
Annual Report on Community Development Activity in Fargo

HUD - Consolidated Annual Performance and Evaluation Report

City of Fargo, North Dakota
Fiscal Year 2018
(May 1, 2018 - April 30, 2019)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This CAPER covers the fourth year of the 2015-2019 Consolidated Plan. It includes accomplishments of 2018 Action Plan activities and prior year activities that were accomplished in the 2018 program year (May 1, 2018 – Apr 30, 2019). Activities outlined in the 2018 Action Plan include six public service activities, one affordable senior housing project, one assisted living rehabilitation project serving people with disabilities, two public facilities improvement projects (homelessness/neighborhoods), two slum and blight abatement projects, and several single-family home rehabilitation projects, which are being carried out by both the City and a Subrecipient. While some 2018 activities are complete, most are still underway. With several departmental changes and programmatic delays, the City has only recently started on 2018 activities. The proposed versus executed activities are outlined in the chart in this section, and even further in the Assessment of Objectives and Accomplishments document, which is attached. Provided below are specific narratives for both the Community Development Block Grant (CDBG) and the HOME Investment Partnerships programs.

Community Development Block Grant (CDBG) Progress

In 2018, the City of Fargo had more than 1.5 times its annual grant amount (\$713,369 – 2018 CDBG award) in its line of credit, most of which had not yet been allocated. As a result, the City's CDBG program entered into non-compliance and failed an annual timely expenditure test (occurs automatically every March 2). Since then, the City has developed a CDBG Workout Plan, which has been approved by HUD. This plan outlines how the City will achieve compliance in the 2019 program year (May 1, 2019 – Apr 30, 2020). As indicated earlier, with several departmental changes and programmatic delays, the City has only recently started on 2018 activities. As a result, less than 18% of the total available resources were spent (\$313,123.24 of \$1,767,301.42). However, all of the remaining funds have been programmed and allocated to approved projects in both the 2018 and 2019 action plans. Some of the major projects that were amended into the 2018 plan include:

- City-wide slum and blight abatements rather than just in the designated slum blight area
- Public facilities improvements at the Gladys Ray Shelter for people experiencing homelessness
- Public facilities improvements at the Washington Elementary school playground (new accessible playground equipment)

Low-Mod Benefit

Over a period of three years (2017-2019), the City is required to spend a cumulative minimum of 70% of its CDBG funds on projects benefiting low to moderate income people. At the end of the 2018 program year, over 92% of the funds subject to this requirement (non-administrative funds) were spent on such projects. In the 2019 Action Plan, a total of 100% of the non-administrative funds will benefit low to moderate income people.

HOME Investment Partnerships Progress

The primary focus throughout much of the 2018 program year was on the City's CDBG program due to non-compliance. In the process of working through the budget, it was discovered that several HOME funds had also not yet been allocated. Like CDBG funds, these were fully allocated in the 2019 Action Plan, specifically for affordable senior housing. The only HOME activities included in the 2018 Action Plan were single-family home rehabilitation and set-aside funds for a Community Housing Development Organization (CHDO) Project at Homefield 3 (in partnership with Beyond Shelter, Inc.).

Single-Family Home Rehabilitation Program

This program needs to be analyzed and changed in the near future, which the City intends to do after the 2020-2024 Consolidated Plan is complete. It has been difficult to secure contractors who will participate due to the lead certification requirements. At this time, there are only three active contractors who not only serve other nearby jurisdictions and community action agencies with similar program requirements (i.e., income limits & lead testing/mitigation), but also above-middle income households and commercial customers. We intend to seek more contractors through a public call for contractors in the 2019 program year. The same issue exists for lead paint testing contractors. Only two are currently doing this type of work in the region and they are overloaded, which results in costly and lengthy turnaround times on lead reports. These two issues combined result in an extremely slow process to complete projects. The average time it takes to complete a project from the initial application to the final pay request is about 9 months; typically most projects are done within a 6-12 month range, with 6 months being fairly uncommon. The current wait time on the waiting list is approximately two years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Funding	Outcome				
			Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing		Public service activities other than Low/Moderate Income Housing Benefit	35	0	Persons Assisted	0.00%
			Rental Units Constructed	3	0	Household Housing Unit	0.00%
			Rental Units Rehabilitated	6	0	Household Housing Unit	0.00%
			Homeowner Housing Added	2	0	Household Housing Unit	0.00%
			Homeowner Housing Rehabilitated	15	9	Household Housing Unit	60.00%
Homelessness	Homeless		Public service activities other than Low/Moderate Income Housing Benefit	0	624	Persons Assisted	0.00%
			Homeless Person Overnight	5155	624	Persons	12.10%

			Shelter			Assisted	
			Overnight/Emergency Shelter/Transitional Housing Beds added	0	0	Beds	0.00%
Neighborhoods	Other – Neighborhoods		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	3485	0	Persons Assisted	0.00%
			Façade treatment/business building rehabilitation	2	1	Business	50.00%
Poverty Reduction	Other – Poverty Reduction		Public service activities other than Low/Moderate Income Housing Benefit	76	355	Persons Assisted	467.00%
			Homeless Person Overnight Shelter	0	0	Persons Assisted	0.00%

Table 1 – Accomplishments – Program Year

Goal	Category	Funding	Outcome				
		Source/Amount	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$400,000 HOME: \$1,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	500	247	Persons Assisted	49.00%
			Public Service Activities other than Low/Moderate Income Housing Benefit	500	505	Persons Assisted	101.00%
			Rental units constructed	141	3	Household Housing Unit	2.00%
			Rental Units rehabilitated	13	6	Household Housing Unit	0.00%
			Homeowner Housing Added	3	0	Household Housing Unit	0.00%
			Homeowner Housing Rehabilitated	75	52	Household Housing Unit	69.00%
			Other	1	1	Other	100.00%

Homelessness	Homeless	CDBG: \$300,000 HOME: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1300	1400	Persons Assisted	108.00%
			Public service activities other than Low/Moderate Income Housing Benefit	0	624	Persons Assisted	0.00%
			Homeless Person Overnight Shelter	9155	3629	Persons Assisted	40.00%
			Overnight/Emergency Shelter/Transitional Housing Beds added	4	0	Beds	0.00%
			Homelessness Prevention	500	0	Persons Assisted	0.00%
Neighborhoods	Other – Neighborhoods	CDBG: \$1,500,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	6560	3075	Persons Assisted	47.00%

			Façade treatment/business building rehabilitation	10	12	Business	120.00%
			Businesses assisted	1	1	Businesses Assisted	100.00%
Poverty Reduction	Other – Poverty Reduction	CDBG: \$500,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	1385	2488	Persons Assisted	180.00%
			Homeless Person Overnight Shelter	0	0	Persons Assisted	0.00%

Table 2 – Accomplishments – Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$400,000 HOME: \$1,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	247	49.00%	0	0	0.00%

Affordable Housing	Affordable Housing		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	505	101.00%	35	0	0.00%
Affordable Housing	Affordable Housing		Rental units constructed	Household Housing Unit	141	3	2.00%	3	0	0.00%
Affordable Housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	13	6	46.00%	6	0	0.00%
Affordable Housing	Affordable Housing		Homeowner Housing Added	Household Housing Unit	3	0	0.00%	2	0	0.00%
Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	75	52	69.00%	15	9	60.00%
Affordable Housing	Affordable Housing		Other	Other	1	1	100.00%	0	0	0.00%
Homelessness	Homeless	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	1400	108.00%	0	0	0.00%
Homelessness	Homeless	HOME: \$200,000	Homeless Person Overnight Shelter	Persons Assisted	9155	3629	40.00%	5155	624	12.00%
Homelessness	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	4	0	0.00%	0	0	0.00%

Homelessness	Homeless		Homelessness Prevention	Persons Assisted	500	0	0.00%	0	0	0.00%
Neighborhoods	Neighborhoods	CDBG: \$1,500,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6560	3075	47.00%	3485	0	0.00%
Neighborhoods	Neighborhoods		Facade treatment/business building rehabilitation	Business	10	12	120.00%	2	1	50.00%
Neighborhoods	Neighborhoods		Businesses Assisted	Businesses Assisted	1	1	100.00%	0	0	0.00%
Poverty Reduction	Poverty Reduction	CDBG: \$500,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1385	2488	180.00%	76	355	467.00%

Tables 1 & 2 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Fargo’s Consolidated Plan outlines goals that are the focus of Fargo’s annual community development activities and plans: Affordable Housing, Homelessness, Neighborhoods, and Poverty Reduction. All of the 2018 activities fit within each of these goals and priorities, as indicated in the following chart:

Affordable Housing	Homelessness	Neighborhoods	Poverty Reduction
Rebuilding Together Homeowner Rehabilitation	Homeless Initiatives	Washington Elementary School Public Facilities Improvements – Accessible Playground Upgrades	Job Training NDSCS
City of Fargo Homeowner Rehabilitation	Gladys Ray Shelter Public Facilities Improvements	Slum & Blight Abatement/Hazardous Property Clearance	Metro Transportation Initiative
CHDO Project Homefield 3 (HOME funds)			Housing (Homebuyer & Tenant) Education
Fraser – Assisted living for people with disabilities			Snow Removal Program

Highest Priority Activities Addressing Plan Priorities & Specific Objectives

In 2018, the highest priority activities were those that best assist the City in achieving CDBG timely expenditure compliance in 2019. As indicated earlier, the City of Fargo had more than 1.5 times its annual grant amount (\$713,369 – 2018 CDBG award) in its CDBG line of credit, most of which had yet to be allocated. As a result, the City’s CDBG program entered into non-compliance and failed an annual timely expenditure test (occurs automatically every March 2). Since then, the City has developed a CDBG Workout Plan, which has been approved by HUD. This plan outlines how the City will achieve compliance in the 2019 program year (May 1, 2019 – Apr 30, 2020). With several departmental changes and programmatic delays, the City has only recently started on 2018 activities, all of which are included in the CDBG Workout Plan. The highest

spending of these activities are considered the highest priority activities in the 2018 Action Plan:

Activity	Budget	Progress	Consolidated Plan Priority/Goal
Gladys Ray Shelter Public Facilities Improvements	\$150,000	Beginning stages, 50% or more completion expected by February 2020	Homelessness
Washington Elementary School Public Facilities Improvements – Accessible Playground Upgrades	\$150,000	100% complete, drawdown scheduled for September 2019	Neighborhoods
Slum & Blight Abatement/Hazardous Property Clearance	\$332,796.25	19% complete, additional properties currently being sought	Neighborhoods
Rebuilding Together Homeowner Rehabilitation	\$55,000	Beginning stages, applicants and projects being verified, 1 st payment on 1 st approved project estimated to occur November 2019	Affordable Housing

Each of these activities helps to address plan goals, including Affordable Housing, Homelessness, and Neighborhoods. Also, slum and blight abatement activities often assist with reducing poverty for individual families when an affordable home replaces blight. Often this is done through partnerships with organizations like Habitat for Humanity.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a) – Note IDIS Table 2 produces inaccurate data and has been eliminated from this section and written into the Narrative section.

Narrative

Through CDBG, a total of 980 persons were assisted. The demographic breakdown is outlined below:

Race:

- 457 White
- 137 Black or African American
- 20 Asian
- 308 American Indian or Alaska Native
- 1 Native Hawaiian or Other Pacific Islander
- 4 American Indian/Alaska Native & White
- 53 Other Multi-Racial

Ethnicity:

- 58 Hispanic/Latino, any race

Disability:

- 149 With a Disability
- 703 Not Available

Head of Household:

- 23 Female-Headed Households
- 914 Not Available

As noted, data on Head of Household and Disability was unavailable for several individuals. However, moving forward, these two demographic points have been fully integrated into reporting for all public service and housing-related projects.

Through HOME (Housing Rehab and HOME-assisted multifamily units currently in their affordability period), a total of 53 households were assisted. The demographic breakdown is outlined below:

Race:

- 30 White
- 3 Black or African American
- 1 Asian
- 5 American Indian or Alaska Native
- 1 Other Multi-Racial
- 13 No Response

Ethnicity:

- 4 Hispanic/Latino, any race
- 15 No Response

Disability:

- 6 Households with Member(s) with Disability
- 8 No Response

Head of Household:

- 13 Female-Headed Household
- 3 No Response

For HOME funds, these demographic percentages are largely on par with the greater city of Fargo; for CDBG, the number of American Indians and Black/African Americans is much higher in comparison to their overall population. While this may highlight disparities, it also demonstrates sufficient affirmative marketing efforts. According to the latest U.S. Census Bureau Population Estimates Program and the 2017 American Community Study, of Fargo's population in 2018:

- 86.2% is White alone
- 5.5% is Black/African American
- 1.1% is American Indian/Alaska Native
- 3.6% is Asian
- 0% is Native Hawaiian or Other Pacific Islander
- 2.9% is two or more races
- 2.8% is Hispanic or Latino (1.7% are White and Hispanic/Latino)
- 9% of Fargo households are Male-Headed alone
- 18% are Female-Headed alone.
- 7.3% of population under age 65 has a disability
- 11.1% of its total population is age 65 or over

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year 2018
CDBG	Federal	1,767,601.42	313,123.24
HOME	Federal	649,600	410,688.71

Table 2 - Resources Made Available

Narrative

The City of Fargo received a CDBG award of \$713,369 in fiscal year 2018. This represents an increase of \$76,359 from the prior year. Also available was \$214,863 in program income and \$839,369.42 in prior year resources, for a total of \$1,767,601.42 in CDBG funding available (includes 2017 obligations for unfinished 2017 activities and projects). The City received a HOME award in the amount of \$479,938, an increase of \$143,352 from the prior year. The City also had \$149,515 in HOME program income and \$20,147 in prior year resources, for a total of \$649,600 in HOME funding available.

Community Development programs realized \$268,663 in program income revenue in the 2018 program year: \$7,600 in program income and \$36,200 in recaptured funds from the City’s HOME Participating Jurisdiction (PJ) program; \$10,000 from the HOME Department of Community Services (DCS) program; and \$214,863 from CDBG activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100		CDBG and HOME funds will be used throughout the City

Table 3 – Identify the geographic distribution and location of investments

Narrative

While there were no specified “Target Areas” identified in the 2018 Action Plan, the City of Fargo does prioritize its community development activities to neighborhoods that are predominately low to moderate income areas. The Planning & Development Department is currently working on core neighborhood plans, which will likely incorporate HUD-related activities. These neighborhoods and other low to moderate

income areas typically share a number of characteristics that warrant community development interventions (e.g., housing rehabilitation, slum and blight abatement/removal, re-investment, community centers/parks, affordable housing, etc.).

DRAFT

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City combined its federal entitlement allocations with funding from other public and private sector sources 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 was estimated. The sources of match include homeowner contributions, local payments in lieu of taxes, and CHDO matches. The City received a total of \$43,800 in program income in 2018, including \$36,200 that was recaptured homebuyer funds.

Additional funding leveraged includes the Public Housing Capital Fund, Section 8 Vouchers, newly transferred Section 8(bb) HAP vouchers from Wahpeton, ND, local City funds, Kresge grant funds for creative placemaking and inclusion planning, Neighborhood Revitalization Initiative (NRI) rehabilitation loan funds in partnership with Gate City Bank, state and federal resources including those from the ND Housing Finance Agency, 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. In 2018, the City received a Kresge grant award for \$250,000, which will advance creative placemaking into all aspects of community development as administered by the City of Fargo and led by the Planning & Development Department. The City's focus with this grant is to intersect multiple agencies and organizations with their current work in order to advance ecology, arts, community development, and social engagement.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	3,419,460.00
2. Match contributed during current Federal fiscal year	16,070.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	3,435,530.00
4. Match liability for current Federal fiscal year	101,606.41
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	3,333,923.59

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
HM1610	9/21/18	12,999	0	0	0	0	0	12,999
HM1602	3/8/18	2,710	0	0	0	0	0	2,710
HM1511	11/17/17	361	0	0	0	0	0	361

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
149,515.70	43,800.00	75,863.33	0	117,452.37

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	194,945	0	0	0	0	194,945
Number	8	0	0	0	0	8
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	194,945	0	194,945			
Number	8	0	8			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	2	0
Number of Special-Needs households to be provided affordable housing units	3	0
Total	5	0

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	5	0
Number of households supported through Rehab of Existing Units	21	9
Number of households supported through Acquisition of Existing Units	0	0
Total	26	9

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Many of the 2018 activities are delayed due to several departmental changes and programmatic delays (See Section CR-05). As a result, outcome data is minimal. Nine actual homeowner rehabilitation projects were completed in the 2018 program year and remaining funds were reallocated in the 2019 Action Plan.

Discuss how these outcomes will impact future annual action plans.

Due to the noncompliance issue with the CDBG program regarding timely expenditure of funds and the delay of 2018 activities, the 2019 Action Plan has selected only five projects, two of which are being carried out by experienced partners. The 2019 project budgets are high and a majority of the projects are quick spending projects (i.e., acquisition). Focus is limited to affordable housing and homelessness. To ensure annual compliance with timely expenditure, the trend to select experienced partners with

high budgets and quick spending projects will carry through into the next five-year plan (2020-2024).

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	2
Low-income	1	3
Moderate-income	0	6
Total	1	11

Table 12 – Number of Persons Served

Nine (9) single-family, owner-occupied housing units were rehabilitated in 2018 (8 were HOME-assisted households and 1 was a CDBG-assisted household). Of the nine (9) households, 2 households (2 persons total) were extremely low-income (income is between 0 and 30% of the area median income); 3 households (4 persons total) were low-income (income does not exceed 50% of the area median income); and 4 households (6 persons total) were moderate-income (income does not exceed 80% of area median income).

DRAFT

Narrative Information

The City of Fargo is a partner in multiple affordable housing activities, from homeowner rehabilitation to multi-family new construction with HOME funds. In the 2018 Action Plan, the City committed to four affordable housing activities including assistance with the rehabilitation of affordable housing for persons with disabilities (i.e., Fraser), rehabilitation of owner-occupied homes (i.e., the City's rehabilitation program and Rebuilding Together's program), and multi-family senior housing with a Community Housing Development Organization (CHDO – Beyond Shelter, Inc.). Slum and blight abatement, a 2018 activity, also often leads to affordable housing in partnership with organizations such as Habitat for Humanity. Due to the delayed start of 2018 activities, many of these projects are currently underway and will be reported on in the 2019 CAPER. Similarly, some 2017 homeowner housing rehabilitation projects were completed in the 2018 program year and will be reported in this CAPER.

Worst-case Housing Needs & Cost Burdens

The City's affordable housing efforts, along with its ongoing relationships with service providers, help to alleviate some of Fargo's worst-case housing needs. Worst-case housing needs are those related to serious cost burdens or homelessness, substandard housing, or involuntary displacement. Finding affordable housing in the Fargo area has been difficult for many years, particularly for low to moderate income households. Households who spend more than 30% of their income on housing expenses are considered cost burdened. Over 28% of Fargo's households are cost burdened (2012-2016 HUD Comprehensive Housing Affordability Strategy "CHAS" data, released August 5, 2019). These households are the most likely to have to prioritize their living costs, including food, clothing, transportation, and medical care. In many cases, some needs are being neglected as a result of housing cost burden. In addition to low and moderate income households, other households that are often affected by housing problems include single person or single parent households, larger families, people fleeing domestic violence, people with a criminal history, poor rental history, low or no credit, people of color, immigrants and refugees, and people with disabilities.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

On October 25, 2018, the Fargo-Moorhead Coalition to End Homelessness (FMCEH) conducted face-to-face surveys with 243 individuals experiencing homelessness (136 in Fargo) in the first iteration of the "Everyone Counts" survey. Of the 136 individuals interviewed in Fargo, 25 were unsheltered. Everyone Counts has replaced the Wilder Survey for information about the Fargo homeless population. Everyone Counts is a flexible survey instrument. It is locally designed and therefore can respond quickly to local data needs and it provides instant data and allows for faster analysis. The City provided 2018 CDBG funding to the FMCEH for design and implementation of the survey. An initial summary of findings was published in March 2019. In June 2019, the Coalition published a more in-depth analysis of the data of individuals experiencing homelessness, the 2019 State of Homelessness Report, and held a day-long summit attended by community organizations working towards making homelessness rare, brief, and one-time. The City also attends monthly coalition meetings and maintains regular contact with the FMCEH Director. This keeps the City updated on the efforts of community organizations and appraised of needs of the organizations and/or the population they serve.

Specifically related to needs assessment, people experiencing homelessness are assessed through coordinated entry (CARES - Coordinated Assessment, Referral & Evaluation System). This system was developed through a partnership of the North Dakota Continuum of Care, West Central Minnesota Continuum of Care, and the FMCEH. CARES strengthens the local homeless support system by being consumer-centric, needs-based, and data-driven. As a centralized database utilized by most metro area service providers, it quickly connects people to services and housing or emergency shelter. It utilizes assessment tools that prioritize people most in need of housing; the most vulnerable people move to the top of the list rather than a first-come-first-serve model. It provides linkage to mainstream resources, rather than just referrals, which helps people successfully obtain and retain housing based on a Housing First methodology. CARES may also eventually be used for up-to-date data on those entered into the system.

The City provided the Gladys Ray Shelter with \$20,000 in 2018 CDBG funding to purchase a cloud-based client database which will provide time savings to shelter staff and allow for better monitoring and outcome reporting of shelter clients. This would not have been possible without CDBG funds. The Gladys Ray Shelter also received 2018 CDBG funding for homeless initiatives, including street outreach.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2019 State of Homelessness report, 681 individuals and 185 families used emergency shelter beds in 2018 in the Fargo (ND) - Moorhead (MN) area. The report counted a total of 224 shelter beds in Cass County (ND) and 94 in Clay County (MN). Because of local climate, the demand for emergency shelter beds is not consistent and a large need is experienced in the winter months. This uneven demand can place a strain on the emergency shelter system as evidenced by the report's finding that in the last two weeks of December 2018, 90 individuals and nine families were seeking emergency shelter. The City continues to work with partners in the community to identify how to meet this fluctuating demand for shelter.

In a recent amendment to the 2018 Annual Action Plan, the City committed \$150,000 in CDBG funds for improvements to the City-owned Gladys Ray Shelter. The Gladys Ray Emergency Homeless Shelter at 1519 1st Avenue South provides a safe, temporary shelter to people who cannot access other shelter options in the community, and to help connect people to housing and services in a welcoming and non-judgmental environment. It has a capacity for 25 adult males and 10 adult females and is sponsored by the VA Health Care System to provide a Veteran's Drop-In Center. It also provides short-term residential, social (non-medical) detoxification services at its Withdrawal Management Unit (WMU). Since the shelter has occupied the space (2007), there has been no significant rehabilitation to the facility. The shelter has various needs for improvement including, but not limited to, improvements in public common areas, sleeping areas, restrooms, the WMU, and exterior areas. Renovations are expected to begin by winter 2019 and be complete by summer 2020.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

According to the 2019 State of Homelessness report, of those seeking homeless prevention services in Cass County (ND), 42% of respondents said not being able to pay rent was the cause of their seeking housing services. Respondents identified the following solutions as what they would need to secure housing: help paying past due rent, on-going rental assistance, and deposit assistance. However, as part of data reporting through the Homeless Prevention Project, 65% of applications screened for homelessness prevention assistance were denied due to a lack of available resources in Cass County in 2018.

Discharges Into Homelessness – One of the core goals of the upcoming draft plan responding to homelessness is to ensure that organizations are not discharging people into homelessness. The City has funded the Fargo Moorhead Coalition for Homeless Persons and works closely with partners to build supports and processes to ensure that anyone discharged from facilities have a safe place to sleep the

same night.

Medical Respite – The Fargo-Moorhead Medical Respite Planning Committee won the Willie J. Mackey National Medical Respite Award in 2018. This program is in partnership with the local hospitals, Sanford and Essentia, emergency shelters, the Fargo Housing & Redevelopment Authority, state and local public health, and other community agencies. The program supplies medical respite beds and nurses at local shelters. Providers have said that having nurses in shelters has provided medical stability for people being discharged into homelessness from medical facilities. The program follows people transitioning from shelters into housing by offering case management, which includes transportation to medical appointments. Overall, the program has provided over 2,500 nights of care and significant cost savings, over \$3 million Medicaid dollars have been saved. While the City's Gladys Ray emergency shelter was involved in planning the medical respite program, it does not have any medical respite beds. However, medically vulnerable people are offered a place to rest and recover and a nurse from Homeless Health visits twice a week. There is also an upcoming pilot program through NDSU's Nursing School to have students work in a Moorhead homeless shelter. This could translate into Fargo shelters once the pilot is completed.

Correctional Facilities – There are a number of organizations in the Fargo-Moorhead region that work with correctional facilities and offer transitional housing with case management to people being released, including Centre Inc., F5 Project, ShareHouse, Redemption Road, Anchorage, and the Red River Recovery Center. Cass County jail also has a new program where deputies provide services similar to case management for people most likely to re-offend.

Foster Care & Youth – Youthworks and Fraser, Ltd. work with children and young people who are either experiencing or facing homelessness, including people transitioning out of foster care into adulthood. The City has utilized CDBG funds in the past to fund both of these organizations.

Mental Health and Chemical Dependency Treatment Facilities – It has been reported that mental health and chemical dependency treatment facilities are not doing as well with their discharges; a task force is being formed to work on this issue. Most of the facilities mentioned in this overall section, including some of the transitional housing organizations, utilize the coordinated entry system (CARES). This system prioritizes people's vulnerability and need, and helps further connect them to resources, particularly those that help with the transition into permanent housing and prevention of future homelessness. While most of the information highlighted in this section is focused on people who are experiencing homelessness, almost all of these organizations work with people who are at risk of losing their housing, too. They help people address issues that could lead to homelessness. Being connected to resources, doubled with case management helps to stabilize people whether it is related to their mental/physical health, employment, food, utilities, basic life skills, parenting, transportation, etc. This is the best tool people have to avoid becoming homeless, especially extremely low-income individuals and families. Many of the service providers specializing in housing, health, social services, employment, education, or youth needs are extremely resourceful and pool together, particularly when it comes to meeting people's basic needs such as housing and food. Providers in this region are somewhat unique in their ability to work together and utilize programs to their maximum capacity. The overall community is

social services and volunteer-oriented, which helps low-income and vulnerable people avoid homelessness. Many of the people who are connected to the services listed above are receiving public assistance of some kind. Typically, agencies that are handling public assistance inform their clients of other resources in the community that help them maintain their housing. Most service providers in the community work closely with people experiencing homelessness or at risk of homelessness. The City maintains its relationship with these agencies, many of which are listed in the City's 5-Year Consolidated Plan and Annual Action Plans.

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

The 2019 State of Homelessness report from the FM Coalition to End Homelessness found 30% of respondents fit the criteria for being chronically homeless and require more supportive services over a longer period of time. Of those individuals who are chronically homeless, 69% had at least two of the following: chronic health conditions, mental health conditions, or substance abuse disorders and 29% reported having all three. The City continues to support the creation of much-needed permanent housing for people experiencing homelessness through its ongoing support of Fargo Housing & Redevelopment Authority (FHRA). The FHRA manages Fargo's primary permanent supportive housing (PSH) site at Cooper House. In addition to facilities located in the City of Fargo, the YWCA Cass Clay recently completed construction in the City of West Fargo on Grace Garden. This facility will provide an additional 30 units of permanent supportive housing in the area.

However, PSH remains a critical need in the community to keep individuals housed. The State of Homelessness report identified that in Cass County, ND, 52% of individuals (224) and 61% of families (34) were recommended for permanent supportive housing in 2018. Permanent supportive housing is also a critical need for youth aging out of the foster system, with 41% of individuals experiencing homelessness who were seeking service in Cass County qualifying for permanent supportive housing. As the City enters into the citizen consultation and participation process for its 2020-2024 Five Year Consolidated Plan and 2020 Action Plan in the next few months, staff will work with local organizations serving individuals experiencing homelessness to inform and shape the City's efforts towards ending chronic homelessness.

Gladys Ray Shelter

The City continues to operate its Gladys Ray emergency homeless shelter and its harm reduction programming. The Gladys Ray Shelter (GRS) is a low barrier shelter and serves people who are unlikely to find shelter elsewhere. At GRS, people who have been actively using drugs or alcohol are welcomed. GRS continuously works to address core issues of homelessness, including chronic chemical dependency,

mental illness and physical disabilities, as well as unemployment and affordable housing issues. GRS is committed to helping ensure that adequate housing options and resources are available to all guests leaving the emergency shelter. The Veteran's Drop-In Center, sponsored by the VA Health Care System, and the Withdrawal Management Unit (social detox/non-medical) are also housed in and operated in partnership with the GRS.

The Veteran's Drop-In Center provides veterans who are homeless, or at risk of becoming homeless, opportunities to meet their immediate needs such as respite from the weather, showers and laundry facilities, meals and clothing. Additional services include referrals to community-based services, advocacy, internet/phone/email access, mail drop services, help with getting prescriptions filled or making appointments, and numerous other support services. In 2018, the Gladys Ray Shelter provided these services to 106 veterans, 91 who were Fargo residents.

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Fargo Housing and Redevelopment Authority (FHRA), as a public service agency, is committed to providing excellent service to all public housing applicants, residents, and the public. In order to provide superior service, the FHRA resolves to:

- Administer applicable federal and state laws and regulations to achieve high ratings in compliance measurement indicators while maintaining efficiency in program operation to ensure fair and consistent treatment of clients served.
- Provide decent, safe, and sanitary housing in good repair - in compliance with program uniform physical condition standards - for very low and low income families.
- Achieve a healthy mix of incomes in its public housing developments by attracting and retaining higher income families and by working toward de-concentration of poverty goals.
- Encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human service needs.
- Promote fair housing and the opportunity for very low and low income families of all races, ethnicities, national origins, religions, ethnic backgrounds, and with all types of disabilities, to participate in the public housing program and its services.
- Create positive public awareness and expand the level of family and community support in accomplishing the FHRA's mission.
- Attain and maintain a high level of standards and professionalism in day-to-day management of all program components.
- Administer an efficient, high-performing agency through continuous improvement of the FHRA's support systems and commitment to our employees and their development.

The City and FHRA have been working together over the past several years to develop plans to rehabilitate the Lashkowitz High Rise (LHR). Analysis of demolition, dispossession, and rehabilitation has been performed in regard to their impact on the total public housing stock, its quality, and most importantly the impact on the residents living in the public housing. It has been determined that rehabilitation of the high rise is not financially feasible. The City will work closely with FHRA and high rise residents in the development of the 2020-2024 Consolidated Plan to assess how CDBG and HOME resources can best meet the needs of residents currently living in the high rise.

The Fargo Housing and Redevelopment Authority (FHRA) is responsible for managing low-rent public housing and Section 8 rental assistance. It owns and manages 161 rental units subsidized with project-based assistance: 5 efficiencies, 90 one-bedroom units, 54 two-bedroom units, and 13 three-bedroom units. Beyond Shelter, Inc. now owns and manages 840 units, formerly counted as owned and managed by FHRA. It also has 480 public housing units: 292 1-bedroom units, 90 2-bedroom units, 70 3-bedroom

units, and 23 4-bedroom units. It also manages 107 Housing First supportive housing units.

The FHRA has 1,194 Housing Choice Section 8 vouchers plus 100 VASH (Veterans) vouchers to serve the community. The FHRA manages 4 Continuum of Care Projects for the homeless, which serve as housing vouchers for another 59 homeless households. In 2018, the FHRA also had 8 Voucher Homeownership units and sold Public Housing units to 59 low income tenants. The Authority takes a soft second on the mortgage which is payable upon resale of the property.

In the past year, FHRA began two new supportive rental assistance programs: 50 Mainstream vouchers for disabled households under 62 years of age and 40 Family Unification Program Vouchers with two target groups –families being reunited through Cass County Child Protection and youth aging out of foster care working with case management.

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

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

The Fargo Housing and Redevelopment Authority (FHRA) has active Resident Councils in their public housing buildings, and the Permanent Supportive Housing facility Cooper House, which meet monthly. All properties are managed by the FHRA, with one resident per 100 residents that are on the Resident Advisory Board (RAB). Lashkowitz High Rise has three representatives with a population of 247. Cooper House has one representative with a population of 42 residents. All policy changes for the Annual Plan are reviewed with the RAB and a vote being tallied. The FHRA Board of Commissioners will not vote on policy change until it has been reviewed with RAB. The Board presently has one past resident and one current resident commissioner. The FHRA Annual Plan is submitted to the Fargo Mayor and City Commissioners.

The FHRA had sponsored three homeownership programs: 20 units in public housing in the 1990s, Section 5(h) Homeownership program that sold 39 units to public housing residents in early 2000, and Housing Choice Voucher homeownership program with 11 voucher holders which began in 2009. A Section 8(bb) HAP voucher transfer is also currently taking place for the first time ever in this region, which will add more housing vouchers to the community, some of which will be managed by the FHRA.

Actions taken to provide assistance to troubled PHAs

The Fargo Housing and Redevelopment Authority is not designated as troubled under 24 CFR part 902.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Availability of both new and existing units of affordable housing has been an increasing challenge in Fargo, both for renters and owners. Fargo's approach to addressing affordability includes local regulatory review and coordination and development of local financing alternatives. The City's tax policies, zoning controls, building inspections and housing-related incentives, for the most part, do not act as a barrier to affordable housing creation/preservation. Significant effort has been made to ensure that local regulation does not act as a barrier to building housing.

Tax Policies

The City has a two-year property tax exemption for newly constructed owner-occupied housing that is weighted more heavily toward affordable units. Fargo also has a property tax exemption for home remodeling projects that freezes the pre-rehab value for a period of 3-5 years, depending on the age of the home. In addition, the State of North Dakota has a Homestead Tax Credit that is designed to reduce the property tax burden on low-income elderly and disabled homeowners. One potential issue with the homestead credit is the limit established by statute on the value of eligible property. The current statute says that only the first \$100,000 of a property's value is eligible for exemption.

Land Use Policy & Controls

The City of Fargo adopted its current Comprehensive Plan, GO2030, in order to guide public policies and decisions towards a community vision through the establishment of eight guiding principles. One of the eight guiding principles focuses on neighborhoods, infill, and new development, which is summarized within the Plan as follows:

Fargo will promote attractive and welcoming neighborhoods by promoting a diverse and affordable housing stock. Fargo will support neighborhoods where residents can age in place, children can walk to school, and essential services are only a short walk away. Fargo will promote infill development, planned growth, and increasing density and vitality in its established neighborhoods.

When considering modifications to land use controls or requests for zoning map amendments, the City of Fargo works to ensure decisions are in alignment with these guiding principles. Recent zoning amendments have led to increased density within developed areas of the City, where municipal services are already in place. This has allowed for more affordable development, taking advantage of existing infrastructure and reducing the need to pay for expensive expansions of municipal services.

In areas that are walkable and have good access to a mix of amenities and transportation options, the City has adopted less restrictive land use controls which has allowed for efficient, compact development. The DMU and UMU zoning districts both allow a mix of uses, unlimited residential density, reduced dimensional restrictions, and relaxed minimum parking standards (there are currently no minimum parking requirements in the City's downtown zoning district today).

Currently, the City of Fargo is working in conjunction with our local Metropolitan Planning Organization to develop strategies for reducing off-street parking citywide. This will undoubtedly lead to a reduction in the City's minimum parking standards, which, in turn, will reduce the cost of development.

Lastly, the City seeks to preserve the supply of existing housing stock, which is typically more affordable than new development. This is accomplished through code enforcement efforts in combination with the tax incentive programs outlined above. Enforcement of property maintenance codes works to extend the life of the City's existing affordable housing stock.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Like many other communities across the country, Fargo's greatest obstacle in meeting underserved needs is lack of funding. This is particularly true for a community that is growing as fast as Fargo; the population has increased by nearly 38% over the past 18 years. The population in 2000 was 90,777 and in 2018, estimates were 124,844 (<https://www.census.gov/>). Every year there are new organizations added to the hundreds that are already in the area working to meet underserved needs, many of which turn to the City for funding. Requests far exceed what the City has to offer. The City has found that the best way to help organizations working to meet underserved needs is to connect them to the right people. In receiving a multitude of funding requests and hearing from many struggling organizations, the City is often able to identify duplication or similarities, making it easy to bridge people. The City also highlights other funding sources in the community and offers letters of support to enhance grant applications. This helps to build capacity in the community, particularly when funding from the City is limited.

Another way the City works to address obstacles to meeting underserved needs is through its Native American Commission (NAC) and Human Relations Commission (HRC). These commissions draw awareness to issues within the community and serve in an advisory capacity to the City Commission. The NAC's mission is to work together to strengthen the Native American community in order to promote understanding, recognition, and respect for Native American cultures and enrich the whole community. The HRC's mission is to promote acceptance and respect for diversity and discourage all forms of discrimination. The Planning Department is responsible for staffing the HRC and NAC. This connection helps further the City's community development goals and the stated goals. The HRC and NAC monitor fair housing and discrimination issues in the City via research, public forums, and regular opportunities for public input.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Most of Fargo's housing stock was constructed before 1978, thus most housing units in Fargo have the potential for Lead Based Paint hazards. The City of Fargo, even with its partners, does not have the current resources to address all lead-based paint conditions in the city. However, the City does raise public awareness of lead based paint hazards through its homeowner rehabilitation programming. Applicants receive materials on lead paint and the Department of Planning and Development maintains locally-specific information on its website. Lead paint is addressed at every home where it is identified through lead safe work practices and every contractor has their lead firm certification to ensure lead safe work practices are carried out.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In addition to what was described in the "underserved needs" section, the City specifically supports the Fargo Housing and Redevelopment Authority's efforts to provide a number of self-sufficiency programs that are aimed at increasing a family's economic independence. The Housing and Redevelopment Authority works closely with Job Service of North Dakota to provide necessary training opportunities to poverty-level families. The City also granted 2018 CDBG funds to North Dakota State College of Science (NDSCS) for targeted job skills development among refugees and low-income individuals. In addition, CDBG funds were utilized to provide transportation passes to low-income participants. The City continues to coordinate anti-poverty efforts with local service providers and social service agencies.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The strength of the institutional structure comes from the wide variety of organizations that collaborate to address housing and community development issues within the community. The City of Fargo works to maintain and build its relationships with local organizations, businesses, and residents and will continue to communicate and share existing needs assessment data to address emerging community needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City is an active participant in the Fargo Moorhead Coalition to End Homelessness, statewide Continuum of Care Planning Committee, the ND Interagency Council on Homelessness, and other community-wide partnerships that discuss a variety of housing issues facing the metropolitan area.

City staff is actively involved with local housing organizations and has promoted the utilization of non-profit development organizations to address housing needs of the community. The City provides technical assistance whenever possible with the intent of developing organizational capacity, and staff sees itself as a link and partner with area organizations. The 2018 Action Plan included a number of critical partnerships with community organizations to further advance new and existing affordable

housing opportunities and community development efforts in Fargo.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The last Analysis of Fair Housing in Fargo was in 2010. The City recently issued a Request for Qualifications (RFQ) to conduct an assessment of fair housing in Fargo. This will be included with the next Five Year Consolidated Plan (2020-2024). In the meantime, Fargo continues to work toward identifying and addressing fair housing issues through its Native American Commission and Human Relations Commission, in addition to funding work of the High Plains Fair Housing Center each year. The High Plains Fair Housing Center will be conducting presentations at the September 2019 NAC and HRC meetings, particularly to put a call out for secret housing shoppers and renters. In doing this, unfair housing and discrimination are uncovered and can be addressed. Additionally, in the last several years, Fargo has provided CDBG funds to High Plains Fair Housing Center. This funding is specifically to provide one on one advocacy and assistance to individuals in Fargo who are experiencing housing discrimination. This money also is focused on education of marginalized communities to inform people of their fair housing rights.

Specifically, impediments to fair housing choice in Fargo include lack of education, the historic isolation of minority populations, discrimination, unaffordable rents, high cost of purchasing a home, lack of physical accessibility, and in some areas of the city, a lack of adequate public transportation. Efforts to combat these impediments through local collaborations are ongoing. The City will continue to directly address concerns highlighted in regard to impediments to fair housing, including the need for education, the existence of historic isolation, and lack of affordable housing.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continues to use various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that consolidated plan-related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goal of the City is to provide technical assistance, identify deficiencies and promote corrections in order to improve, and reinforce or augment the City's Consolidated Plan performance.

The City monitors all CDBG and HOME subrecipient activities as required by HUD in accordance with the agreement between the agencies and the City, and as required by CDBG and HOME regulations. All HOME rental projects are monitored on an annual basis. Subrecipients are required to submit program and financial reports to facilitate monitoring. Annual monitoring includes ensuring that the subrecipients comply with the terms of their agreements including income and client eligibility, reporting requirements and timeliness. Staff utilize both "desk-monitoring" and on-site monitoring to assess the quality of the program performance over the duration of the agreement.

Other efforts include ongoing communication with subrecipients through the provision of technical assistance when requested. In addition, frequent telephone contacts, written communications, analysis of reports, and guidance by City staff are made.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Prior to the publishing of a draft of the 2018 CAPER, the City of Fargo Planning & Development staff reached out to community development organizations on its e-mail list to solicit feedback on content and community condition updates to include in the draft. Four responses were received.

1. A request from a representative of Community Living Services to answer in the CAPER how many individuals with disabilities were assisted with funds and how many units of accessible housing were or would be funded. The individual received a response indicating this information is included as part of the Fair Housing & Civil Rights progress report.
2. A comment from a representative of Rebuilding Together with information about the organization's accomplishments with low-income homeowner rehabilitation. The information has been added to the Fair Housing & Civil Rights progress report.

3. A comment from a representative of YWCA Cass Clay on the opening in a bordering municipality of a new permanent supportive housing facility, Grace Garden. The representative also noted previous CAPERs from the City incorrectly referred to Cooper House as the only permanent supportive housing in Fargo. Text was amended prior to publishing for public comment to refer to Cooper House as the City's primary supportive housing facility.
4. A comment from a representative of High Plains Fair Housing Center to include reference to the Center's City of Fargo CDBG-funded work on providing assistance to individuals who have experienced housing discrimination.

The City of Fargo published a Public Notice in the local newspaper, *The Forum*, on August 26, 2019, notifying citizens of the public comment period for reviewing the City of Fargo Consolidated Annual Performance and Evaluation Report for the 2018 Action Plan for Housing and Community Development for a 15-day public comment period from August 27, 2019 through September 10, 2019. The public notice included contact information for the City of Fargo's Section 504/ADA Coordinator, Brock Morrison, as well as state TDD relay information.

A copy of the report, along with any public comments, was posted online and made available to the public at the Fargo Planning Department, 2nd Floor City Hall, 225 North 4th Street, Fargo, ND or by calling 701-241-1474, TDD 701-241-8258. It also noted alternative formats were available for the CAPER (upon request), and a reasonable number of free copies would be available on request.

During the public comment period, the Community Development Committee and City Commission were sent a link to the draft CAPER by staff, requesting comments and suggestions. Notification of this public comment period was published in the local newspaper, *The Forum*. The public notice included contact information for the City of Fargo's Section 504/ADA Coordinator, Brock Morrison and noted that Fargo's new City Hall was accessible. In addition, the public notice noted alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services (e.g., sign language or non-English languages) or an auxiliary aid to fully participate, should be requested through the Planning and Development Department or the Section 504/ADA Coordinator. [Summary of feedback].

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

During the 2018 program year, the City did not experience any changes in program objectives and it met stated program goals. The City continues to monitor CDBG program performance to assess whether or not changes in program objectives are necessary. Any changes in program objectives would constitute an amendment to the Consolidated Plan and Annual Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
--	----

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Between May through August, the City conducted on-site file monitoring and HQS unit inspections of eight (8) of the existing nine (9) HOME-assisted projects in their affordability periods. A total of \$27,522.46 in program income funds were used for two of these projects. All of the projects were found to be in compliance once three of the projects' HQS violations were corrected and re-inspected. See attachment "HOME On-Site Inspection Report" for a detailed list of the results.

The City complies with the regulations of 24 CFR 92.504(d). HOME rental projects are monitored on an annual basis. On-site inspections of HOME-assisted rental housing are carried out within 12 months after project completion to determine all contracted work has been completed and the property meets the property standards.

On-site file monitoring inspections of all tenant files are conducted throughout the period of affordability at least once every three years, and the majority of projects are inspected annually. During on-site file monitoring, all tenant files are reviewed to verify information submitted related to rent and occupancy and to ensure proper documentation of income determination, leases, HQS inspections, rent, affirmative marketing procedures, tenant selection policy, and reserve for replacement accounts.

On-site HQS inspections by the City of Fargo Inspections Department are also conducted throughout the period of affordability at least once every three years, and the majority are inspected annually. The number of units inspected are based on a statistically valid sample of units appropriate for the size of the HOME-assisted project per the HOME Final Rule: for projects with 1-4 HOME units, all units and inspectable items are reviewed; for projects with more than 4 HOME units, at least 20% but no less than four (4) units are inspected. If deficiencies are observed, a follow-up on-site inspection is conducted to ensure deficiencies are corrected. In addition, property owners annually certify to the City that each building and all HOME-assisted units in the project are suitable for occupancy as per sponsor agreements.

The City annually examines the financial condition of HOME-assisted rental projects with 10 units or more to determine the continued financial viability of the housing. We have evaluated the financial condition of the HOME-assisted rental property, Sister's Path (12 HOME units), and have determined Beyond Shelter's continued financial viability to support the affordable housing units in Fargo.

In addition, the City is monitored by the State of North Dakota for State-funded HOME projects as per the established monitoring schedule.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The City requires that the owner of each HOME development, with five or more total units affirmatively markets their units to promote equal housing choice for prospective tenants, regardless of race, color, religion, sex, national origin, familial status, or disability. Owners must develop and execute an "Affirmative Marketing Plan" to detail outreach efforts to prospective applicants identified as "least likely to apply." Each year, the City reviews each project's Affirmative Marketing Plan to ensure compliance.

As reported in section CR-10, in 2018, HOME-assisted unit households' demographics were largely on par with the greater city of Fargo, and affirmative marketing efforts were deemed sufficient. However, due to significant turnover in the property management of several HOME developments, City staff is developing training to assist owners/property managers in complying with these affirmative marketing requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the 2018 Program Year, the City spent \$75,863.33 in Program Income to assist with HOME-funded rehabilitation of eight (8) single family, owner-occupied housing units. All 8 of the units were low-mod income homeowners. Fifty percent (50%) were very low income (0-50% AMI), and fifty percent (50%) were low income (51-80% AMI). Of the homeowners, one (1) was an elderly female without children; one (1) was an elderly male without children; three (3) were single females without children; and three (3) were elderly couples without children.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).

91.320(j)

Housing Rehabilitation

In 2018, the City recommitted to the City's Neighborhood Revitalization Initiative (NRI), which is a \$2 million line of credit from Gate City Bank to offer low-interest loans at 3.25% for affordable homeowner improvements. In addition to NRI, the City also maintains affordable housing through its CDBG rehab program. In 2018, 5 housing units were rehabilitated through the NRI Program, keeping them affordable, safe, and more energy efficient for homeowners. Both of these programs focus on maintaining existing housing stock by keeping improvements and maintenance within reach to the homeowner.

Housing Vouchers

The City assisted with the selection and review of multiple properties for a potential Section 8(bb) Housing Assistance Program (HAP) voucher transfer from Wahpeton to Fargo. HUD approached the City of Fargo about the potential to receive vouchers that were no longer usable in Wahpeton. Several housing partners/owners came together to analyze which properties might be eligible to receive the vouchers. Public announcements will be made in 2019 regarding properties, partners, and the number and estimated value of the vouchers.

Community Land Trust

The City officially joined, as a founding member, a Cass-Clay Community Land Trust, currently being hosted and developed by the FM Area Foundation. The initial business plan was developed in 2018 for application among Cass County, North Dakota and Clay County, Minnesota with Fargo being a contributing member and leader in its development.

Low Income Housing Tax Credits (LIHTCs) – Fargo Projects

2018 9% credits

The Edge Artist Flats (42 total and tax credit units)
HomeField 2 Apartments (39 total and tax credit units and received HOME funds from the City)

2018 4% credits

Community Homes (186 total units, 185 tax credit units).

In addition, the ND Housing Finance Agency continued its downpayment and closing cost assistance programs in Fargo to provide many new owner-occupied housing opportunities in the City.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	FARGO
Organizational DUNS Number	070265871
EIN/TIN Number	456002069
Identify the Field Office	DENVER
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	05/01/2018
Program Year End Date	04/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

DRAFT

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 13 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 20 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nights available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 21 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

DRAFT

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 22 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 23 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 24 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach			
HMIS			
Administration			

Table 25 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018

Table 26 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 27 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018

Table 28 - Total Amount of Funds Expended on ESG Activities

Attachments

DRAFT

Public Notice for 2018 CAPER

PUBLIC NOTICE

The public comment period for reviewing the City of Fargo's Consolidated Annual Performance and Evaluation Report (CAPER) for the 2018 Action Plan for Housing and Community Development is August 27, 2019 through September 10, 2019. A copy of the report, along with any current public comments received, is available to the public for comment at the City of Fargo Planning and Development Department, 2nd Floor City Hall, 225 4th Street North, Fargo, ND or by calling 701-241-1474. TDD 701-241-8258.

The facility is accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (48 hours notice is required). Anyone who requires these services or an auxiliary aid to fully participate should contact the Planning and Development Department at 701.241.1474/Planning@FargoND.gov, or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.298.6966 to arrange for services. To access TDD/Relay service dial 701.241.8258. In accordance with Federal regulations and City of Fargo policies, the City of Fargo provides services without regard to race, color, national origin, sex, disability, age, familial status, religion, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/equal housing opportunity agency.

Assessment of Objectives and Accomplishments

Annual Goal Supported	CDBG/HOME Project (All projects in progress unless otherwise indicated.)	5 year goal	2018 AAP goals	2018 AAP Goals Accomplished in 2018 Program Year (May 1, 2018- April 30, 2019)	Pre-2018 AAP Goals Accomplished in 2018 Program Year (May 1, 2018- April 30, 2019)	Cumulative Over 5 Years
Affordable Housing	Community Housing Development Organization (CHDO) Project	10 units	3 units	0 units	0 units	3 units
Affordable Housing	Fraser	13 units	6 units	0 units	0 units	7 units
Affordable Housing	Housing Education	500 persons	35 persons	0 persons	0 persons	505 persons
Affordable Housing	Housing Rehabilitation – Owner Occupied	75 units	12 units	8 units	0 units	47 units
Affordable Housing	Rebuilding Together		3 units	0 units	1 unit	5 units
Affordable Housing	Slum & Blight Abatement/Hazardous Property Clearance	2 units	2 units	0 units	0 units	0 units
Homelessness	Homeless Initiatives	5,000 persons	1,000 persons	624 persons	0 persons	3,629 persons
Homelessness	Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation	4,155 persons	4,155 persons	0 persons	0 persons	0 persons
Neighborhoods	Downtown Slum and Blight Projects	10 businesses	2 businesses	0 businesses	1 business	12 businesses
Neighborhoods	Washington Elementary School Playground Improvements	3,485 persons	3,485 persons	0 persons	0 persons	3,075 persons
Poverty Reduction	Metro Transportation Initiative	100 persons	40 persons	333 persons	0 persons	1,197 persons
Poverty Reduction	NDSCS – Job Training	40 persons	16 persons	10 persons	2 persons	56 persons
Poverty Reduction	Snow Removal Assistance - <i>Complete</i>	50 persons	20 persons	10 persons	0 persons	40 persons

Accomplishment Table Narrative

This CAPER covers the fourth year of the 2015-2019 Consolidated Plan. The above table includes accomplishments of 2018 Action Plan activities and prior year activities that were accomplished in the 2018 program year (May 1, 2018-April 30, 2019). While some 2018 activities are complete, most are still underway. With several departmental changes and programmatic delays, the City has only recently started on 2018 activities. Below is a summary of the 2018 activities:

Affordable Housing

The City of Fargo's Housing Rehabilitation program focuses on health and safety code issues in older owner-occupied affordable houses. The estimated number of projects in 2018 was 12, 8 were completed. In addition, CDBG funds were used to support home improvements to low-income seniors, veterans, and disabled individuals through Rebuilding Together, a national non-profit organization. The goal was to rehabilitate approximately 3 homes; 1 home was completed in the 2018 Program Year, with additional projects to be completed in late 2019/early 2020.

Affordable Housing (continued)

Due to delays with the subcontractor securing materials, upgrades to Fraser's Independent Living Program House are delayed until fall 2019. Also included as a 2018 affordable housing project is Slum & Blight Abatement/Hazardous Property Clearance, with a goal of addressing/eliminating blighted conditions at approximately 2 properties. One project is currently underway and additional blighted properties are being identified. CDBG funds will also be utilized to support persons with Homebuyer Education classes and Tenant Education classes in the Fargo-Moorhead community. With a delayed start to the 2018 activities, there was no CDBG funding that was utilized in the 2018 Program Year for these housing education classes.

Lastly, HomeField 2 Apartments (Phase 2) was awarded Low Income Housing Tax Credits in 2018 after not being awarded in 2017. HomeField 2 Apartments will add an additional three (3) new affordable HOME units, two (2) units are being funded with 2016 CHDO assistance and one (1) is funded with 2017 CHDO assistance. This 39-unit affordable senior rental housing complex will be constructed and placed into service by late fall 2019. Funds for the HomeField 3 Apartments will be committed through an executed CHDO Sponsor Agreement in winter 2019.

Homelessness

CDBG funds were used to provide operating support at Fargo's Gladys Ray Shelter. The Strategic Plan goal is to assist 5,000 persons with overnight shelter, with the Annual Action Plan goal of assisting 1,000 persons. A total of 624 people who are homeless were reported in IDIS, and were provided emergency shelter. CDBG funds will also be utilized to provide improvements to the Gladys Ray Emergency Shelter located at 1519 1st Avenue South in Fargo. This project was added to the 2018 Action Plan through reprogrammed funds from cancelled projects, unprogrammed funds, and anticipated program income. This project is anticipated to start in late 2019 with completion in 2020.

Neighborhoods

CDBG funds were set aside for potential projects in the Downtown area that will address slum and blight conditions, including storefront rehabilitation grants to property owners which must be matched one-for-one with private dollars and be utilized for façade renovation. This project had a goal of addressing/eliminating slum and blight conditions at approximately two (2) properties in 2018 with one project underway and one project completed in the 2018 Program Year. In addition, CDBG funds will be utilized to replace equipment at the Washington Elementary School Playground, which also functions as a neighborhood playground. The project work was not completed until the summer 2019. The total population in the service area as per Census data for this activity is 3,485 persons.

Poverty Reduction

Poverty reduction projects included assistance with transportation solutions, job skills development, and snow removal. Snow Removal Assistance was provided for low-income seniors and persons with disabilities. The goal was 20 persons and 10 were served in 2018. In addition, 51 low-income persons were supported with semester bus passes for educational attainment as a transportation solution to improve access to employment and employment-related skill development sites (six (6) of which were from 2017 Action Plan activity). Also, 282 homeless individuals were provided transportation alternatives in the form of single-ride bus passes. Lastly, a total of 12 persons participated in the job training program through the North Dakota State College of Science - Fargo (NDSCS) (two (2) of which were from 2017 Action Plan activity).

HOME On-Site Inspection Report

PROJECTS/ACTIVITIES	#Units	# HOME	On-Site File Review	HQS Inspection	Description of Noncompliance	Status of Noncompliance
Sister's Path	12	12	6/22/2019	6/27/2019	No issues	N/A
Bluestem Townhomes	30	6	6/21/2019	6/26/2019	HQS violations	Corrected; to be verified at 8/28/19 re-inspection
Bluestem Homes	30	3	6/21/2019	6/26/2019	HQS violations	Corrected; to be verified at 8/28/19 re-inspection
Sunrise North	43	8	6/21/2019	6/28/2019	No issues	N/A
Cooper House	43	8	5/29/2019	6/26/2019	HQS violations	Corrected; verified at 7/29/19 re-inspection
Crossroads	81	2	6/21/2019	6/26/2019	No issues	N/A
North Sky I	24	7	6/21/2019	6/28/2019	No issues	N/A
HomeField Apartments	39	3	6/23/2019	6/28/2019	No issues	N/A

Fair Housing & Civil Rights Progress Report

2018 CAPER

City of Fargo Department of Planning & Development

1. Benefits, Services, and Methods of Administration

City of Fargo Community Development staff continue to work with subrecipients on collecting beneficiary data, particularly as it relates to race, ethnicity, disability status, and female headed household status. City staff will use this data to compare to demographic benchmarks for the City as a whole through the American Community Survey to conduct an annual analysis of participation. If there is a difference in participation based on these groups, the City will identify strategies and actions it can undertake in the next program year to increase the participation of that group in federally funded activities.

Table 1: CDBG FUNDS – Annual Analysis of Participation			
	Beneficiaries	Fargo ¹	Point Difference
<i>Race</i> ²			
White	46.6%	86.2%	-39.6
Black/African American	14.0%	5.5%	8.5
Asian	2.0%	3.6%	-1.6
American Indian/Alaskan Native	31.4%	1.1%	30.3
Native Hawaiian/Other Pacific Islander	0.1%	0.0%	0.1
American Indian/Alaskan Native & White	0.4%	1.2%	-0.8
Asian & White	0.0%	0.6%	-0.6
Black/African American & White	0.0%	0.6%	-0.6
American Indian/Alaskan Native & Black	0.0%	0.0%	0.0
Other Multi-Racial	5.4%	-	-
<i>Ethnicity</i> ²			
Hispanic, any race	5.9%	2.8%	3.0
<i>Disability Status</i>			
With a disability ³	76.4%*	10.4%	58.3
<i>Female Headed Household</i>			
Female Headed Household ⁴	41.1%*	5.9%	30.0
<small> 1 Source: All data from 2013-2017 Five-Year ACS Estimates 2 Table DP05, Race and Ethnicity 3 Table DP02, "Disability Status of the Civilian non-institutionalized population" used as proxy. 4 Table DP02, "Female householder, no husband present, family, with own children of the householder under 18 years" utilized as proxy. * This data was not reported consistently over the program year due to a change in reporting forms. These numbers are based on a smaller subtotal of beneficiaries. </small>			

Table 2: HOME FUNDS – Annual Analysis of Participation			
	Beneficiaries	Fargo ¹	Point Difference
<i>Race</i> ²			
White	75.0%	86.2%	-11.2
Black/African American	7.5%	5.5%	2.0
Asian	2.5%	3.6%	-1.1
American Indian/Alaskan Native	12.5%	1.1%	11.4
Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.0
American Indian/Alaskan Native & White	0.0%	1.2%	-1.2
Asian & White	0.0%	0.6%	-0.6
Black/African American & White	0.0%	0.6%	-0.6
American Indian/Alaskan Native & Black	0.0%	0.0%	0.0
Other Multi-Racial	2.5%	-	-
<i>Ethnicity</i> ²			
Hispanic, any race	9.8%	2.8%	7.0
<i>Disability Status</i>			
With a disability ³	10.7%	10.4%	0.3
<i>Female Headed Household</i>			
Female Headed Household ⁴	24.5%	5.9%	18.6
<small> ¹ Source: 2013-2017 Five-Year ACS Estimates ² Table DP05, Race and Ethnicity ³ Table DP02, "Disability Status of the Civilian non-institutionalized population" used as proxy. ⁴ Table DP02, "Female householder, no husband present, family, with own children of the householder under 18 years" utilized as proxy. </small>			

Tables 1 and 2 demonstrate City of Fargo CDBG and HOME funds overall benefit racial and ethnic minorities, individuals with disabilities, and female headed households at percentages meeting or exceeding a group's share of the Fargo population as a whole. There is underrepresentation of mixed race individuals in both programs. However, these groups are numerically small and therefore the margins of error from the American Community Survey are significant. City staff will continue to monitor participation against Fargo's demographics and educate subrecipients about the racial categories available on the form and monitor compliance.

However, there is an underrepresentation of individuals of Asian descent. Staff will work with subrecipients to learn about potential barriers to participation by members of this group. City staff will also engage community and faith-based organizations working with Asian individuals to understand their perspective and for staff to educate these organizations about funding opportunities and existing activities. In the next six months, staff will be conducting a four-factor language analysis and will pay particular attention to analyzing if there is a need to translate important documents such as applications or informational flyers into Asian languages to increase awareness of and participation in programs and activities.

2. Citizen Participation

The number of Fargo residents or those with ties to the community who have Limited English Proficiency (LEP) or are members of racial, ethnic, and/or religious minorities continues to grow. Further, single sex-headed households and people with disabilities remain a difficult segment of the population to reach through traditional outreach. In order to ensure a robust citizen participation process reflective of this increasingly diverse community, Community Development staff will be revising the Citizen Participation Plan related to HUD programs. This update will put into writing many activities staff already undertake. Doing so will ensure this knowledge is not lost in future staff transitions and provides transparency towards the public in what to expect. Many elements of Fair Housing & Civil Rights issues covered in this progress report will be included in this revision process, such as items 3, 6, 7 and 8 detailed below.

This revision is expected to be drafted, presented for public comment and hearing, and adopted prior to the presentation of the Five Year Consolidated Plan (2020-2024) which is expected to occur mid-January 2020.

3. Limited English Proficiency (LEP)

The Community Development division of the Department of Planning & Development, which oversees HUD-funded programs for the City, was reorganized during the program year and increased the number of full-time staff. These changes have increased the division's capacity to analyze and update older policies and procedures. Within the next six months, Community Development staff will conduct a four-factor analysis, create a Language Access Plan (LAP), and identify how actions will be documented in implementing the LAP. The LAP will be provided to subrecipients as part of an updated subrecipient manual and compliance will be examined.

The City of Fargo provides interpretation and translation services by request. Public notice templates have been revised to make these services explicit.

4. Record Keeping

During PY18, City of Fargo Community Development staff updated the beneficiary reporting form for recipients of CDBG and HOME funds. This new form collects information related to race, ethnicity, gender, disability status, and whether the beneficiary is a female head of household. HOME benefit forms further indicate household type and additional forms of federal, state, or local assistance (e.g., Section 8). Education of subrecipients continues to be the primary hurdle towards full implementation of gathering these statistics. The City will continue to work with its subrecipients on proper reporting and monitor for compliance. Additionally, record keeping templates and policies will be included as part of a subrecipient manual to be produced and distributed within the next year.

5. Section 504: Effective Communication

The City of Fargo ensures the availability of assistance to those with disabilities or language barriers. Staff in the Community Development division have updated public notice templates for meetings and hearings to standardize and ensure language indicating that a meeting space is accessible

(almost all meetings are held at the City of Fargo's new City Hall which opened in 2018). Notices have also been updated to announce the availability of a TTY/TDD phone number, alternative formats or reasonable accommodations for persons with disabilities or limited English proficiency, interpretation and translation services, and auxiliary aids. Public notices have also been updated to include the name and contact information for the Section 504 coordinator.

6. **Section 504: Coordinator**

The City has designated Brock Morrison as the City's Section 504 Coordinator. Mr. Morrison is listed in public notices related to federally funded programs. As part of its revision of its Citizen Participation Plan, staff will ensure Mr. Morrison's contact information is included in a relevant section. As part of the non-discrimination notice audit outlined in Item 7 below, City staff will also ensure all old materials mentioning previous Section 504 coordinators are updated with Mr. Morrison's information.

7. **Section 504: Non-discrimination Notice**

The City of Fargo will audit and improve its notices, pamphlets, application materials, and all subrecipient materials related to marketing, applications, and beneficiaries to ensure non-discrimination notices are included in these materials. These revisions will also provide for opportunities to improve the City's policies for reasonable accommodation of individuals with hearing loss, vision loss, disability, or language barriers. This audit will take place in conjunction with revision of the City's Citizen Participation Plan for federally funded programs and creation of a subrecipient manual, outlined in Item 8 below. In its audit, the Community Development division will coordinate with other City departments, such as Human Resources, Information Services, and Communications to audit materials related to the City's web presence, intranet, employment applications, and employee manuals to ensure Section 504 non-discrimination notices in those materials. With the 2019 CAPER, the City will include a list of materials audited (and which were updated, if applicable).

Timeline: This audit, and any necessary revisions, will be conducted within the next year.

Section 504: Grievance Procedure

As identified in the 2019 Annual Action Plan's Fair Housing & Civil Rights Progress Report, the City will create a HUD specific Section 504 reasonable accommodation policy and a grievance procedure as part of the revision of its Citizen Participation Plan and drafting of the next Five Year Consolidated Plan (2020-2024).

The Community Development division, which oversees HUD-funded programs for the City, was reorganized during the program year and increased the number of full-time staff. As part of this reorganization and increased staff, the division has the capacity to draft a manual/how-to guide for subrecipients to assist them in the monitoring and record keeping process. This will take place within the next year. The City's Section 504 grievance procedure and policies will be part of this manual. The City will provide individualized outreach to our subrecipients to educate them about

the City's policies (including but not limited to Section 504) and how they will be monitored for compliance.

Timeline: This procedure update will occur with the Citizen Participation Plan update, scheduled to be adopted before the public comment period begins for the Five Year Consolidated Plan 2020-2024 (anticipated mid-January 2020).

8. Affirmatively Furthering Fair Housing (AFFH)

On August 5, 2019, the City of Fargo posted a Request for Qualifications for a consultant to assist with its 2020-2024 Consolidated Plan and conduct its first Assessment of Fair Housing. Proposals were due August 23, 2019 and public meetings and outreach will begin in October 2019. The timeline for completion of the Assessment of Fair Housing is January 2020 to accompany and inform the City's Five Year Consolidated Plan for 2020-2024.

The City of Fargo's 2010 Analysis of Impediments to Fair Housing identified six impediments to fair housing choice: education, historic isolation, NIMBYism (not-in-my-backyard), affordability, accessibility, and transportation. Action undertaken in PY2018 to address these impediments are outlined below.

Fair Housing Education and Analysis. As part of the City of Fargo's CDBG administrative funds, the City allocated \$5,000 to High Plains Fair Housing in PY18 for the purposes of education low and moderate income families and households in Fargo about fair housing laws. As part of the City's CDBG public service funds, the City allocated \$8,000 to the Southeast North Dakota Community Action Agency (SENDCAA) for tenant education to learn the basics of finding housing and being a responsible tenant, as well as recognizing and addressing problems specific to housing barriers. Both of these projects do not currently have beneficiary data because they are part of 2018 delayed activities. Additionally, the City allocated \$12,000 to Lakes and Prairies Community Action Agency to support homebuyer education classes to prospective low-income homebuyers for the purpose of improving housing stability.

Historic Isolation. Historic isolation of public housing, low income housing, and housing for individuals with disabilities has resulted in geographic concentration of these households. As part of its environmental review process for providing CDBG or HOME funds to production of subsidized housing, the City analyzes the neighborhood around a site to ensure the project will not continue these patterns of concentration. Investments in housing rehabilitation or production in PY18 include:

- \$17,850 to Fraser, Ltd. to renovate a kitchen in a group home to provide increased functionality. The group home is occupied by low income residents with disabilities, who without the group home would likely live in an institutionalized setting instead of a single family neighborhood. These renovations will allow residents to remain in place.
- \$55,000 to Rebuilding Together, an organization which provides free home improvement and repairs to eligible low income homeowners. These programs provide for critical neighborhood upkeep and neighborhood stabilization by maintaining housing that is decent,

safe, sanitary and in good repair. Additionally, the City programmed \$222,846 to continue its own low-income homeowner home rehabilitation program with the same goals of neighborhood stabilization and providing quality housing.

NIMBY. The City recognizes a need for education of residents, neighbors, and other stakeholders about the critical role redevelopment and infill have in keeping neighborhoods vibrant, particularly where housing is concerned. A few years ago, the City adopted a comprehensive plan, Go2030. However, specific neighborhood planning for core neighborhoods – where infill and redevelopment are most likely to occur – has not been updated in some years. The City is seeking proposals through August 23, 2019 for a consultant to head a planning process for these neighborhoods. It is the City's hope that a great deal of education can come out of this planning process. One of the project objectives is to improve trust and understanding between and amongst stakeholders.

Affordability. Availability (both new and existing units) of affordable housing has been an increasing challenge in Fargo, both in rental and ownership situations. The City promotes the preservation and creation of affordable units through a combination of CDBG and HOME funds. Because Fargo is still a relatively small community and the development process takes time, spending federal funds on affordable rental housing rehabilitation or construction tends to be cyclical. PY18 is one such "off year." However, the City anticipates committing PY18 HOME CHDO funds to Homefield 3, the third phase of an affordable housing senior development which will add another 39 units of housing restricted to low income seniors. Significant production activities are proposed for PY19, and those interested in learning more about those are encouraged to refer to the City's 2019 Annual Action Plan for more information.

On the homeownership side, production using federal funds is subject to the same cyclical nature as rental housing production. The City often funds the local Habitat for Humanity, Lake Agassiz Habitat. But, the organization is small and thus limited in the number of projects it can manage at a given time. The City official joined, as a founding member, a Cass-Clay Community Land Trust, currently being hosted and developed by the FM Area Foundation. The initial business plan was developed in 2018 for application among Cass County, North Dakota and Clay County, Minnesota with Fargo being a contributing member and leader in its development.

The City views its homeowner rehabilitation programs (run both by the City and subrecipients) as preserving affordable housing. Rehabilitation allows housing to remain in good repair and provides for the health and safety of residents. It prevents properties – and by extension, neighborhoods – from becoming blighted. It allows homeowners with lower incomes to not have to choose between critical repairs and other necessities such as food or transportation. For elderly program beneficiaries, it also allows them to age in place and contributes to diverse neighborhoods. Finally, federal program guidelines ensure a property remains affordable after rehabilitation work.

2018 funds were awarded to Rebuilding Together, which as mentioned in the previous section provides free home improvement and repairs to eligible low income homeowners. Although

projects using this award are just beginning, overall the organization in the 2018 program year completed 36 home rehab projects on 24 independent owner occupied addresses in the City of Fargo. The projects ranged in scope from minor handyman repairs to gutters, windows, roofs, and foundation work. Fifty percent (50%) were over 65 years of age, 47% live with a disability, and 19% were veterans (many fall into two of the categories) and had household incomes that fell at or below 50% the median area income.

Accessibility. People with disabilities have difficulty finding suitable and accessible housing. The City continues to invest in affordable housing projects (many of which are new construction) which results in the creation of accessible units. In PY18, construction was nearing completion on the Homefield 2 project, a 39-unit affordable senior apartment building which resulted in 8 accessible units. The FHRA was also a recipient of 50 Mainstream vouchers from HUD to assist non-elderly individuals with disabilities obtain housing. And as already mentioned in the section on Historic Isolation, the City has allocated \$17,850 to Fraser to renovate a kitchen in a group home to better accommodate the needs of the residents with disabilities who live there.

Transportation. Public transportation exists in the Fargo metropolitan area, but the cost of a monthly bus pass or passes can be a financial burden. As part of its PY18 activities, the City provided \$3,550 to the Metro Transportation Initiative under its public services cap. These funds go to provide free bus passes to homeless and low-income clients of agencies, such as Adult Education, Southeast North Dakota Community Action Agency's Head Start Program, and Fargo Cass Public Health to improve access to employment and employment related skill development sites.

PR 26 Report

DRAFT



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 FARGO , ND

DATE: 08-20-19
 TIME: 16:04
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	839,369.42
02 ENTITLEMENT GRANT	713,369.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	214,863.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,767,601.42

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	198,323.38
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	198,323.38
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	114,799.86
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	313,123.24
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,454,478.18

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	183,323.38
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	183,323.38
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	92.44%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2017 PY: 2018 PY: 2019
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	588,195.24
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	449,020.24
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	76.34%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	38,022.65
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	56,116.40
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	17,124.04
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	77,015.01
32 ENTITLEMENT GRANT	713,369.00
33 PRIOR YEAR PROGRAM INCOME	7,509.60
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	720,878.60
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	10.68%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	114,799.86
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	34,415.56
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	45,343.96
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	103,871.46
42 ENTITLEMENT GRANT	713,369.00
43 CURRENT YEAR PROGRAM INCOME	214,863.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	928,232.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	11.19%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 FARGO , ND

DATE: 08-20-19
 TIME: 16:04
 PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	6	976	6170574	Gladys Ray Shelter	03T	LMC	\$1,581.29
2017	6	976	6185326	Gladys Ray Shelter	03T	LMC	\$1,581.28
2017	6	976	6188996	Gladys Ray Shelter	03T	LMC	\$2,259.52
2018	6	1001	6208506	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6209648	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6215694	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6222485	Homeless Initiatives	03T	LMC	\$1,581.82
2018	6	1001	6232600	Homeless Initiatives	03T	LMC	\$856.00
2018	6	1001	6234695	Homeless Initiatives	03T	LMC	\$753.57
2018	6	1001	6240368	Homeless Initiatives	03T	LMC	\$1,660.94
2018	6	1001	6253332	Homeless Initiatives	03T	LMC	\$2,374.61
2018	6	1001	6264687	Homeless Initiatives	03T	LMC	\$1,662.85
2018	6	1001	6274249	Homeless Initiatives	03T	LMC	\$1,787.96
					03T	Matrix Code	\$20,843.65
2018	16	1011	6246665	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$2,500.00
2018	16	1011	6253332	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$20,219.54
2018	16	1011	6264687	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$69.21
2018	16	1011	6274249	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$1,840.00
					04	Matrix Code	\$24,628.75
2018	8	1006	6232600	Snow Removal Assistance	05A	LMC	\$255.00
2018	8	1006	6240368	Snow Removal Assistance	05A	LMC	\$2,010.00
2018	8	1006	6253332	Snow Removal Assistance	05A	LMC	\$2,200.00
2018	8	1006	6264687	Snow Removal Assistance	05A	LMC	\$800.00
					05A	Matrix Code	\$5,265.00
2018	7	1003	6209648	Metro Transportation Initiative	05E	LMC	\$450.00
2018	7	1003	6215694	Metro Transportation Initiative	05E	LMC	\$1,000.00
					05E	Matrix Code	\$1,450.00
2017	10	992	6209648	NDSCS - Job Training	05H	LMC	\$3,264.00
2018	9	1005	6264687	NDSCS - Job Training	05H	LMC	\$7,200.00
					05H	Matrix Code	\$10,464.00
2017	1	985	6170574	Housing Rehab Projects and Delivery	14A	LMH	\$420.13
2017	1	985	6185326	Housing Rehab Projects and Delivery	14A	LMH	\$82.57
2017	1	985	6188996	Housing Rehab Projects and Delivery	14A	LMH	\$642.00
2017	1	985	6199878	Housing Rehab Projects and Delivery	14A	LMH	\$24.76
2017	1	985	6209648	Housing Rehab Projects and Delivery	14A	LMH	\$116.60
2017	1	985	6215694	Housing Rehab Projects and Delivery	14A	LMH	\$3,305.11
2017	1	985	6222485	Housing Rehab Projects and Delivery	14A	LMH	\$15,766.03
2017	1	985	6232600	Housing Rehab Projects and Delivery	14A	LMH	\$18,787.74
2017	1	985	6240368	Housing Rehab Projects and Delivery	14A	LMH	\$19,492.00
2017	1	985	6274249	Housing Rehab Projects and Delivery	14A	LMH	\$10,320.00
2017	13	981	6170574	Rebuilding Together	14A	LMH	\$100.00
2017	13	981	6185327	Rebuilding Together	14A	LMH	\$10,000.00
2017	13	981	6188996	Rebuilding Together	14A	LMH	\$20.00
2018	1	1004	6222485	Housing Rehab Projects and Delivery	14A	LMH	\$300.00



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 FARGO , ND

DATE: 08-20-19
 TIME: 16:04
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	1	1004	6234695	Housing Rehab Projects and Delivery	14A	LMH	\$6,388.90
2018	1	1004	6240368	Housing Rehab Projects and Delivery	14A	LMH	\$30.88
2018	1	1004	6253332	Housing Rehab Projects and Delivery	14A	LMH	\$245.31
2018	1	1004	6264687	Housing Rehab Projects and Delivery	14A	LMH	\$17,687.68
2018	1	1004	6274249	Housing Rehab Projects and Delivery	14A	LMH	\$16,942.27
							\$120,671.98
Total							\$183,323.38

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	6	976	6170574	Gladys Ray Shelter	03T	LMC	\$1,581.29
2017	6	976	6185326	Gladys Ray Shelter	03T	LMC	\$1,581.28
2017	6	976	6188996	Gladys Ray Shelter	03T	LMC	\$2,259.52
2018	6	1001	6208506	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6209648	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6215694	Homeless Initiatives	03T	LMC	\$1,581.27
2018	6	1001	6222485	Homeless Initiatives	03T	LMC	\$1,581.82
2018	6	1001	6232600	Homeless Initiatives	03T	LMC	\$856.00
2018	6	1001	6234695	Homeless Initiatives	03T	LMC	\$753.57
2018	6	1001	6240368	Homeless Initiatives	03T	LMC	\$1,660.94
2018	6	1001	6253332	Homeless Initiatives	03T	LMC	\$2,374.61
2018	6	1001	6264687	Homeless Initiatives	03T	LMC	\$1,662.85
2018	6	1001	6274249	Homeless Initiatives	03T	LMC	\$1,787.96
							\$20,843.65
					03T	Matrix Code	
2018	8	1006	6232600	Snow Removal Assistance	05A	LMC	\$255.00
2018	8	1006	6240368	Snow Removal Assistance	05A	LMC	\$2,010.00
2018	8	1006	6253332	Snow Removal Assistance	05A	LMC	\$2,200.00
2018	8	1006	6264687	Snow Removal Assistance	05A	LMC	\$800.00
							\$5,265.00
					05A	Matrix Code	
2018	7	1003	6209648	Metro Transportation Initiative	05E	LMC	\$450.00
2018	7	1003	6215694	Metro Transportation Initiative	05E	LMC	\$1,000.00
							\$1,450.00
					05E	Matrix Code	
2017	10	992	6209648	NDSCS - Job Training	05H	LMC	\$3,264.00
2018	9	1005	6264687	NDSCS - Job Training	05H	LMC	\$7,200.00
							\$10,464.00
					05H	Matrix Code	
Total							\$38,022.65

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	16	975	6170574	Planning and Administration	21A		\$7,571.78
2017	16	975	6185326	Planning and Administration	21A		\$9,173.46
2017	16	975	6188996	Planning and Administration	21A		\$11,062.18
2017	16	975	6199878	Planning and Administration	21A		\$7,654.97
2017	16	975	6209648	Planning and Administration	21A		\$2,410.49
2018	14	1002	6209648	Planning and Administration	21A		\$5,305.51
2018	14	1002	6215694	Planning and Administration	21A		\$7,686.31
2018	14	1002	6222485	Planning and Administration	21A		\$8,730.92
2018	14	1002	6232600	Planning and Administration	21A		\$4,106.24
2018	14	1002	6234695	Planning and Administration	21A		\$3,654.17
2018	14	1002	6240368	Planning and Administration	21A		\$7,803.81
2018	14	1002	6246665	Planning and Administration	21A		\$2,000.00

PR 26 Explanation

Line 28: \$56,116.40 Total PS Unliquidated Obligations at End of Current Program Year

- \$12,000.00 IDIS #1010 Homebuyer Education
- \$ 8,000.00 IDIS #1007 Tenant Education
- \$24,366.40 IDIS #1001 Homeless Initiatives
- \$ 400.00 IDIS #1006 Snow Removal
- \$ 7,800.00 IDIS #1005 Job Training
- \$ 3,550.00 IDIS #1003 Metro Transportation Initiative

Line 29: \$17,124.04 Total PS Unliquidated Obligations at End of Previous Program Year

- \$ 9,600.00 IDIS #992 Job Training
- \$ 7,004.04 IDIS #976 Homeless Initiatives
- \$ 520.00 IDIS #977 Metro Transportation Initiative

Line 38: \$34,415.56 Total PA Unliquidated Obligations at End of Current Program Year

- \$ 5,000.00 IDIS #1008 Fair Housing
- \$29,415.56 IDIS #1002 Planning and Administration

Line 39: \$45,343.96 Total PA Unliquidated Obligations at End of Previous Program Year

- \$45,343.96 IDIS #975 Planning and Administration

HUD-40107-A HOME Match Report

HOME Match Report

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

OMB Approval No. 2506-0171
(exp. 12/31/2012)

						Match Contributions for Federal Fiscal Year (yyyy) 2018	
Part I Participant Identification		1. Participant No. (assigned by HUD)		2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)	
		M-18-MC-38-0220		City of Fargo		Kristi Sylskar	
5. Street Address of the Participating Jurisdiction				4. Contact's Phone Number (include area code)			
225 4 Street North				701-476-4131			
6. City		7. State	8. Zip Code				
Fargo		ND	58102				
Part II Fiscal Year Summary							
1. Excess match from prior Federal fiscal year						\$	3,419,460.00
2. Match contributed during current Federal fiscal year (see Part III.9.)						\$	16,070.00
3. Total match available for current Federal fiscal year (line 1 + line 2)						\$	3,435,530.00
4. Match liability for current Federal fiscal year						\$	101,606.41
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)						\$	3,333,923.59

Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
HM1610	9/21/18	12,999						12,999
HM1511	11/17/17	361						361
HM1602	3/8/18	2,710						2,710

