance Number:			
CFDA Title:			
* 12. Funding Opportunity Number:			
NA			
* Title:			
NA			
13. Competition Identification Number:			
HOME			
Title:			
14. Areas Affected by Project (Cities, Counties, States, etc.):			
	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
* 15. Descriptive Title of Applicant's Project:			
HOME Program 2017			
Attach supporting documents as specified in agency instructions.			
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input type="text" value="ND"/>	* b. Program/Project <input type="text" value="ND"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2017"/>	* b. End Date: <input type="text" value="04/30/2018"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="336,586.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="105,447.00"/>
* g. TOTAL	<input type="text" value="442,033.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
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If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
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<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Timothy"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Mahoney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="tmahoney@cityoffargo.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="6-14-2017"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

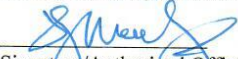
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official
Timothy J. Mahoney
Mayor

6-14-2017
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2017 , 18,19 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

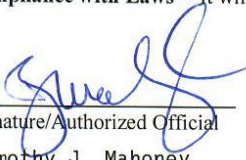
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;


Compliance with Laws -- It will comply with applicable laws.

 _____ Signature/Authorized Official	6-14-2017 _____ Date
Timothy J. Mahoney	
Mayor	
_____ Title	

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 _____ Signature/Authorized Official	6-14-2017 _____ Date
Timothy J. Mahoney	
Mayor	
_____ Title	

Specific HOME Certifications


The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official 6-14-2017
Date
Timothy J. Mahoney
Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.