

## MEMORANDUM

**TO:** Community Development Committee

**FROM:** Tia Braseth, Community Development Planning Coordinator

**DATE:** August 12, 2020

**RE:** Community Development Committee Meeting

The next meeting of the Community Development Committee is Tuesday, August 18, 2020, 2:30 p.m. in the Commission Chambers at Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or [Planning@FargoND.gov](mailto:Planning@FargoND.gov). Thank you.

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**COMMUNITY DEVELOPMENT COMMITTEE**  
**Tuesday, August 18, 2020, 2:30 p.m.**  
**Commission Chambers**  
**AGENDA**

1. Approve Agenda & Minutes (February 18, 2020)
2. Public Comment
3. Commissioner Items
  - a. Lashkowitz High Rise Update – Commissioner Pike, FHRA
4. Tax Incentive Finance (TIF) Boundary Expansion Proposal Update
5. Covid-19 Impact on Community Development Efforts: Findings, Funding, & Planning Including HUD CDBG/HOME Programs, Mayor's Social Service Fund, and State Dept. of Health Resources
6. Community Development Projects Update – Presentation
7. HUD Program Updates
8. Announcements
9. Staff Report – See attached memo
10. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on [www.FargoND.gov/streaming](http://www.FargoND.gov/streaming). They are rebroadcast each Monday at 12:00 p.m. and Thursday at 3:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/communitydevelopment](http://www.FargoND.gov/communitydevelopment).

## MEMORANDUM

**TO: COMMUNITY DEVELOPMENT COMMITTEE**  
**FROM: TIA BRASETH, PLANNING COORDINATOR**  
**DATE: AUGUST 11, 2020**  
**RE: STAFF REPORT**

### 1. Recent Property Sales & Transfers – Updates

- a. 13<sup>th</sup> Avenue & 7<sup>th</sup> Street South – Rebuilding Together awarded NSP lots, will build twin home for homeownership with 20 year affordability period, lots initially cleared of blighted homes with NSP
- b. 7<sup>th</sup> Street & 4<sup>th</sup> Ave North – Beyond Shelter, Inc. awarded CDBG lots, will build senior rental housing with 20 year affordability period, most of these lots initially cleared of blighted homes with CDBG, one was purchased to provide parking for former Native American Center.
- c. 11 11 Ave N. – Public Sale of City-Owned Property  
The City will be selling this lot on August 14, 2020 for downtown redevelopment. CDBG funds were used in 2014 to eliminate conditions of blight at this location. With the initial HUD National Objective being met (i.e., blight removal) and no eligible activities proposed or materialized over the past 6 years, the City decided to sell this property. Proceeds from the sale will replenish the local CDBG account and become available for use in the City’s upcoming 2020 Action Plan.

### 2. Gladys Ray Shelter Improvements - CDBG

Work at the GRS is underway and will be completed within the next 6 months. The scope of work includes electrical upgrades, plumbing improvements, HVAC assessment and repair as needed, and finishes (i.e., paint, flooring, bathroom ceilings, & carpentry). In addition to upgrades, CDBG covid dollars will be proposed for use in assisting the GRS with the purchase of fully partitioned bunk beds. This will help to address covid and social distancing, minimizing spread.

### 3. HUD Program Updates

- a. HUD Community Development Block Grant (CDBG) Monitoring  
HUD is required to periodically monitor all of its Grantees. The City of Fargo’s CDBG program was monitored remotely in April. No major findings were identified. There will be some minor modifications to the single family rehab program related to lead based paint regulations. Overall, HUD was satisfied with the City’s CDBG program.

b. 5-Year Plan & 2020 Action Plan

TDA Consulting, Inc. is wrapping up its work on the City's 5-Year Plan and 2020 Action Plan. The annual application process will begin in the next 30-60 days and a virtual public meeting will be scheduled this fall for public input. The final plan will be submitted to HUD in December.

c. CDBG-CV (covid-19 funding)

The City of Fargo was awarded \$464,253 for use in covid-19 prevention response and prevention. Plans are underway to incorporate this funding into an Action Plan amendment and be used primarily for housing assistance, homeless prevention and diversion, and covid-related equipment needed at the Gladys Ray Shelter. A 5-day public comment period will be conducted within the next 30-60 days to incorporate these dollars.

4. Neighborhood Revitalization Initiative

Gate City Bank launched the NRI program in March and it closes October 31, 2020. So far, a total of 22 applications have been received and 4 applicants have closed on a loan. This program is generally provided year to year in partnership with the City. It provides home rehabilitation loans ranging from \$10,000-\$75,000. More information and the application is available on the City's website.

5. Land Development Code Diagnostic Report & Core Neighborhood Plan – Updates

Staff will provide a brief summary of these projects during the meeting. For up to date information, please visit the following links:

Land Development Code

<https://fargond.gov/city-government/departments/planning-development/land-use-zoning/land-development-code/land-development-code-ldc-diagnostic>

Core Neighborhood Plan

<https://fargond.gov/city-government/departments/planning-development/plans-studies/core-neighborhoods-plan>

**COMMUNITY DEVELOPMENT COMMITTEE  
MINUTES**

**Regular Meeting:**

**Tuesday, February 18, 2020**

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 2:30 p.m., Tuesday, February 18, 2020.

The Community Development Committee Members present or absent were as follows:

Present: Commissioner John Strand, Mayor Tim Mahoney, Jim Johnson, Michael Redlinger, John Gunkelman, Matthew Pike, Ken Enockson, Thomas Hill (United Way), Melissa Rademacher (DCP)

Absent: Linda Klebe, Samantha McDonald, Chelsea Diedrich (HBA FM)

**Item 1. Welcome**

Chairperson Strand welcomed Members to the meeting and introductions were made.

**Item 2. Approve or Amend Agenda**

Member Pike moved to approve the Order of Agenda. Second by Member Johnson. All Members present voted aye. The motion was declared carried.

**Item 3. Approval of Minutes: Regular Meeting of December 17, 2019**

Member Johnson moved the minutes of the December 17, 2019 Community Development Committee meeting be approved. Second by Member Hill. All Members present voted aye and the motion was declared carried.

**Item 4. Public Comment**

Director of Planning and Development Nicole Crutchfield introduced David Flohr with the North Dakota Housing Finance Agency. Mr. Flohr provided a background and overview of the work that the North Dakota Housing Finance Agency oversees.

**Item 5. Homelessness Prevention & Diversion: Community Planning Sessions**

Member Thomas Hill spoke on behalf of the United Way and the upcoming community planning sessions to address homelessness. He noted that a consultant will be in Fargo on Monday, February 24 through Wednesday, February 26, holding sessions in the Oak Room at the Fargo Cass Public Health building. He stated that these are public meetings.

**Item 6. Downtown Redevelopment: Proposed Boundary Expansion for Projects Seeking Incentives**

Ms. Crutchfield stated the Tax Exempt Review Committee proposed a review to adjust the Downtown Incentive Boundary.

Discussion was held on the proposed boundary lines, size of the DMU (Downtown Mixed-Use) zoning district, and aligning the different incentive and zoning boundaries.

Carol Schlossman, 505 Broadway North, Downtown Neighborhood Association Interim President, spoke on behalf of the Downtown Neighborhood.

Discussion continued on the future vision for the neighborhoods and the importance of the Core Neighborhoods Plan that is currently being developed.

Director of Strategic Planning and Development Jim Gilmour provided an overview of the proposal and noted that it is not a large policy change, just a boundary change. He noted that the Tax Exempt Review Committee will meet in March and make a recommendation to the City Commission.

**Item 7. Announcements**

None provided.

**Item 8. Staff Report - Updates**

The Board discussed items in the January recap report including: recent and upcoming Request for Proposals (RFP) for affordable housing developments; the current HUD (Housing and Urban Development) visit occurring today and tomorrow to discuss Opportunity Zones and the Lashkowitz High Rise; the Core Neighborhoods Plan; an update on recent issues affecting manufactured housing communities; the Neighborhood Revitalization Initiative; Cass-Clay Community Land Trust; a potential drop-in center for the homeless; the Downtown Quality of Life Committee; and Job Recruitment for the 2020 Census.

**Item 9. Other Business**

No other business was presented.

**Item 10. Adjourn**

Member Johnson moved to adjourn the meeting. Second by Member Pike. All Members present voted aye. The motion was declared carried.

The time at adjournment was 3:44 p.m.