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**City of Fargo, North Dakota**  
**2016 Action Plan**  
**Housing and Community Development**

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

*February 29, 2016*

Annual Action Plan  
2016

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## **Executive Summary**

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

#### **1. Introduction**

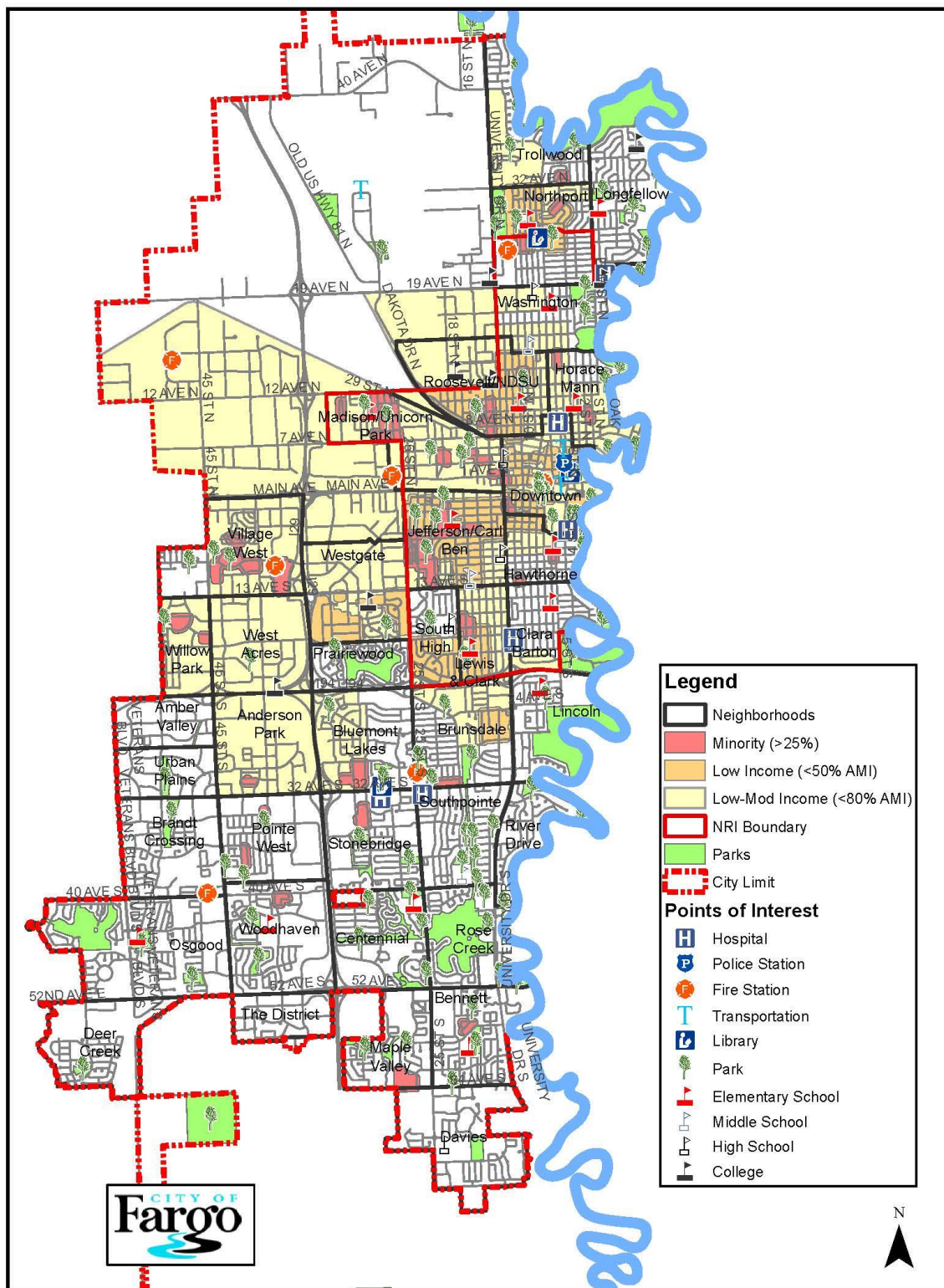
The 2016 Fargo Community Development Action Plan addresses the City's allocation of \$1.06 million in Federal funds for the purpose of furthering the creation and retention of affordable housing, revitalizing blighted areas, and assisting low-income households and neighborhoods.

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

Over the years, the City of Fargo has exhibited a commitment to these issues in previous action plans and has demonstrated capacity in successfully implementing the proposed projects. The 2016 Annual Action Plan outlines the City's approach to sub-recipient and self-monitoring, which includes regular file monitoring and periodic on-site visits to assisted projects.

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME Participating Jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2016 program year (May 1, 2016 to April 30, 2017).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2016 activities
- Summary of 2016 budget and programmatic expenditure limits
- Description of projects included in 2016 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.



Map of Low-Mod Income & Minority Populations

## **2. Summarize the objectives and outcomes identified in the Plan**

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

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

1. Affordable Housing
2. Homeownership
3. Homelessness
4. Neighborhoods
5. Fair Housing and Diversity
6. Poverty Reduction

## **3. Evaluation of past performance**

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

The following is a summary of accomplishments.

**Affordable Housing** – Create and maintain affordable housing options for people of all incomes

- Housing rehab (owner and rental)
- Downtown projects, storefront rehab, rental rehab
- Tenant education program
- CHDO Projects - Cooper House, Crossroads, North Sky
- Habitat for Humanity, FM Homebuilders Care projects
- Special Assessment Assistance
- Supportive and Workforce Housing projects

**Homeownership** – Increase homeownership in the City of Fargo

- Downpayment Assistance
- Homebuyer Education
- Neighborhood Revitalization Initiative, housing rehab, lead paint training

**Homelessness** – Reduce homelessness in the community

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

**Neighborhoods** – Ensure that all Fargo neighborhoods are neighborhoods of choice

- Downtown projects, storefront rehab, rental rehab, accessibility improvements
- Neighborhood Revitalization Initiative
- Neighborhood planning, Neighborhood Resource Center, CHARISM Youth Center, Neighborhood Center in Jefferson Neighborhood, snow removal assistance

**Fair Housing and Diversity** – Promote the principles of fair housing and acceptance of diversity

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

**Poverty Reduction** – Reduce poverty by supporting efforts to increase the self-sufficiency/self determination of extremely low-income individuals in the community

- Skills and Technology project, CHARISM life skills training, Cultural Diversity Resources' multi-ethnic leadership program and Immigrant Development Center's entrepreneurial training, Nokomis support for the availability of affordable educational child care
- Metro Transportation Initiative - Head Start Program
- Improvements at the Mental Health Social Club
- Emergency Food Pantry relocation

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

A public meeting was held on November 19, 2015, seeking community discussion on needs and priorities. An advertisement was published in *The Forum* newspaper, information was posted on the City's website, and 125 notices were mailed to individuals, community agencies, and nonprofit groups. On January 7, 2016, another public meeting was held with the Community Development Committee to

give residents an opportunity to discuss needs and priorities. A draft 2016 Action Plan was made available and a 30-day comment period gave citizens, public agencies, or other interested parties an opportunity to provide input. The 2016 Action Plan was presented at a public hearing to the Fargo City Commission on February 29, 2016 in the Commission Room at Fargo City Hall.

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

## **5. Summary of public comments**

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

- Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income.
- The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.
- There is concern about vulnerable neighborhood areas and crime.
- More communication is needed to help community programs, as well as housing and service providers, anticipate the needs.
- There is a growing demand for senior services, especially as baby boomers enter retirement age.
- The amount of affordable housing units far outweighs the number of available units.
- More innovation is needed to serve individuals and families facing homelessness.
- There is a need for initiatives to increase minority homeownership.
- More can be done to bring private sector resources to private/public housing partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with

disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed.

- There are declining resources to support public housing facilities. Although the housing voucher program is stable, available units with rents low enough to use the vouchers are needed.
- Land is needed to support future affordable housing development.
- There is a service gap for housing case management, specifically for people with mental illness. Housing units are available, but the shortfall appears to be in case management and supportive housing services. The Landlord Risk Mitigation program is proving to be a successful solution.
- There is a growing need for services and secure buildings to ensure safety for people escaping domestic violence situations.
- There is a need for more awareness of where to go to connect to services.
- More affordable childcare solutions are needed.
- Affordable transportation options are needed.
- Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction.
- It is difficult to find people to work in areas related to housing, community development, nonprofit and support services.
- Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
- There is a need for more neighborhood centers.
- Fargo has a low vacancy rate, growing labor force, and accelerating K-12 school enrollment projections.

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

All comments are accepted and considered in the development of the 2016 Action Plan for Housing and Community Development.

## **7. Summary**

The City has prepared an Annual Action Plan for FY 2016 (May 1, 2016 to April 30, 2017). This plan identifies the funding for projects that address the City's most critical needs in economic development, neighborhood revitalization, housing development, and public services for low-and moderate income households and the homeless populations.

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative (optional)

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

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

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

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



## **Consolidated Plan Public Contact Information**

City of Fargo

Department of Planning & Development

200 North 3rd Street

Fargo, ND 58102

701-241-1474 Phone

701-241-1526 Fax

[planning@cityoffargo.com](mailto:planning@cityoffargo.com)

[www.cityoffargo.com](http://www.cityoffargo.com)

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

### **1. Introduction**

For the development of this Action Plan, the City of Fargo followed its Citizen Participation Plan by distributing information that outlines the community development planning process to persons and organizations in the community. The Division of Community Development sent a notice to 125 organizations and individuals for the November 19, 2015 meeting requesting public input on the preparation of the Action Plan for Housing and Community Development. Information was also posted on the City's website.

On January 7, 2016, the Community Development Committee reviewed the Annual Community Development Action Plan with funding levels for projects and programs and made a recommendation to the Fargo City Commission. Notification of the Action Plan was published in *The Forum* newspaper, distributed to persons interested in housing and community development and the news media, and posted on the City's website ([www.cityoffargo.com](http://www.cityoffargo.com)). The notice explains the contents and purposes of the plan, locations of where it is available for review, and how to obtain a copy. The City also provides a reasonable number of free copies of the Action Plan to citizens or groups that request it.

There was a 30-day period given for public comment on the proposed Plan. On February 29, 2016, the City Commission held a public hearing on the proposed Plan, at which time the Commission reviewed and considered all comments received during the public comment period and at the public hearing. The City Commission approved the Annual Community Development Action Plan and directed it to be submitted to HUD.

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

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

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

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

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

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

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

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

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



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is concern about vulnerable neighborhood areas and crime.
15	<b>Agency/Group/Organization</b>	FM Coalition for Homeless Persons
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.
16	<b>Agency/Group/Organization</b>	GLADYS RAY SHELTER - CITY OF FARGO
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction.
17	<b>Agency/Group/Organization</b>	ND Coalition for Homeless Persons
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.
18	<b>Agency/Group/Organization</b>	FM Metro COG
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Affordable transportation options are needed.
19	<b>Agency/Group/Organization</b>	Native American Center
	<b>Agency/Group/Organization Type</b>	Services - Native American Families
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Native Americans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.

20	<b>Agency/Group/Organization</b>	Rape & Abuse Crisis Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a growing need for people escaping domestic violence situations, services and secure buildings to ensure safety.
21	<b>Agency/Group/Organization</b>	BEYOND SHELTER
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More can be done to bring private sector resources to private/public housing partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed. Land is needed to support future affordable housing development.
22	<b>Agency/Group/Organization</b>	FirstLink
	<b>Agency/Group/Organization Type</b>	Services - all

	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services.
23	<b>Agency/Group/Organization</b>	SKILLS AND TECHNOLOGY TRAINING CENTER
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
24	<b>Agency/Group/Organization</b>	High Plains Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.
25	<b>Agency/Group/Organization</b>	NEW LIFE CENTER
	<b>Agency/Group/Organization Type</b>	Services-homeless

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

28	<b>Agency/Group/Organization</b>	CHARISM
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for more neighborhood centers.
29	<b>Agency/Group/Organization</b>	UND Environmental Training Institute
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Address lead hazards.
30	<b>Agency/Group/Organization</b>	City of Moorhead
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Dakota Coalition for Homeless Persons	Coordinate homeless housing and support programs in the State of North Dakota
GO2030 Comprehensive Plan	Fargo Dept of Planning & Development	Strengthen neighborhoods, improve efficiency, upgrade infrastructure, and provide more housing solutions
Fargo's 10 Yr Plan to End Long-Term Homelessness	Fargo Dept of Planning & Development	Work to end chronic homelessness
Fargo Growth Plan	Fargo Dept of Planning & Development	Ensure extraterritorial land use plan and growth is appropriate and equitable to residents
FM Long-Range Transportation Plan	Metropolitan Council of Governments	Improve transportation services
Economic Development Plan	Greater Fargo-Moorhead Economic Dev Corp	Grow business and industry partnerships, entrepreneurship, and workforce employment
Fargo Neighborhood Plans	Fargo Dept of Planning & Development	Strengthen neighborhoods
Human Service Transportation Plan	Metropolitan Council of Governments	Improve transportation services for persons with disabilities, older adults, and lower-income residents
FM Bicycle and Pedestrian Plan	Metropolitan Council of Governments	Improve access to multi-modes of transportation and healthy living

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FM Workforce Housing Study	Fargo Dept of Planning & Development	Improve housing options
FM Food Systems Plan	Metropolitan Council of Governments	Increase access to healthy food and choices
ND Statewide Housing Needs Assessment	ND Housing Finance Agency	Improve affordable housing options
Fargo-Moorhead Metro Profiles	Metropolitan Council of Governments	Increase understanding of local demographics, transportation and community development needs
Downtown Area Framework Plan	Fargo Dept of Planning & Development	Strengthen Fargo's historic downtown area

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## **AP-12 Participation – 91.105, 91.200(c)**

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

Stakeholder participation is central to the City in identifying community development needs, assessing the effectiveness of ongoing housing and community development programs, and developing community development priorities. The City of Fargo published a public notice in *The Forum* announcing the availability of the 2016 Action Plan for review.

The Community Development Committee gathered input in the months leading up to submission of the Plan. The list of consultations in the Consultation section represents the formal contacts made to gather information and to further coordination of program delivery. The City Commission held a public hearing for the Plan on February 29, 2016. The plan was made available to the public on the City's website at [cityoffargo.com](http://cityoffargo.com) and in paper format.

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

Prior to the solicitation and selection of the 2016 community development projects, a series of meetings were held. Staff met with representatives of area municipalities and local governments, community-based organizations, in addition to service and housing-related agencies to encourage citizen participation. A citywide public input meeting was held to inform the public about the CDBG and HOME programs, community development assets and needs, types of projects eligible for funding, and the process for selecting projects. The low-moderate income population in Fargo is not in one concentrated area. For that reason, the public forum and hearings were held downtown, which include the City's Census Tracts and Block Groups that contain the most sizable population of very-low and low-income residents.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	On August 27, 2015, the Community Development Committee met and approved the process and timeline for the 2016 Action Plan. This is a public meeting and the public is notified.	The Committee approved the timeline and priority areas which are housing, neighborhoods, services, and planning.	NA	

2	Public Meeting	Non-targeted/broad community	On November 19, 2015 a public meeting was held in the City Commission Room at City Hall. There were around 20 people in attendance.	Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities. There is concern about vulnerable neighborhood areas and crime. More communication is needed to help community	NA	
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				<p>programs, as well as housing and service providers, anticipate the needs. There is a growing demand for senior services, especially as baby boomers enter retirement age. The amount of affordable housing units far outweighs the number of available units. More innovation is needed to serve individuals and families facing homelessness. There is a need for initiatives to increase minority homeownership. More can be done to bring private sector resources to private/public housing</p>		
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				<p>partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed. Declining resources to support public housing facilities.</p>		
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				<p>Although the housing voucher program is stable, available units with rents low enough to use the vouchers are needed. Land is needed to support future affordable housing development. There is a service gap for housing case management, specifically for people with mental illness. Housing units are available, but the shortfall appears to be in case management and supportive housing services. The Landlord Risk Mitigation program is proving to be a successful solution. There is a growing need for people</p>		
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				<p> escaping domestic violence situations, services and secure buildings to ensure safety. There is a need for more awareness of where to go to connect to services. More affordable childcare solutions are needed. Affordable transportation options are needed. Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction. It is difficult to find people to work in areas related to </p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				housing, community development, nonprofit and support services. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups. There is a need for more neighborhood centers. Fargo has a low vacancy rate, growing labor force, and accelerating K-12 school enrollment projections.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	On January 7, 2016, the Community Development Committee met and approved the 2016 Action Plan. This is an open meeting and the public was notified.	The Plan was approved and forwarded to the City Commission. A public hearing was scheduled for the City Commission and the advertisement was published in the newspaper for a 30 day comment period.	NA	
4	Newspaper Ad	Non-targeted/broad community	On January 25, 2016, a notice was published in The Fargo Forum seeking comment on the 2016 Action Plan. This is a 30 day comment period.		NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	On February 29, 2016 the Fargo City Commission held a public hearing to review and approve the 2016 Action Plan for the City of Fargo.	The City Commission approved the plan and forwarded it on to HUD for review and approval. No further comments received at this Hearing.	NA	

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

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

#### **Introduction**

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

development.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	678,229	0	0	678,229	2,053,065	The City of Fargo will strive to meet the CDBG goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding. We estimated 3.4 Million over 5 years in CDBG funding. After 2 years of funding, expected available remainder is 2,053,065.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	356,322	50,000	0	406,322	1,196,565	The City of Fargo will strive to meet the HOME goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding.

**Table 5 - Expected Resources – Priority Table**

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

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

Upon becoming a HOME Participating Jurisdiction, the City of Fargo became responsible for documenting appropriate match in conjunction with receiving HOME funds. For the 2015-2019 Consolidated Plan, \$100,000/year in matching fund liability is anticipated. The sources of match will include homeowner contributions and local payments in lieu of taxes. The City also anticipates \$50,000/year in HOME program income.

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

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

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

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

**Discussion**

In 2016, the City will use CDBG and HOME in partnerships to leverage private, state and local funds to address goals and strategies outlined in Fargo's Consolidated Plan. The City will also continue to identify strategies to be used for a variety of activities with respect to affordable housing and community development.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Affordable Housing	2015	2019	Affordable Housing	City Wide	Housing Needs	CDBG: \$53,965 HOME: \$361,502	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Rental units constructed: 2 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
<b>2</b>	Homelessness	2015	2019	Homeless	City Wide	Homeless and Special Needs	CDBG: \$75,000 HOME: \$0	Homeless Person Overnight Shelter: 400 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhoods	2015	2019	Neighborhoods	City Wide	Non-Housing Community Development Needs	CDBG: \$302,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Facade treatment/business building rehabilitation: 2 Business Other: 1 Other
4	Poverty Reduction	2015	2019	Poverty Reduction	City Wide	Non-Housing Community Development Needs	CDBG: \$93,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Jobs created/retained: 8 Jobs
5	Planning, Admin and Fair Housing	2015	2019	Non-Housing Community Development	City Wide	Non-Housing Community Development Needs	CDBG: \$139,741 HOME: \$34,611	Other: 1 Other

**Table 6 – Goals Summary**

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Homelessness
	Goal Description	
3	Goal Name	Neighborhoods
	Goal Description	A specific project has not been designated for the neighborhood project, it is required to be a facility/capital project in a low-moderate income area.
4	Goal Name	Poverty Reduction
	Goal Description	
5	Goal Name	Planning, Admin and Fair Housing
	Goal Description	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME participating jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2016 program year (May 1, 2016 to April 30, 2017).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2016 activities
- Summary of 2016 budget and programmatic expenditure limits
- Description of projects included in 2016 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.

#### Projects

#	Project Name
1	Housing Rehabilitation - Owner Occupied
2	Community Housing Development Organization (CHDO) Project
3	Special Assessment Assistance
4	Downtown Slum and Blight Projects
5	Homeless Initiatives
6	Snow Removal Assistance
7	Metro Transportation Initiative
8	Job Training
9	High Plains Fair Housing Center
10	Neighborhood Project
11	Golden Ridge Community Center
12	Legacy Children's Foundation – Skate/Bike Park
13	Great Plains Food Bank
14	Planning and Administration

**Table 7 - Project Information**

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

The 2016 Action Plan attempts to allocate funding across a range of projects, to ensure that community development efforts are comprehensive. Fargo neighborhoods have diverse needs and funding is dedicated to many different types of projects to make a difference. This includes housing rehabilitation, fair housing activities, facility improvements, infrastructure assistance, and public services. HOME funding is used for owner-occupied housing rehabilitation and multi-family construction.

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation - Owner Occupied
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$50,000 and HOME \$268,969
	<b>Description</b>	Program to rehabilitate existing owner-occupied houses that are at least 40 years old and have a value of less than \$175,000, or occupied by elderly or disabled persons. Eligible properties can be single-family residences, including manufactured homes permanently attached to real property, and two-unit structures where the owner lives in one of the units and rents the other to a tenant (must be a legal rental unit and have been in existence for 10 years). Most of the houses that are rehabilitated are located in Fargos older low/mod neighborhoods. Matrix Code 14A (Rehab - single unit residential) National Objective - Low/Mod Housing
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Repair/Rehabilitate approximately 10 homes that are at least 40 years old and under 80% AMI.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Direct Benefit - Low and moderate income homeowners</li> <li>• Indirect Benefit - Residents of affected older neighborhoods (well-maintained housing stock)</li> </ul>
2	<b>Project Name</b>	Community Housing Development Organization (CHDO) Project
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME \$100,000

	<b>Description</b>	The City will work with a CHDO on an affordable housing project. Matrix Code - 12 (Construction of Housing) National Objective - N/A
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide 2 rental units for households at or below 60% AMI, targeted at seniors age 55 and older, 2 of the units will be HOME units. This project will consist of 39 apartments, 33 one-bedroom, 6 two-bedroom, for a total of 45 bedrooms, designed to serve the needs of seniors.
	<b>Location Description</b>	The project will be located at 4245 28th Avenue South.
	<b>Planned Activities</b>	Construct affordable housing units to serve households at or below 60% AMI
<b>3</b>	<b>Project Name</b>	Special Assessment Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$10,000
	<b>Description</b>	This program pays for the special assessments of lower-income persons (less than 60% AMI) for water main replacement and possibly for alley paving, streetlights and other designated infrastructure projects. Infrastructure projects designated for CDBG participation are targeted to geographic areas where at least 35 percent of the residents are lower-income persons (as designated by the US Census). Matrix Code - 03J (Public Facilities Water & Sewer Improvements) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist approximately 100 low/moderate income households. AMI under 60%.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Assist approximately 100 low/moderate income households with their yearly special assessment to help maintain the affordability of homeownership.
	<b>Project Name</b>	Downtown Slum and Blight Projects

4	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$100,000
	<b>Description</b>	The Community Development Committee wishes to set aside funds for potential projects in the Downtown area that will address slum and blight conditions. Included among these potential projects will be storefront rehabilitation grants to property owners which must be matched one-for-one with private dollars and be utilized for facade renovation. Other activities undertaken with the intention of eliminating blighted conditions in designated areas may be considered as well. At this time, specific projects are yet to be determined. Matrix Code - 14E (Rehab publicly or privately owned commercial) National Objective - SBA (Slum/Blight Area)
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of properties yet to be determined.
	<b>Location Description</b>	Downtown Fargo, designated blighted areas (generally, Census Tract 7, Block Groups 1 and 2). Specific addresses to be determined.
	<b>Planned Activities</b>	Provide grants to eliminate blighted conditions at a yet-to-be-determined number of properties.
5	<b>Project Name</b>	Homeless Initiatives
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG \$75,000

	<b>Description</b>	CDBG funds will be utilized to provide operating support at Fargos Gladys Ray Shelter, as well as a part-time Police Department liaison to Fargos homeless population and the possible creation of an indemnification fund for landlords that rent to long-term homeless individuals. The Fargo Police Homeless Liaison will use existing expertise and experience with the homeless service, business and general community to make the necessary connections between the Police Department and the City of Fargo. The work is part of Fargos 10-Year Plan to End Long-Term Homelessness. Matrix Code - 03T (Operating Costs of Homeless/AIDS Patients Programs) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 homeless individuals are assisted at the Emergency Homeless Shelter
	<b>Location Description</b>	1519 1st Avenue South
	<b>Planned Activities</b>	Provide funding for the emergency shelter and a half-time homeless liaison to assist long-term homeless individuals and help meet the needs stated in Fargo's 10-year Plan to End Long-Term Homelessness.
6	<b>Project Name</b>	Snow Removal Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$2,000
	<b>Description</b>	Project to assist with snow removal for low-income seniors and persons with disabilities. Snow removal service includes one path to the front door, and the public sidewalk in front of the house. Matrix Code - 05A (Senior Services) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit an estimated 10 senior/disabled households. All will be at or below 50 percent of the area median income.



	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	This project will benefit an estimated 10 senior/disabled households. All will be at or below 50 percent of the area median income.
<b>7</b>	<b>Project Name</b>	Metro Transportation Initiative
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$3,000
	<b>Description</b>	CDBG funds will be used to fund transportation solutions for low income clients of agencies, such as Adult Education and Southeast North Dakota Community Action Agency's Head Start Program. Transportation solutions are developed by a metropolitan wide consortium of social service agencies and transportation providers to improve access to employment and employment related skill development sites. Matrix Code - 05E (Public Service Transportation Services) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide subsidy to at least 20 individuals for rides on Metro Area Transit.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide subsidy to at least 20 individuals for rides on Metro Area Transit to help low-income individuals and New Americans with public transportation.
<b>8</b>	<b>Project Name</b>	Job Training
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$15,000

	<b>Description</b>	The Skills and Technology Training Center, in cooperation with Cass County Social Services and North Dakota Job Service, will offer a targeted job skills development program for refugees and low-income individuals. Matrix Code - 05H (Employment Training) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide training to at least 8 low/moderate income adults.
	<b>Location Description</b>	Individuals Citywide
	<b>Planned Activities</b>	Provide training to at least 8 low/moderate income adults. Program participants must either be underemployed or be classified as a refugee.
9	<b>Project Name</b>	High Plains Fair Housing Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning, Admin and Fair Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$6,000
	<b>Description</b>	The High Plains Fair Housing Center mission is to strengthen communities and ensure equal access to fair housing in the region through training, education, enforcement, and advocacy. CDBG funds will be used for comprehensive outreach education, and testing on fair housing laws. Matrix Code - 05J (Public Service - Fair Housing Activities) National Objective - Low/Mod Clientele
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate approximately 200 individuals will benefit from the Fair Housing training, education, enforcement, and advocacy.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Comprehensive outreach, education, and training on fair housing laws.
10	<b>Project Name</b>	Neighborhood Project
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$100,000
	<b>Description</b>	These CDBG funds will be set-aside for a potential project(s) that will help enhance and improve a low-to-moderate income neighborhood. Each year, the City of Fargo allocates CDBG funds to projects that help enhance and improve the City's neighborhoods. Matrix Code - 03E (Neighborhood Facilities) National Objective - Low/Moderate Income
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A low-moderate income neighborhood, yet to be determined, will benefit from this project.
	<b>Location Description</b>	A specific project has not been designated for the neighborhood project, it is required to be a facility/capital project in a low-moderate income area.
	<b>Planned Activities</b>	Complete one or more projects that improve the appearance and livability of a blighted neighborhood. Additional performance indicators may be added when the final project is determined.
<b>11</b>	<b>Project Name</b>	Golden Ridge Community Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$50,000
	<b>Description</b>	CDBG funds will be used to renovate the Golden Ridge Community Center to be handicapped accessible by installing a lift to transport people and materials from ground level down to the basement, and to renovate the two existing bathrooms to be wheelchair accessible. Matrix Code - 03E (Neighborhood Facilities) National Objective – Low/Moderate Area Benefit
	<b>Target Date</b>	4/30/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Madison Neighborhood, a low-moderate income area, will benefit from this project.
	<b>Location Description</b>	728 27th Street North
	<b>Planned Activities</b>	The Golden Ridge Community Center will be able to provide improved accessibility through building renovations.
12	<b>Project Name</b>	Legacy Children's Foundation – Skate/Bike Park
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$50,000
	<b>Description</b>	CDBG funds will be utilized as matching funds to build a quality skate/bike park that will offer a safe, positive, and healthy atmosphere for beginning skate/bike users and spectators to enjoy, uniting many generations in the high density, low income, ethnically diverse Golden Ridge subdivision to create public art, neighborhood relationships, pride, and a safe place to play. Matrix Code – 03F (Park, Recreational Facilities) National Objective – Low/Moderate Area Benefit
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Madison Neighborhood, a low-moderate income area, will benefit from this project.
	<b>Location Description</b>	1040 29th Street North
	<b>Planned Activities</b>	CDBG funds will be utilized as matching funds to build a quality neighborhood skate/bike park that will offer a safe, positive, and healthy atmosphere near the Madison Public School.
13	<b>Project Name</b>	Great Plains Food Bank
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction

	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$75,000
	<b>Description</b>	CDBG funds will support the facility upgrade at Great Plains Food Bank located at 1720 3rd Avenue North, a low-mod income neighborhood. Matrix Code - 03E (Neighborhood Facilities) National Objective - Low/Moderate Area Benefit
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program serves the elderly, children, the working poor, single-parent families, the homeless and the newly unemployed. In 2015 the program served 87,720 people, 37% children. 12% seniors.
	<b>Location Description</b>	The food bank is located at 1720 3rd Avenue North, a low-income neighborhood.
	<b>Planned Activities</b>	CDBG funds (\$75,000) will be used to support the facility upgrade at the Great Plains Food Bank.
<b>14</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning, Admin and Fair Housing
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$135,645 and HOME \$35,441
	<b>Description</b>	Funds are used for the administration of community development programs and general planning activities. HOME funds pay for administration of the HOME program and a share of the delivery costs of the housing rehabilitation program. CDBG funds pay for administrative costs of the personnel that work on the planning and delivery of these community development programs, in addition to special plans, studies, and fair housing education. Matrix Code - 21A (General Administration) and 21H (Admin Costs of a PJ)
	<b>Target Date</b>	4/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	na

	<b>Location Description</b>	na
	<b>Planned Activities</b>	na

## **AP-50 Geographic Distribution – 91.220(f)**

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

The primary beneficiaries of all listed projects are low/moderate income households in the City of Fargo. In Fargo, most of the low/mod areas are concentrated in the core of the City, which are also some of Fargo's oldest neighborhoods. Approximately 65% of the budgeted funds are targeted to the low/moderate income areas.

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In 2016, Fargo's affordable housing work involves creating and maintaining housing options and solutions. To do this, the City will rehabilitate older owner-occupied housing, work with local partners to create new housing and rehabilitate existing affordable housing, assist low-income homeowners with infrastructure assessments, increase public awareness of affordability concerns, and work to increase homeownership rates for minority populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	2
Total	12

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	12

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

In Fargo, there are 13 affordable housing properties providing rental assistance to 789 very low income households. In addition, Fargo Housing And Redevelopment Authority provides 1,294 Section 8 rental vouchers. The FHRA meets the needs of its tenants through regular physical, operational, and management improvements, which are listed in its Five-Year Agency Plan and annual updates. The FHRA is engaged in efforts to improve its housing stock and the overall living environment for residents. The Lashkowitz High Rise is an example of this endeavor. The Lashkowitz project is in its planning phase to improve the overall condition of affordable units in the City and meet the long-term needs of tenants.

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

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

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

Not applicable. The FHRA is not designated as troubled.

### **Discussion**

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

### **Introduction**

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

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

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

The City Planning Department continues to be involved in local and statewide Continuum of Care efforts and regularly provides CDBG funds to support the planning process. In addition, the Planning Department continues to move forward with the goals and objectives of Fargo's "10-Year Plan to End Long-Term Homelessness", which brings together public and private partners from the metropolitan area to craft a local strategy for addressing the needs of this homeless population. Funds are set aside in the 2016 budget to support project ideas that have come out of that process (Project #5).

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds will be utilized to provide operating support at Fargo's Gladys Ray Shelter, which serves the Fargo homeless population. The 2016 Action Plan also includes funding a homeless liaison position within the Fargo Police Department and funds to assist with supportive housing and shelter facility improvements. In addition, Project HART in Fargo is a transitional residential facility/program for veterans that are homeless. It provides housing for 48 individuals.

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

Veterans Manor provides permanent housing for Veterans, and contains 8 apartments. The Cooper House Apartments consist of 42 units designed to provide permanent supportive housing for people

who are coming out of homelessness.

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

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

## **Discussion**

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

### **Introduction:**

The 2016 Action Plan demonstrates significant support for the maintenance and creation of affordable housing in the community.

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

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

The City of Fargo has worked to address the problem of increased foreclosures in the area through the Neighborhood Stabilization Program (NSP), which was authorized by Congress under Title III of the Housing and Economic Recovery Act of 2008. Fargo received over \$5 million to acquire and redevelop foreclosed and abandoned properties that might otherwise have become sources of abandonment or blight. The NSP funds have been an excellent source of funding to address increasing numbers of foreclosed or vacant properties. The funds allocated to the City have been obligated and spent; however, approximately \$395,000 in program income remains and can be utilized to address foreclosures and abandoned property. Additional program income may be generated during 2016.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

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

### **Actions planned to foster and maintain affordable housing**

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

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

### **Actions planned to reduce lead-based paint hazards**

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

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

### **Actions planned to reduce the number of poverty-level families**

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

number of families living in poverty.

### **Actions planned to develop institutional structure**

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

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

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

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

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

The City has prepared specific requirements for the use of CDBG and HOME program income, as well as HOME resale and recapture provisions. All HOME funded projects in Fargo's 2016 Action Plan are subject to the recapture provision, as opposed to the resale provision.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

as follows:

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

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

Recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restrictive Agreement (LURA). All HOME funded projects in Fargos 2016 Action Plan are subject to the recapture provision, as opposed to the resale provision. The HOME CHDO project is required to follow the Citys recapture policy.

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

All HOME funded projects in Fargos 2016 Action Plan are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the HOME investment based on specific criteria that are established within the Citys Recapture Policy. Only direct subsidy to the homebuyer is subject to recapture. The provisions do not limit the amount to be recaptured based on net proceeds available from the sale. Any recaptured funds must be used to carry out eligible HOME activities. In the case of CHDO proceeds, the City of Fargo permits Beyond Shelter, Inc. to retain any CHDO proceeds resulting from the HOME investment with the condition that the proceeds be used to develop additional affordable housing in the City of Fargo (24 CFR 92.3000(a)(2)). In addition, all CHDO proceeds and uses will be reported to the City.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of



investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

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

## Attachments

## Citizen Participation Comments



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

### MEMORANDUM

**DATE:** September 9, 2015  
**TO:** Organizations interested in applying for Fargo Community Development Funds  
**FROM:** Dan Mahli, Community Development Administrator  
**RE:** 2016 Community Development Funding

The application for City of Fargo 2016 Community Development funding is now available online at [cityoffargo.com/planning](http://cityoffargo.com/planning). To request an application by mail, please contact [planning@cityoffargo.com](mailto:planning@cityoffargo.com) or 701-241-1474.

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

If your organization is interested in applying for Fargo Community Development funding, please complete the application and submit it to the Department of Planning and Development by **Friday, October 30, 2015**.

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





## 2016 Application for Community Development Funds

*Community Development Block Grant (CDBG)  
HOME Investment Partnership Program (HOME)  
City Social Service Fund*

The City of Fargo will consider requests for funding that specifically address at least one of four community development goals.

1) *Affordable Housing & Homelessness*

- Create or maintain affordable housing
- Increase homeownership in the City of Fargo
- Reduce homelessness in the community

2) *Poverty Reduction*

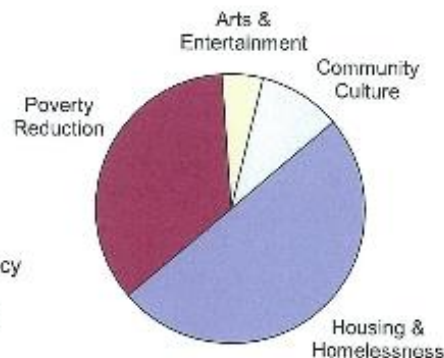
- Support efforts to increase self sufficiency and personal well-being
- Expand economic opportunities for low income individuals

3) *Community Culture*

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

4) *Arts & Entertainment*

- Support a culture of creativity in the community



**Community Development Grants** are made by the Fargo City Commission, with the recommendation of the Community Development Committee.

The City of Fargo will not fund:

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



2015 CD Mailing List - 2016 Grant Year Applications

CT: 132

NAME	NAME2	ADD	CITY	ST	ZIP
	The ARC of Cass County	215 University Drive N	Fargo	ND	58102
	EVAC Inc.	PO Box 5283	Fargo	ND	58105
	High Plains Fair Housing Center	PO Box 5222	Grand Forks	ND	58206
	Hospice of The Red River Valley	1701 38th Street S Suite 101	Fargo	ND	58103
	Job Service North Dakota	1350 32nd Street S	Fargo	ND	58103
	MAMC for People with Disabilities	PO Box 162	Fargo	ND	58107
	Mental Health America of ND	PO Box 4106	Bismarck	ND	58502-4106
	Migrant Legal Services	118 Broadway N	Fargo	ND	58102
	The Salvation Army	304 Roberts Street N	Fargo	ND	58102
	Somali Community Development of ND, Inc.	2305 Main Avenue	Fargo	ND	58103
	St. Vincent de Paul Society	1425 1st Avenue S	Fargo	ND	58103
	Global Youth United	2201 11th Avenue S #204	Fargo	ND	58103
Abdi Jama	Red River Children's Advocacy Center	100 S 4th Street #302	Fargo	ND	58102
Anna Frisell	Cass County Housing Authority	230 8th Avenue W	West Fargo	ND	58078
Blake Strohlow	City of Fargo - Planning				
Bob Miller	Valley Senior Services	2801 32nd Ave S, PO Box 2217	Fargo	ND	58108
Brian Arett	City of Fargo - City Administrator				
Bruce Grubb	Homebuilders Association of Fargo Moorhead	1802 32nd Avenue S	Fargo	ND	58103
Bryce Johnson	FM Convention and Visitors Bureau	2001 44th Street S	Fargo	ND	58107
Charley Johnson	Presentational Partners in Housing	1101 32nd Avenue S	Fargo	ND	58103
Cheri Gerken	Cass County Social Services	1010 2nd Avenue S #2	Fargo	ND	58103
Chip Ammerman	Rape & Abuse Crisis Center	317 8th Street N, PO Box 2984	Fargo	ND	58108
Chris Johnson	African Initiative for Progress	15 21 Street S	Fargo	ND	58103
Christian Harris	River Keepers	1120 28th Avenue North, Suite B	Fargo	ND	58102
Christine Laney	Community Homes	702 23rd Street S	Fargo	ND	58103
Chuck Hendricks	NDSU - Research & Technology Park, Inc	1854 NDSU Research Circle N	Fargo	ND	58102
Chuck Hoge	FirstLink	4357 13th Avenue S Suite 107L	Fargo	ND	58103
Cindy Miller	Pride Collective and Community Center	PO Box 941	Fargo	ND	58107
Cindy Roholt	Native American Programs	109 9th Street South	Fargo	ND	58103
Clinton Alexander	Catholic Charities North Dakota	5201 Bishops Blvd Suite B	Fargo	ND	58104
Colleen Hardy					

2015 CD Mailing List - 2016 Grant Year Applications  
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Connie Nelson	Fargo Public Schools	415 4th Street N	Fargo	ND 58102
Craig Whitney	FM Chamber of Commerce	202 1st Avenue N	Moorhead	MN 56560
Cristie Jacobsen	City of Fargo - Police			
Dan Madler	Beyond Shelter, Inc.	PO Box 310	Fargo	ND 58107-0310
Dan Mahli	City of Fargo - Planning			
Darryl Lutovsky	St. Francis Thrift Store	Rox 245	Fargo	ND 58107
Dave Lanpher	Park Company Realtors	28 10th Street North	Fargo	ND 58102
Dave Piepkorn	City Commissioner			
Dawn Mayo	City of Fargo - Planning			
Dawn Morgan	Jefferson Area Neighborhood Association	1323 5th Avenue S	Fargo	ND 58103
Dayna Del Val	The Arts Partnership	1104 2nd Avenue S Suite 315	Fargo	ND 58103
Deb Kluck	FAITH Cafe	144 17th Avenue W	West Fargo	ND 58078
Del Rae Williams	City of Moorhead - Mayor	1011 10th Street S	Moorhead	MN 56560
Dr. Jeff Schatz	Fargo School District	415 N. 4th Street	Fargo	ND 58102
Dr. Tim Mahoney	Mayor/City Commissioner			
Duke Schenpp	People's Press Project	1517 4th Ave S	Moorhead	MN 56560
Emily Beck	Fargo Theatre/Street Smart	PO Box 2100	Fargo	ND 58108
Erik Johnson	City of Fargo - Attorney's Office			
Erin Prochnow	YWCA of Cass Clay			
Fowzia Adde	Immigrant Development Center	3100 12th Avenue N	Fargo	ND 58102
Gary Wolsky	Village Family Service Center - Nokomis Child	810 4th Avenue S Suite 204	Moorhead	MN 56560
Gerri Leach	Care Centers	1201 25th Street S	Fargo	ND 58103
Jack Anderson	Jail Chaplains	PO Box 6444	Fargo	ND 58109
James Berglie	Prairie Public Broadcasting	207 N 5th Street	Fargo	ND 58102
James Gartin	Community Living Services	111 University Drive N	Fargo	ND 58102
James Monson	Greater Fargo Moorhead EDC	51 Broadway, Suite 500	Fargo	ND 58102
Jan Flassen	MBA	505 Broadway #202	Fargo	ND 58102
Jan Ulferts Stewart	Gladys Ray Shelter	1519 1st Avenue S	Fargo	ND 58103
Jane Greminger	Nokomis Child Care Center	154 S Woodcrest Dr N	Fargo	ND 58102
Janie Hueltt	Skills & Technology Training Center	618 23rd Street S	Fargo	ND 58103
Jasmine Markusen	City of Fargo - Planning	1305 19th Avenue N	Fargo	ND 58102

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Jim Anderson	Northern Plains Botanic Garden Society	PO Box 3031	Fargo	ND	58108-3031
Jim Gilmore	City of Fargo - Planning				
Jim Kappel	SENDCAA	3233 University Drive S	Fargo	ND	58104
Joel Manske	HUD	PO Box 2483	Fargo	ND	58108
John Paulsen		PO Box 3247	Fargo	ND	58108-3247
Josh Helmer	Centre, Inc.	PO Box 1269	Fargo	ND	58107
Josh Huffman	Village Family Service Center	1201 25th Street S, PO Box 9859	Fargo	ND	58106
Judy Green	American Red Cross/Dakotas Region	2602 12th Street N	Fargo	ND	58102
Judy Kuehl	The Connection Ministry	3401 S 25th Street	Fargo	ND	58103
Julie Bommelmann	Metropolitan Area Transit				
Julie Gunkelman	CHARISM	2601 12th Avenue South, Suite A	Fargo	ND	58103
Karena Carlson	City of Fargo - City Commission Office				
Kathy Anderson	Trollwood Performing Arts School	801 50th Avenue S	Moorhead	MN	56560
Kathy Kulesa	ND DOL Division of Human Rights	2624 9th Avenue S #150	Fargo	ND	58103
Kay Leonhart	Community Homes	702 23rd Street S	Fargo	ND	58103
Keith Bernot	Cass County Government	211 9th Street S	Fargo	ND	58103
Kimberly Pladson	TNT Kid's Fitness	2800 Main Avenue	Fargo	ND	
Kristi-Syiskar	City of Fargo - Planning				
Laurie Baker	FM Coalition for Homeless Persons	PO Box 5653	Fargo	ND	58105-5653
Leola Daul	SENDCAA Head Start	3233 University Drive S	Fargo	ND	58104
Linda Boyd	Fargo-Moorhead Symphony Orchestra	808 3rd Avenue South, Suite #300	Fargo	ND	58103
Linda K. Nelson	Retired Senior Volunteer Program+ Southern Valley	PO Box 6050 Dept 2020	Fargo	ND	58108-6050
Linda Klebe		1020 3rd Avenue S	Fargo	ND	58103
Lisa Faul	ND Caring Foundation	4510 13th Avenue S	Fargo	ND	58103
Lisa Bode	City of Moorhead	500 Center Avenue	Moorhead	MN	56560
Lynn Fundingsland	Fargo Housing Authority	PO Box 430	Fargo	ND	58107
Mark Bittner	City of Fargo - Engineering				
Mark Williams	City of Fargo - Public Works				
Mary Jean Dehne	Legacy Children's Foundation				
Melissa Sobolik	City Commissioner	3425 N. 1st Street	Fargo	ND	58102



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Michael Carbone	North Dakota Coalition for Homeless People	4023 State St Ste 4D	Bismarck	ND 58503
Michael Gallagher	Small Business Association	657 2nd Avenue N, Room 218	Fargo	ND 58102
Mike Williams	City Commissioner			
Mike Hahn	Downtown Community Partnership	210 Broadway North, Suite 202	Fargo	ND 58102
Monica Graber	City of Fargo - Planning			
Nancy Olson	RSVP-North Dakota	1919 N University Drive D135	Fargo	ND 58102
Nate Aalgaard	Freedom Resource Center	2701 9th Avenue S	Fargo	ND 58103
Nate Medhuis	Sharehouse	4227 9th Avenue Southwest	Fargo	ND 58103
Nukhet Hendricks	Humane Society, Inc.	1201 28th Avenue N	Fargo	ND 58102
Pat Gulbranson	Family Healthcare Center	301 NP Avenue #2	Fargo	ND 58102
Pat Traynor	Dakota Medical Foundation/Impact Foundation	4141 28th Avenue S.	Fargo	ND 58104
Paul Finstad	YMCA	400 1st Avenue S	Fargo	ND 58103
Paul Richard	Sanford Medical Center	720 4th Street N	Fargo	ND 58122
Peter & Vicki Schmidt	Golden Ridge Lutheran Church	730 27th Street North	Fargo	ND 58102
Phyllis Briss	Red River Human Services Foundation	2506 35th Avenue S, Ste A	Fargo	ND 58104
Randy Fider	Fargo Adult Learning Center	1305 9th Avenue S.	Fargo	ND 58103
Randy Kingsley	Lake Agassiz Regional Council	417 Main Avenue	Fargo	ND 58103
Rob Rich	Lake Agassiz Habitat for Humanity	210 N 11th Street, PO 1022	Moorhead	MN 56561
Rob Swiers	New Life Center	1902 3rd Avenue N	Fargo	ND 58102
Robin Nelson	Fargo Youth Commission/Boys & Girls Club of RRV	2500 18th Street S	Fargo	ND 58103
Roger Gress	Fargo Park District	701 Main Ave	Fargo	ND 58103
Roosevelt Gaylah	All Nations Assembly of God	108 3rd Street E	West Fargo	ND 58078
Russ Erickson	Bremer Bank	1444 45th Street S	Fargo	ND 58103
Russ Richards	Rebuilding Together	700 Main Avenue, Suite 10	Fargo	ND 58103
Ruth Bachmeier	Fargo Cass Public Health	401 3rd Avenue N	Fargo	ND 58102
Samantha Kundingger		2826 15th Street S, Unit H	Fargo	ND 58103
Sandra Leyland	Fraser, Ltd.	2902 S University Drive	Fargo	ND 58103
Sarah Schaan	FM Community Bicycle Workshop	209 NP Ave	Fargo	ND 58102
Sherri Thomsen	United Way of Cass Clay	219 7th Street S	Fargo	ND 58103



# 2015 CD Mailing List - 2016 Grant Year Applications

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Shirley Dykshoorn	Lutheran Social Services - New Americans	3911 20th Avenue South	Fargo	ND 58103
Stacie Loegering	Emergency Food Pantry	PO Box 2821	Fargo	ND 58108
Steve Sellen	Great Plains Food Bank	1720 3rd Avenue N	Fargo	ND 58102
Tim Beaton	FM Area Foundation	502 1st Avenue N, Suite 202	Fargo	ND 58102
Tim Elssinger	Dakota Boys Ranch-Fargo Youth Home	1641 31st Avenue S	Fargo	ND 58103
Tonna Horsley	Handi-Wheels Transportation, Inc.	2525 Broadway N, Suite 002	Fargo	ND 58102
Tony Gehrig	City Commissioner	3316 44th Ave S	Fargo	ND 58104
Tu-Uyen Tran	The Forum			
Ty Hegland	Project Hero	5012 53rd Street S, Suite C	Fargo	ND 58104
Willard Yellow Bird, Jr.	City of Fargo - Planning			
Yoke Sim Gunaratne	Cultural Diversity Resources	112 North University Drive, Suite 306	Fargo	ND 58102
Yvette Nasset	The Children's Museum at Yunker Farms	1201 28th Avenue N	Fargo	ND 58102

**PUBLIC NOTICE**  
**2016 Action Plan for Housing and Community Development**

The City of Fargo is soliciting public input in preparation of its 2016 Action Plan for Housing and Community Development. The plan provides information on the needs of low and moderate income residents in the City. Interested residents, housing providers, support services, and businesses are invited to attend a public meeting on Thursday, Nov 19, 2015 at 3:00 p.m. in the Commission Room at the Fargo City Hall located at 200 3<sup>rd</sup> St N, Fargo. For more information, please contact the Fargo Planning Department at 701-241-1474.

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Publish in Classified under Public Notice  
Monday, November 9, 2015

Bill: Fargo Planning & Development  
200 North 3<sup>rd</sup> Street  
Fargo, ND 58102

Contact person: Monica Graber - 297-7783  
Please email me with a quote: [mgraber@cityoffargo.com](mailto:mgraber@cityoffargo.com)

**AFFIDAVIT OF PUBLICATION**

2234940

STATE OF NORTH DAKOTA,  
COUNTY OF CASS

Bridgette Cossette, *The Forum*, being duly sworn, states as follows:

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

2. The newspapers listed on the exhibits published the advertisement of: **PUBLIC NOTICE**; 1 time, *Monday, November 16, 2015*, as required by law or ordinance.

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

.....  
B.C.  
[Signed]

Subscribed and sworn to before me this  
16<sup>th</sup> day of November, 2015  
Kris Adamson  
Notary Public, Cass Co., N.D.

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

**PUBLIC NOTICE**  
**2016 Action Plan for Housing and Community Development**  
The City of Fargo is soliciting public input in preparation of its 2016 Action Plan for Housing and Community Development. The plan provides information on the needs of low and moderate income residents in the City, interrelated needs, housing providers, support services, and businesses are invited to attend a public meeting on Thursday, Nov 19, 2015 at 3:00 pm in the Commission Room at the Fargo City Hall located at 200 3rd St N, Fargo. For more information, please contact the Fargo Planning Department at 701-241-1474.  
[November 16, 2015] 2234940

CDBG/HOME Public Meeting  
City of Fargo 2016 Action Plan  
November 19, 2015 – 3:30 p.m.

Dan Mahli, Community Development Administrator, reviewed graphs from a recently completed Fargo Housing Study. He stated the population growth is being driven by youth and seniors. He spoke about three (3) factors that stand out related to housing in Fargo: accelerating population growth, high amount of housing construction, and disparity between rental and home ownership. Mr. Mahli highlighted a few of the study's findings and recommendations including: a low vacancy rate, the need for affordable homes as the labor force grows, accelerating K-12 school projections, and homeownership rate disparities for Native American and Black/African American households.

Mr. Mahli reviewed the Housing and Community Development in Fargo handout findings, needs assessment, and Community Development goals and objectives. He stated Fargo anticipates receiving a total of \$1.2M in 2016: \$660,000 in CDBG funds, and \$300,000 in HOME funds to be used for the housing rehab program to preserve housing stock as well as rental projects. Mr. Mahli stated the City Social Service Fund, which has recently been separated from the City Art Fund, totals \$250,000.

Dan Mahli said Fargo is relatively affordable, but there is a burden on families earning 30% and below Average Median Income (AMI). He spoke about the community noting the diversity, as well as the makeup of the social infrastructure which includes community groups, ethnic communities, and senior communities.

Robin Nelson, Boys & Girls Club/Fargo Youth Commission, stated although Fargo is ranked as 17th in the nation for affordable living, there is an issue for those earning 30% and below Average Median Income (AMI) to find affordable housing.

Julie Gunkelman, CHARISM, mentioned the new crime element in the city. She said in the Jefferson/McCormick Park neighborhood, their tasks are getting harder. She noted the Countryside Trailer Court is being cleaned up a bit by some of the poor condition homes being removed. She voiced concerns over the vulnerable, troubled neighborhood and requested the city pay special attention to the area. She feels the City needs to invest heavily on the front end to make it once again a safe, whole neighborhood. Julie said this neighborhood is full of diversity and a lot of opportunity. She stated the need to use this neighborhood in a positive way. Julie noted the Police Department now has community trust officers out in the community. Dan Mahli noted City staff will work with Jefferson neighborhood residents this spring/summer to create a Jefferson neighborhood plan through a series of coordinated meetings and conversations. He stated possible topics of discussion could include street lights and safety.

Robin Nelson commented about a topic of recent discussion at a schoolboard meeting. She said as housing becomes subsidized, it brings a large influx of lower income people to an area, which in turn affects the Boys & Girls Club/Fargo Youth Commission programs. She stated her desire for more communication to help community program

#### CDBG/HOME Public Meeting

providers anticipate these needs. Ms. Nelson asked if other agencies are finding service needs in the community are growing.

Brian Arett, Valley Senior Service, stated the demand for their services are growing as the population ages, which puts pressure on the agencies providing the services.

Dan Madler, Beyond Shelter, Inc., stated the need for affordable housing is huge and noted the amount of households that would qualify for the housing provided far outweigh the number available.

Julie Haugen, YWCA, echoed the trouble in finding affordable housing for their clientele.

Amy Nash, FM Coalition for Homeless Persons, noted the obstacle is not only getting individuals into housing, but also breaking down barriers. She stated the need for more innovative approaches.

Shirley Dykshoorn, Lutheran Social Services of North Dakota, talked about the need for homeownership initiatives offered to different ethnic populations and asked how minority homeownership could be increased. She said those new to homeownership need to engage with partners who have the skills and tools to educate. Dan Mahli addressed Ms. Dykshoorn's question by saying service providers need to connect with committees and groups such as Daughters of the Earth or the Native American Commission. He said ideas need to come from the community. He said there are opportunities for creative housing types in redevelopment areas and noted it is hard to build new, affordable housing in growth areas where special assessments are high. He noted the GO2030 Comprehensive Plan focuses on walkable communities with mixed use centers.

Cody Schuler, FM Coalition for Homeless Persons, questioned what is being done to bring private sector resources to the table. Dan Mahli stated resources such as these could be used to support or leverage private/public properties.

Dan Madler spoke about his experience with using housing tax credits, saying it is a powerful resource.

Dan Mahli concluded the meeting by stating there is need for more affordable housing.

**CDBG – Public Meeting  
November 19, 2015**

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

NAME	ORGANIZATION	ADDRESS
1 Julie Gaudin-Trom	CHARISM	2001 15th Ave S. Ste. A. Fargo
2 Christine Lincey	River Keepers	1120 25th Ave. N., Ste. B, Fargo
3 Patty Kalkbrenner	Truist, Ltd	2903 S. University Dr. Fargo
4 Carlos Hargrett	YWCA	3100 12 Ave N Fargo, ND
5 DAN MAXLER	Beyond Shelter, Inc.	3300 Westac Dr S, Fargo, ND
6 Samran Dahal	LESSND	3911 20th Ave S. Fargo ND 58103
7 Amyd Nash	FM Coalition for Homeless Persons	1220 Westgate Dr - Fgo
8 Gerry Fladen	CHARISM	
9 Shirley Dykstra	LESSND	3911 20th Ave S Fargo 58103
10 BRIAN A. AETT	VALLEY ST. SEW.	BOX 2217 FARGO ND 58101
11 Darrin Brustad	The Village Family Services	1201 25th St S, Fgo
12 Babson Nelson	Boys & Girls Club/Youth Comm	2500 13th St S
13 Cindy Roholt	Pride Collective	1105 1st Ave So
14 Cody Schuler	FM CHP	501 70 St S. Fargo
Mayor Timothy Mahoney	City of Fargo	
Dan Mahii	City of Fargo	
Monica Graber	City of Fargo	
Kristi Sylskar	City of Fargo	

SIGN IN SHEET

## Housing and Community Development in Fargo

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

- **AFFORDABILITY**

The City of Fargo and surrounding communities are fortunate to have a cost of living that is low compared to most other urbanized areas. However, a more in depth examination of the personal economic picture of area households would reveal affordability concerns for the lower income portion of the population. Certain segments of the population do face significant affordability issues. Most rental households earning less than 30 percent of area median income face a severe cost burden. And, for homeownership to remain within reach for households earning less than 120 percent of area median income, new construction of affordable owner-occupied housing is needed.

- **HOMEOWNERSHIP**

Homeownership rates in Fargo are low. The City is likely to have a low homeownership rate relative to the state and national rates because of some of the characteristics of the population (high percent of student and elderly households, small household size) but the fact remains that the rate could be increased. Efforts to encourage minority homeownership and homeownership for low income households (50-90% of median income) are key initiatives in Fargo. Additionally, working to ensure a variety of homeownership options throughout the community will encourage increases in homeownership across all income and age groups.

- **HOMELESSNESS**

Homelessness is also an issue that has a different scale in North Dakota and in the City of Fargo than it does in larger, more urbanized, areas. The most recent survey of homelessness in Fargo counted 446 homeless persons, 29% of whom could be considered chronically homeless. Even though Fargo is home to approximately 16% of the state's population, it is home to more than one-third of the state's homeless population. The City has a good emergency shelter system, some transitional housing and permanent supportive housing units. However, continuing the work to address crisis housing situations and to provide a robust continuum of housing options will allow people to move from homelessness to housing stability.

- **DIVERSITY**

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

- **INFRASTRUCTURE**

A neighborhood's physical and social infrastructure combine to show the strength and long term viability of a place. Continued investment in the physical infrastructure of the City's neighborhoods (housing, streets, utilities, neighborhood facilities, parks and open space) and aggressive elimination of blight will encourage vitality in older and more fragile neighborhoods. In addition, investing in social infrastructure may be just as important. Social infrastructure involves leadership development and support for the activities of grass roots organizations (i.e. neighborhood groups, ethnic communities).

- **POVERTY**

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

## Needs Assessment

### HOUSING NEEDS

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

### HOMELESS AND SPECIALS NEEDS

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

### Non-Housing Community Development Needs

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

Page 2 of 3



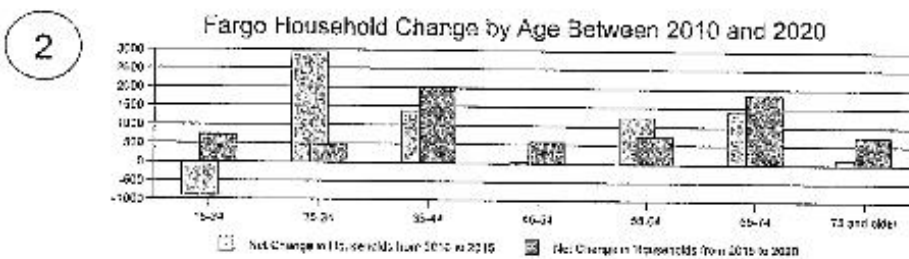
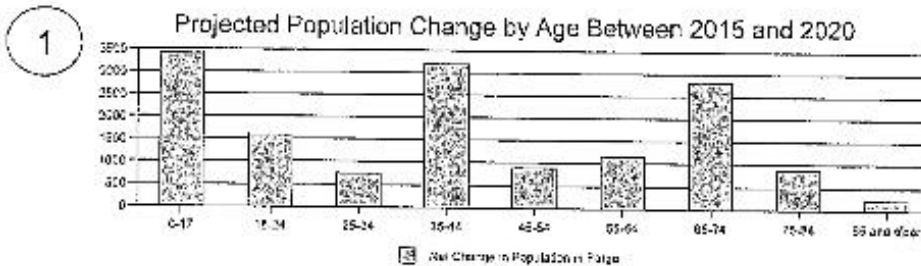
## Community Development Goals and Objectives

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

1. **Affordable Housing** – Create and maintain affordable housing options and increase homeownership in the City of Fargo
  - Rehabilitate older owner occupied housing
  - Work with local partners to create new housing and rehabilitate existing affordable housing throughout the community, including the preservation of the existing subsidized housing
  - Assist low income homeowners with infrastructure assessments to help maintain the affordability of homeownership
  - Increase public awareness of affordability concerns and the needs of at-risk populations
  - Provide opportunities for housing education to potential and recent homeowners and tenants
  - Increase homeownership rates for minority populations
2. **Homelessness** – Participate in collaborative efforts to reduce and prevent homelessness in the community
  - Work on Fargo's 10 Year Plan to End Long-Term Homelessness
  - Support a continuum of housing and emergency solutions for Fargo's population facing homelessness
  - Encourage the development of supportive housing partnerships
3. **Neighborhoods** – Ensure that all Fargo neighborhoods are neighborhoods of choice
  - Eliminate blighted conditions from the downtown business district and Fargo's central residential areas
  - Foster the establishment of strong neighborhoods through the implementation of revitalization efforts
4. **Poverty Reduction** – Reduce poverty by supporting efforts to increase the self sufficiency/self determination of low and moderate income households and individuals in the community
  - Support skill-building and other opportunities designed to improve self sufficiency and personal success (i.e., access to healthcare, job training, financial literacy, English language learning, driving skills, pre-GED, community gardening, entrepreneurship, leadership training)
  - Support metropolitan efforts to address the transportation and other barriers to work that affect low income individuals (i.e., child care, education, etc)
5. **Planning, Administration and Fair Housing** – Administer the Community Development program to meet community needs and Federal grant requirements
  - Oversee Community Development program administration
  - Promote the principles of fair housing, as well acceptance and respect for diversity

FUNDS ANTICIPATED	CDBG	HOME	CITY	TOTAL
2016 Allocation from HUD (anticipated)	\$ 660,000	\$ 300,000	\$ -	\$ 960,000
City Social Service Fund	\$ -	\$ -	\$ 250,000	\$ 250,000
City Art Fund	\$ -	\$ -	\$ 110,000	\$ 110,000
Program Income/Carryover (anticipated)	\$ 150,000	\$ 50,000	\$ -	\$ 200,000
Total Available – Estimated	\$ 810,000	\$ 350,000	\$ 360,000	\$ 1,520,000

## 2015 FARGO HOUSING STUDY GRAPHS



3

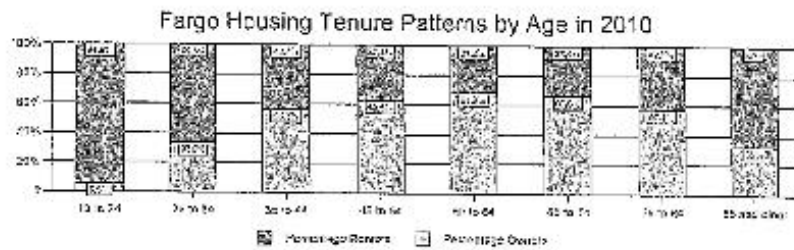
**Table 1: Fargo Projected Population by Age - 2015 to 2020**

Age	2015 Estimate	2020 Projection	Numeric Change 2015 to 2020	Percentage Change 2015 to 2020
0 to 17	23,312	26,716	+3,404	14.6%
18 to 24	19,031	20,615	+1,584	8.3%
25 to 34	23,911	24,650	+739	3.1%
35 to 44	13,960	17,157	+3,197	22.9%
45 to 54	12,623	13,509	+886	7.0%
55 to 64	12,489	13,660	+1,171	9.4%
65 to 74	7,057	9,879	+2,822	40.0%
75 to 84	3,895	4,768	+873	22.4%
85 and older	2,178	2,396	+218	10.0%
Total	118,456	133,350	+14,894	12.6%

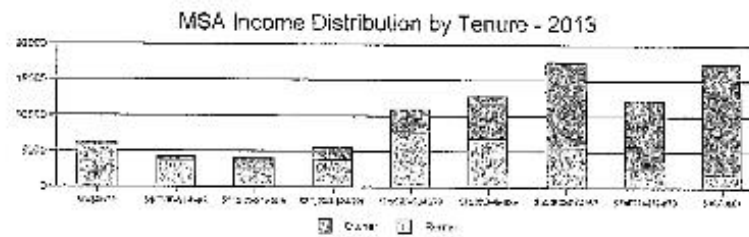
Source: Esri; Community Partners Research

## 2015 FARGO HOUSING STUDY GRAPHS

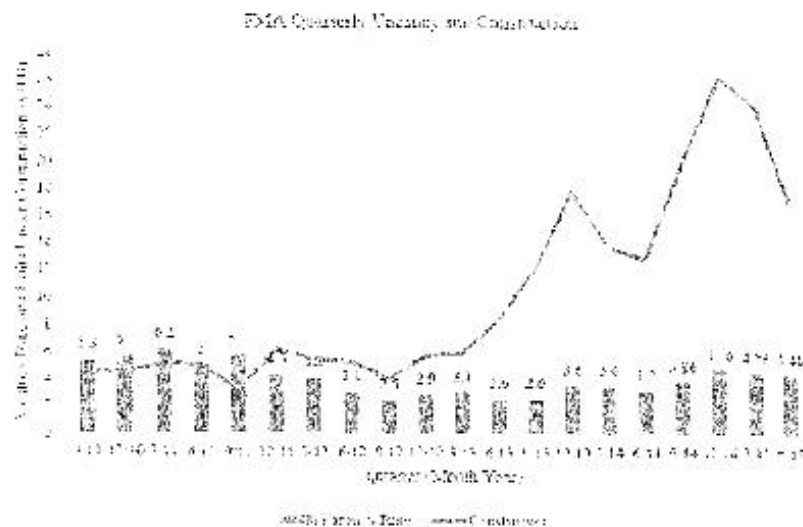
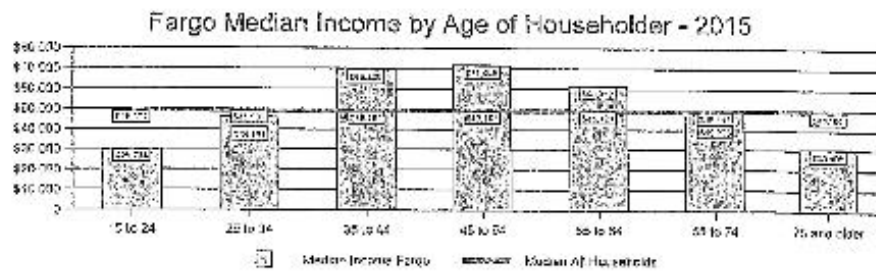
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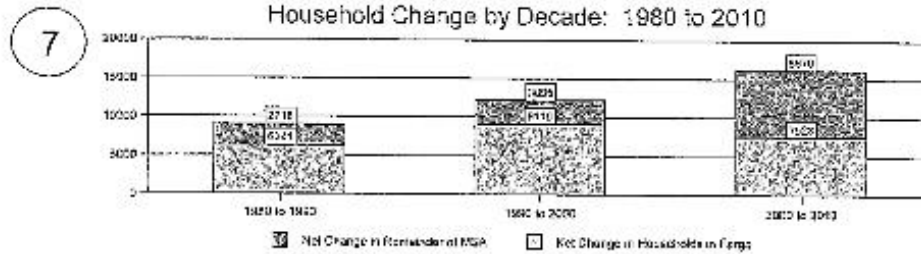
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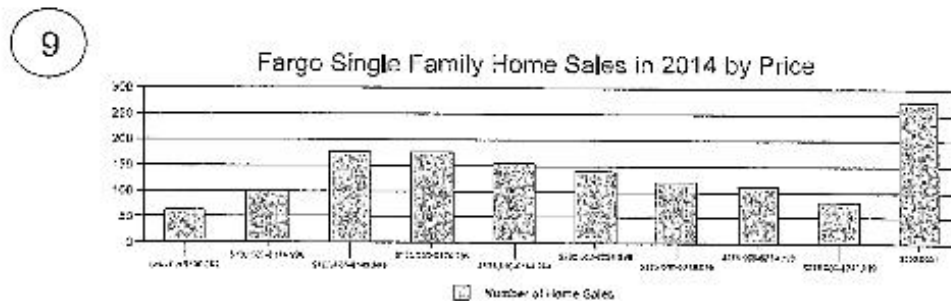
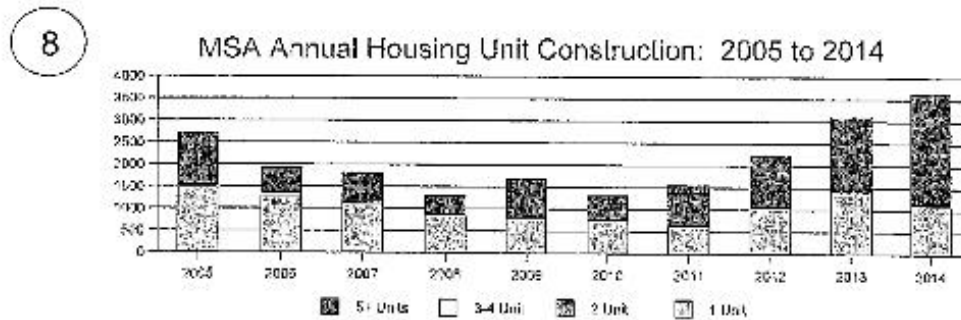
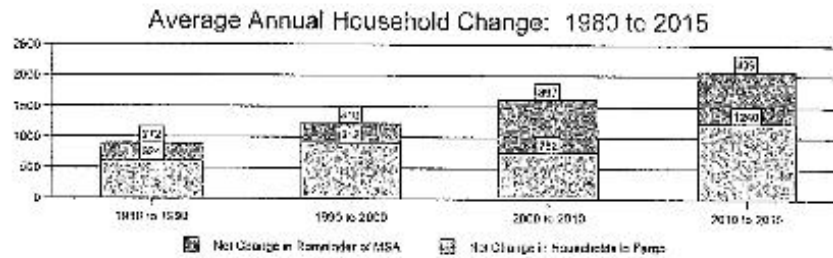
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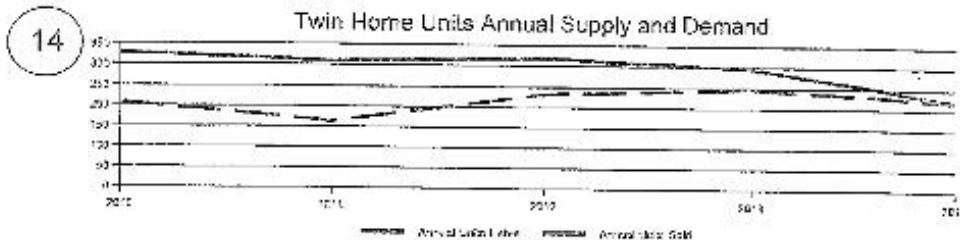
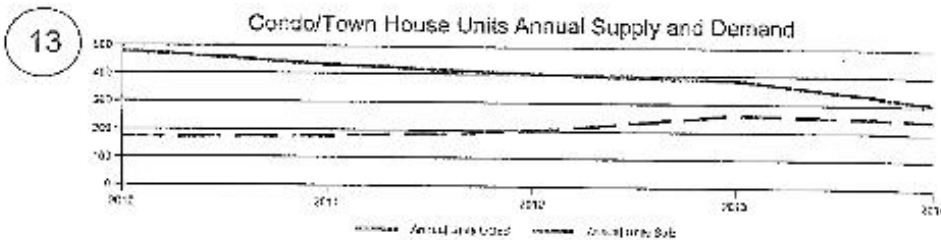
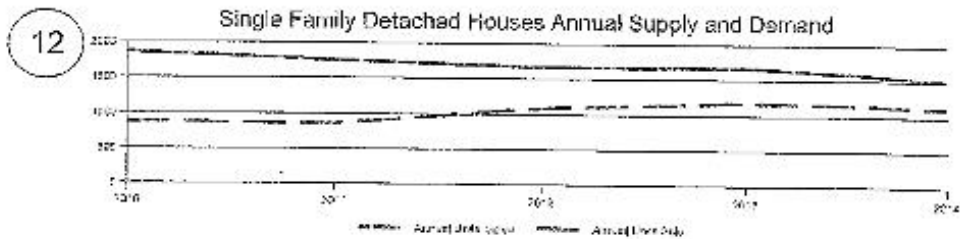
## 2015 FARGO HOUSING STUDY GRAPHS



If viewed as an annual average:



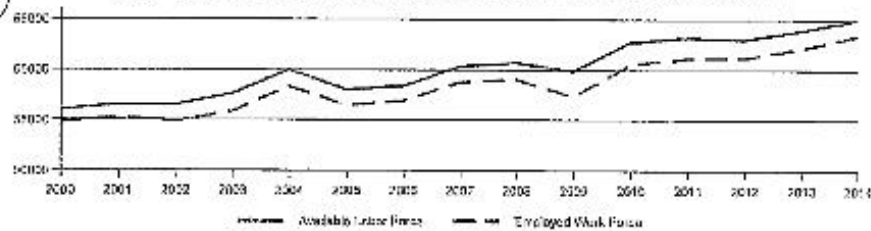
# 2015 FARGO HOUSING STUDY GRAPHS



# 2015 FARGO HOUSING STUDY GRAPHS

15

Fargo Labor Force and Employed Work Force: 2000 to 2014



16

Number of Covered Workers in Cass County



17

Table 3 MSA Labor Force and Employment: 2000 - 2014

Year	Labor Force	Employed	Unemployed	Unemployment Rate - MSA	Unemployment Rate - ND	Unemployment Rate - US
2000	103,433	100,925	2,508	2.4%	2.9%	4.0%
2001	104,412	101,862	2,550	2.4%	2.8%	4.7%
2002	104,825	101,563	3,162	2.9%	3.5%	5.8%
2003	106,935	103,581	3,354	3.1%	3.6%	6.0%
2004	110,913	107,637	3,276	3.0%	3.5%	5.6%
2005	113,082	109,814	3,268	2.9%	3.4%	5.1%
2006	115,493	112,331	3,162	2.7%	3.2%	4.5%
2007	118,970	115,540	3,322	2.8%	3.1%	4.6%
2008	121,171	117,572	3,599	2.9%	3.1%	5.8%
2009	120,624	115,441	5,183	4.3%	4.1%	9.3%
2010	123,202	118,186	5,016	4.1%	3.8%	9.6%
2011	124,636	119,802	4,836	3.9%	3.4%	8.9%
2012	125,083	120,771	4,312	3.4%	3.0%	8.1%
2013	126,733	122,710	4,023	3.2%	3.2%	7.4%
2014	129,128	125,618	3,510	2.8%	2.7%	6.2%

Source: Job Service North Dakota  
\* 2014 is through November

## 2015 FARGO HOUSING STUDY GRAPHS

### Findings and Recommendations

1. Fargo's growth is being lead by youth and seniors
2. Future multi-family production of 580 to 640 units/year should be distributed in a variety of price range over the next 5 years
3. Future single-family projected growth is 560 to 600 owner-occupancy households/year, 420-450 single family detached and 120-150 attached houses/year through the remainder of the decade
4. Conventional market-rate housing represents most of the future construction
5. Additional market rate units in the downtown area can be sustained due low vacancy rates and strong demand
6. Downtown can also continue to support affordable housing options
7. Student-Oriented housing will largely depend on location and competitive advantage
8. Senior housing is a very strong market segment
9. General occupancy, tax credit, moderate rent housing should be developed
10. More subsidized Housing should be developed as resources allow
11. The FM Flood Diversion project may create temporary housing needs
12. The City's labor force and employment rate continues to grow - more households should be able to move into homeownership
13. As new information is obtained that shows accelerating population, housing assets and needs, rental occupancy, and employment, the same is likely true for K-12 school projections
14. Home ownership rate disparities for Native American and Black/African American households exist and will likely be based on improving the annual income levels for these groups

## 2016 COMMUNITY DEVELOPMENT CALENDAR AND RESOURCES

DATE	ACTIVITY
August 2015	Community Development Committee review of CD application and goals
September 2015	Solicit public input for Fargo's Annual Action Plan for Housing and Community Dev
October 2015	Community Development grant applications released
November 2015	Deadline for submission of Community Development grant applications (Oct 30)
December 2015	Application review by staff
Dec 2015 - Jan 2016	Application review by Community Development Committee
	Prepare Fargo's Housing and Community Development Annual Action Plan
	Solicit public input for Fargo's Annual Action Plan for Housing and Community Dev
	Notify applicants about CDBG & HOME grant recommendations
	Thirty day public comment period for Annual Action Plan
	Annual Action Plan review by the Community Development Committee
Feb - 2016	Fargo City Commission public hearing and approval of the Annual Action Plan
March 2016	HUD review and approval of the Plan
	Staff conducts Environmental Review and Impact Findings (FONSI)
June 2016	Initiate Consolidated Annual Performance & Evaluation Report FY2015 (CAPER)
July 2016	2016 contract year begins
	Present Annual Performance & Evaluation Report to Fargo City Commission and HUD





**Regular Meeting:** Thursday: January 7, 2016:

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

Present: Commissioner Melissa Sobolik, Commissioner Tim Mahoney, Linda Boyd, Linda Klebe, John Paulsen, Jan Ulferts Stewart, Lynn Fundingsland, Samantha McDonald

Absent: Mike Hahn, Bruce Grubb, Sher Thomsen, Bryce Johnson

**Item 1. Welcome**

**Item 2. Approval of Minutes: Regular Meeting of October 1, 2015**

Mr. Paulsen moved the minutes of the October 1, 2015 Community Development Committee meeting be approved. Second by Ms. Klebe. All Members present voted aye and the motion was declared carried.

**Item 3. Review 2016 Community Development Budget and Requests**

Community Development Administrator Dan Marlin presented handouts to the Board regarding Missing Middle Housing, Income and Health. He discussed Fargo-Moorhead communities in relation to their low cost-of-living compared to other urbanized areas; affordability concerns for the lower-income portion of the population; the relationship between household income and fair/poor health status; and the issues of affordable housing and the development of policies that will address needs.

Linda Boyd present.

Discussion was held regarding ways to address affordable housing needs including a strategic planning process.

Mr. Mahli gave a brief summary of the 2016 Community Development Grant requests. He stated Fargo anticipates \$665,000 in Community Development Block Grant funds (CDBG) and \$346,000 in HOME Partnership funds to be available, approximately \$50,000 in HOME program income, as well as \$253,000 in City Social Service funding and \$110,000 in City Art funding.

Activities in the 2016 Action Plan include the following:

- HOUSING

- **Housing Rehabilitation-Owner Occupied** – \$307,726 to be available for rehabilitation of existing owner-occupied housing units. This includes \$261,502 in HOME funds and \$43,965 in CDBG.
- **Special Assessment Assistance** – \$10,000 in CDBG funds to assist low-income homeowners with annual special assessments.
- **Community Housing Development Organization (CHDO)** - \$100,000 in HOME funds to support CHDO affordable housing projects.

- **Habitat for Humanity** – to support partnership to construct Habitat houses on City-owned lots starting with 705 12th Street North
- **DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
- **PUBLIC SERVICE PROJECTS**
  - **Fargo Homeless Initiatives** – \$80,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter, homeless police liaison, and 10-year plan activities.
  - **Snow Removal Assistance** – \$2,000 in CDBG funds to offer snow removal assistance to low-income senior households and people with disabilities.
  - **High Plains Fair Housing Center** – \$8,000 in CDBG funds to provide comprehensive outreach and education on fair housing.
  - **Metro Transportation Initiative – Opportunities Under Transit (OUT)** – \$3,000 in CDBG funds to provide transportation to low-and-moderate income participants.
  - **Job Training** – \$15,000 in CDBG funds to provide job skills training and development for refugees and low-income persons.
- **FACILITIES/CAPITAL, NEIGHBORHOODS**
  - **Neighborhood/Affordable Housing Projects** – \$100,000 in CDBG funds will be used to support projects in low-to-moderate income areas.
  - **Golden Ridge Community Center** – \$50,000 in CDBG funds will be used to support renovation of neighborhood facility, bathrooms, and accessibility.
  - **Legacy Children's Foundation** - \$50,000 in CDBG funds will be used to provide matching funds for a park enhancement in the Madison neighborhood.
  - **LSS of ND, Great Plains Food Bank** – \$75,000 in CDBG funds will be used to support the cost of a new freezer for the Great Plains Food Bank.
- **SOCIAL SERVICE AND ART PROJECTS**
  - **CHARISM** – \$15,000 to support youth development programs and skill building for low-income families and youth
  - **Cultural Diversity Resources and Metro Interpreters** – \$18,000 to support diversity training, annual conference, leadership building, education, and interpreters
  - **Emergency Food Pantry** – \$5,000 to support emergency hunger relief efforts and improve coordinated food pantry services in Fargo-Moorhead
  - **Emerging Prairie** – \$5,000 to offer Prairie Den support to Native American, New American and low-income entrepreneurs
  - **Family HealthCare** – \$10,000 to provide funds to offset the cost of emergent and limited health and dental care
  - **Fargo Arts and Culture Commission** – \$110,000 to support The Arts Partnership re-grant program (\$90K) and public art (\$20K)
  - **Fargo Human Relations Commission** – \$10,000 to support fair housing opportunities, cultural/community groups, and Welcome Week activities
  - **Fargo Native American Commission** – \$35,000 to provide support for Native American programs and Crossroads Powwow in Fargo
  - **Fargo-Moorhead Coalition for Homeless Persons** – \$15,000 to support administration of Landlord Risk Mitigation Fund, emergency taxi rides, and CARES program
  - **Fargo Youth Commission/Boys & Girls Club** – \$10,000 to support scholarships and activities for youth development program
  - **FirstLink** – \$5,000 to fund the information and crisis services program
  - **Handi-Wheels Transportation** – \$10,000 to provide accessible and affordable transportation to people with disabilities and elderly

- **Healthcare Equipment Recycling Organization (HERO)** – \$5,000 to support the operational costs of core service of local programming
  - **New American Consortium** – \$10,000 to support the educational and community programming
  - **New Life Center** – \$10,000 to provide emergency shelter, meals, clothing, and other basics of life services to the homeless
  - **North Dakota Coalition for Homeless People** – \$5,000 to support the development of HUD's Continuum of Care for housing programs in Fargo
  - **PATH** – \$5,000 to support Independent Living Program for youth aging out of foster care
  - **Presentation Partners in Housing** – \$5,000 to provide emergency assistance for families most at-risk or facing homelessness
  - **Pride Collective and Community Center** – \$3,000 to provide LGBT support services for people facing poverty, education, and activities
  - **Rape and Abuse Crisis Center of FM** – \$15,000 to provide crisis support and follow-up services for victims of domestic violence and assault
  - **Red River Human Services Foundation** – \$12,000 to support educational and social activities for people with developmental disabilities
  - **Red River Zoo** – \$5,000 to provide scholarships for under privileged youth and youth leadership program
  - **Valley Senior Services** – \$20,000 to support the Meals on Wheels and Senior Ride programs
  - **Nokomis Child Care Center** – \$5,000 to support scholarship program for low-income families
  - **YWCA Cass Clay – YWCA Emergency Shelter** – \$15,000 to support shelter and housing programs, case management, and advocacy services
- **ADMINISTRATION** – \$133,741 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$34,800 for administration.

Mr. Paulsen moved to approve the 2016 Housing grant requests. Second by Ms. McDonald. All Members present voted aye and the motion was declared carried.

Mr. Fundingsland moved to approve the 2016 Facilities and Capital grant requests. Second by Mr. Paulsen. Ms. Sobolik abstained from voting. All Members present voted aye and the motion was declared carried.

Linda Boyd absent.

Mr. Mahoney moved to approve the 2016 Social Services and Arts grant requests. Second by Ms. Ulferts Stewart. Absent and not voting: Ms. Boyd, Mr. Fundingsland and Ms. McDonald abstained from voting for the Social Services portion of the grant requests. All Members present voted aye and the motion was declared carried.

#### **Item 4. Review Storefront Rehabilitation at 406-412 Broadway**

Mr. Mahli introduced the proposed storefront rehabilitation project to be considered for 2015 Community Development Block Grant (CDBG) funding, adding this project has been reviewed and approved by the Historic Preservation Commission.

Mark Johnson, Project Manager for The Kilbourne Group, discussed the details of the storefront façade renovation including the history of the buildings, timeline of the project, and the eligible components of the renovation.

Mr. Mahoney moved to approve the request for \$15,000 as presented. Second by Mr. Paulsen.  
All Members present voted aye and the motion was declared carried.

**Item 5. Other Business**

No other business was presented.

**Item 6. Adjourn**

The time at adjournment was 4:39 p.m.

**City of Fargo  
Community Development Notice**

The City of Fargo Planning and Development Department has available for public review and comment an Action Plan for housing and community development resources. The 2016 Action Plan will be used in the next fiscal year in accordance with the community's Consolidated Plan update. Fargo anticipates \$668,000 in Community Development Block Grant (CDBG) funds and \$346,000 in HOME funds to be available, as well as approximately \$50,000 in HOME Program Income. Activities in the 2016 Action Plan include the following:

- **HOUSING**
  - **Housing Rehabilitation-Owner Occupied** - \$305,487 to be available for rehabilitation of existing owner-occupied housing units. This includes \$43,935 in CDBG and \$261,502 in HOME funds.
  - **Community Development Housing Organization (CHDO) Project** - \$100,000 in HOME funds for construction of affordable housing.
  - **Special Assessment Assistance** - \$10,000 in CDBG funds to assist low income homeowners with annual special assessments.
- **DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
- **PUBLIC SERVICE PROJECTS**
  - **Fargo Homeless Initiatives** - \$80,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter, homeless police liaison, and 10 year plan activities.
  - **Snow Removal Assistance** - \$2,000 in CDBG funds to offer snow removal assistance to low income senior households and people with disabilities.
  - **High Plains Fair Housing Center** - \$8,000 in CDBG funds for comprehensive outreach and education on fair housing.
  - **Metro Transportation Initiative - Opportunities Under Transit (OUT)** - \$3,000 in CDBG funds to provide transportation to low and moderate income participants.
  - **Job Training** - \$15,000 in CDBG funds to provide job skills training and development for New American and Native American people, and low income persons.
- **FACILITIES/CAPITAL, NEIGHBORHOODS**
  - **Neighborhood Project** - \$100,000 in CDBG funds will be used to support a neighborhood project in a low to moderate income area.
  - **Madison Neighborhood Projects** - Golden Ridge Community Center - \$50,000 in CDBG funds to renovate a neighborhood facility, improve bathrooms and accessibility. Legacy Children's Foundation - \$50,000 in CDBG funds to provide matching funds for a park enhancement near Madison school.
  - **LSS of ND - Great Plains Food Bank** - \$75,000 in CDBG funds for a new freezer for the Great Plains Food Bank.
- **ADMINISTRATION** - \$133,741 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$34,611 for administration.

Anyone wishing to comment on the Action Plan activities should contact the City of Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102. Phone 701-241-1474. TDD 701-241-8258. FAX 701-241-1528. Comments will be received until Friday, February 26, 2016. The City Commission will also hold a Public Hearing on the proposed Action Plan on Monday, February 29, 2016 at 5:15 p.m. at Fargo City Hall, 200 North 3rd Street.

**AFFIDAVIT OF PUBLICATION**  
2263738

STATE OF NORTH DAKOTA,  
COUNTY OF CASS

**Jamie Dettling, The Forum**, being duly sworn, states as follows:

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

2. The newspapers listed on the exhibits published the advertisement of: **City of Fargo Community Development Notice: 1** time, **Monday, January 25, 2016**, as required by law or ordinance.

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

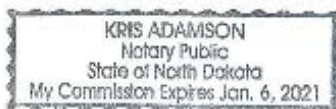
Jamie Dettling  
(Signed)

Subscribed and sworn to before me this

26<sup>th</sup> day of January, 2016.

Kris Adamson

Notary Public, Cass Co., N.D.



City of Fargo  
Community Development Notice

The City of Fargo Planning and Development Department has available for public review and comment an Action Plan for housing and community development resources. The 2016 Action Plan will be used in the next fiscal year in accordance with the community's Comprehensive Plan update. Fargo will receive \$680,000 in Community Development Block Grant (CDBG) funds and \$340,000 in HOME funds to be available, as well as approximately \$500,000 in HOME Program Income. Activities in the 2016 Action Plan include the following:

- HOUSING**
  - Housing Rehabilitation-Owner Occupied - \$305,467 to be available for rehabilitation of existing owner occupied housing units. This includes \$43,565 in CDBG and \$261,902 in HOME funds.
  - Community Development Housing Organization (CHHO) Project - \$100,000 in HOME funds to support tenant affordable housing.
  - Special Assessment Assistance - \$10,000 in CDBG funds to assist low income homeowners with annual special assessments.
- DOWNTOWN PROJECTS**
  - \$100,000 in CDBG funds to improve street address and blight conditions in downtown Fargo.
- PUBLIC SERVICE PROJECTS**
  - Fargo Homeless Initiatives - \$80,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shellen homeless shelter for men and 10 year plan activities.
  - Show Removal Assistance - \$10,000 in CDBG funds to offer show removal assistance for low income senior citizens and people with disabilities.
  - High Plains Fair Housing Center - \$5,000 in CDBG funds for comprehensive outreach and education on fair housing.
  - Metra Transportation Initiatives - Open to all under transit (OUT) station in Fargo to provide transportation for low and moderate income citizens.
  - Job Training - \$15,000 in CDBG funds to provide job skills training and development for low income and Native American people and job income.
- FACILITIES/CAPITAL, NEIGHBORHOODS**
  - Neighborhood Project - \$100,000 in CDBG funds will be used to support a neighborhood project including modernization.
  - Madison Neighborhood Projects - Jackson Fargo Community Center - \$50,000 in CDBG funds to renovate neighborhood facility, improve restrooms and accessibility. Legacy Children's Foundation - \$50,000 in CDBG funds to provide matching funds for park enhancement near McKinley school.
  - LBS of ND - Great Plains Food Bank - \$75,000 in CDBG funds for new renovation of the Great Plains Food Bank.
- ADMINISTRATION** - \$10,000 in CDBG funds for project development, planning and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$340,000 for administration.

Anyone wishing to comment on the Action Plan activities should contact the City of Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102, Phone 701-781-1474, TDD 701-781-8558, FAX 701-781-1528. Comments will be received until Friday, February 5th, 2016. The City Commission will also hold a Public Hearing on the proposed Action Plan on Monday, February 22, 2016 at 5:15 p.m. at Fargo City Hall, 200 North 3rd Street.

(January 25, 2016) 2263738



FARGO CITY COMMISSION AGENDA  
Monday, February 29, 2016 - 5:00 P.M.

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

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, February 16, 2016).
- E. CONSENT AGENDA – APPROVE THE FOLLOWING:**
  - 1. Meter Reader I contract with Terry Steinhous.
  - 2. Out-of-Grade pay for the Transit Administrator retroactively to January 4, 2016.
  - 3. Mass Transit Agreement with the City of West Fargo for 2016.
  - 4. 2nd reading, waive reading and final adoption of the following Ordinances; 1st reading, 2/16/16:
    - a. Rezoning Certain Parcels of Land Lying in Cobalt Addition.
    - b. Rezoning Certain Parcels of Land Lying in Darling's Third Addition.
    - c. Rezoning Certain Parcels of Land Lying in Southside 1st Addition.
  - 5. Recommendation to authorize a \$10,000.00 contribution to the ND Statewide Housing Needs Assessment.
  - 6. Task Order No. 2 for an Advanced Engineering and Environmental Services, Inc. contract for \$50,000.00 for The Fargo Project.
  - 7. Authorize the Kilbourne Group and their contractors access to the parking lot on the north side of 2nd Avenue North and Roberts Street to conduct surveys and geotechnical testing.
  - 8. Change Orders for the Fargo Cass Public Health Remodeling Project:
    - a. No. G-15 for an increase of \$1,832.00.
    - b. No. G-16 for an increase of \$1,514.80.
    - c. No. M-8 for an increase of \$4,653.00.
  - 9. 5-year Tax exemptions for improvements made to buildings:
    - a. Harlan Herberholz, 2809 11th Street South.
    - b. Derrick LaPoint and Laurny Holmquist, 1348 3rd Street North.
  - 10. Purchase of one hook hoist refuse body from Sanitation Products for \$57,433.00.
  - 11. Purchase of one Cat 416F2 from Butler Machinery for \$81,815.00.

12. Applications for Games of Chance:
  - a. North Dakota Autism Center, Inc. for a raffle on 4/29/16.
  - b. Fargo Moorhead Derby Girls for a raffle on 3/5/16.
  - c. Clara Barton Hawthorne PTA for bingo on 3/19/16.
  - d. Tri-City Storm Soccer Club for a raffle on 6/19/16.
  - e. Bennett Elementary for a raffle on 4/6/16.
  - f. Knights of Columbus #6570 for a calendar raffle from 5/1/16 to 5/31/16.
  - g. Sigma Alpha Epsilon for a raffle on 3/21/16.
  - h. Oak Grove Lutheran School for a raffle on 3/11/16.
13. Authorize submittal of the cycle verification documentation to allow FEMA's contractor to review and authorize changes to the City's Community Rating System profile.
14. Participation in a Statewide Pavement Condition Survey at an estimated cost of \$27,250.00 (Project No. MS-16-E).
15. Recommendation to approve Option 2B.2 for Project No. FM-14-71.
16. Bid advertisement for Project Nos. FM-15-B, SR-16-A, TM-16-A and TR-16-A.
17. Contracts and bonds for Project No. WA1501.
18. Bills.
19. Recommendation to allow Improvement District No. BR-16-C to be bid without an incentive/disincentive.
20. Change Order No. 1 for an increase of \$11,074.60 for Improvement District No. FP-14-01.
21. Final Balancing Change Order No. 3 for an increase of \$5,659.00 for Improvement District No. UN-15-K1.
22. Final Balancing Change Order No. 1 for an increase of \$4,206.90 for Improvement District No. 6200.
23. Bid award for Improvement District No. UN-15-M1.
24. Create Improvement District Nos. AN-16-B, BN-16-A, BR-16-A, FM-14-9, PR-14-0, TN-16-C and UR-15-B.

**F. REGULAR AGENDA:**

25. Public Hearings - 5:15 p.m.:
  - a. Transfer of a Class "ABH" Alcoholic Beverage License from Imperial Hospitality, LLC d/b/a Vista Inn & Suites at 1340 21st Avenue South to Great Plains Hospitality, Inc. d/b/a Vista Inn.
  - b. Application filed by Nail Concepts, Inc. d/b/a Nail Deluxe for a Class "G" Alcoholic Beverage License at 4302 13th Avenue South, Suite 5.  
(1) Denial recommended.
  - c. Section 5307 Federal Transportation Administration Grant Preliminary Program of Projects for 2016.



- d. 2016 Community Development Action Plan.
- e. Annexation of property located in the Southeast Quarter of Section 28, Township 140 North, Range 49 West containing 162.274 acres more or less.
- f. Zoning change from SR-2, Single-Dwelling Residential to LC, Limited Commercial with a C-O, Conditional Overlay on Lot 12 and part of Lot 11, Block 8, Edgewood Second Addition; approval recommended by the Planning Commission on 2/2/16 (3000 Elm St. N.).
  - (1) 1st reading of rezoning Ordinance.
- g. Schatz Fourth Addition; approval recommended by the Planning Commission on 5/5/15 (5634 34th Ave. S.):
  - (1) Growth Plan Amendment.
  - (2) Zoning change from MR-1, Multi-Dwelling to MR-3, Multi-Dwelling and LC, Limited Commercial with a C-O, Conditional Overlay.
  - (3) 1st reading of rezoning Ordinance.
  - (4) Plat of Schatz Fourth Addition.
- h. Skaff's Third Addition; approval recommended by the Planning Commission on 2/2/16 (4902 and 5002 18th Ave. S.; 4955 17th Ave. S. and 1632 51st St. S.):
  - (1) Zoning change from MR-3, Multi-Dwelling Residential with a PUD, Planned Unit Development Overlay to MR-3, Multi-Dwelling Residential with a new PUD, Planned Unit Development Overlay and the extinguishment of the existing PUD on Lots 1-4, Block 1.
  - (2) 1st reading of rezoning Ordinance.
  - (3) Planned Unit Development Master Land Use Plan.
  - (4) Plat of Skaff's Third Addition.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 241-1310 or TDD at 241-8258. Please contact us at least 45 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo web site at [www.cityoffargo.com/commission](http://www.cityoffargo.com/commission)



# BOARD OF CITY COMMISSIONERS

City Hall Phone: 701-241-1310  
200 North 3rd Street Fax: 701-241-1526  
Fargo, ND 58102

Regular Meeting:

Monday:

February 29, 2016:

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 5:00 o'clock p.m., Monday, February 29, 2016.

The Commissioners present or absent were as shown following:

Present: Gehrig, Piepkorn, Sobolik (via conference call), Williams, Mahoney.

Absent: None.

Mayor Mahoney presiding.

\*\*\*\*\*

## 2016 Community Development Action Plan for Housing and Community Development Approved:

Commissioner Piepkorn moved the 2016 Community Development Action Plan be approved.

Second by Williams. On call of the roll Commissioners Piepkorn, Williams, Gehrig and Mahoney voted aye.

Commissioner Sobolik abstained from voting.

No Commissioner being absent and none voting nay, the motion was declared carried.

\*\*\*\*\*

## CERTIFICATE

STATE OF NORTH DAKOTA)

) ss.

County of Cass )

I, Sharon L. Odegaard, do hereby certify that I am the duly appointed, qualified and acting Executive Assistant of the City of Fargo, North Dakota; and

That the foregoing is a full, true and correct copy of a Motion passed by the Board of City Commissioners of the City of Fargo at a Regular Meeting of the Board held on Monday, February 29, 2016; and

That such Motion is now a part of the permanent records of the City of Fargo, North Dakota, as such records are filed in the Office of the City Auditor.

  
Sharon L. Odegaard  
Executive Assistant  
City of Fargo, North Dakota

(SEAL)




 Printed on Recycled paper.

## Grantee SF-424's and Certification(s)

OMB Number: 4040-0034  
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
<p><b>* 1. Type of Submission:</b></p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p>		
<p><b>* 2. Type of Application:</b></p> <p><input type="checkbox"/> New</p> <p><input checked="" type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>		
<p><b>* If Revision, select appropriate letter(s):</b></p> <p><input type="text"/></p> <p><b>* Other (Specify):</b></p> <p><input type="text"/></p>		
<p><b>* 3. Date Received:</b></p> <p>03/02/2016</p>		<p><b>4. Applicant Identifier:</b></p> <p><input type="text"/></p>
<p><b>5a. Federal Entity Identifier:</b></p> <p><input type="text"/></p>		<p><b>5b. Federal Award Identifier:</b></p> <p>B-15-NC-35-0001</p>
<p><b>State Use Only:</b></p>		
<p><b>6. Date Received by State:</b></p> <p><input type="text"/></p>		<p><b>7. State Application Identifier:</b></p> <p><input type="text"/></p>
<p><b>8. APPLICANT INFORMATION:</b></p>		
<p><b>* a. Legal Name:</b> City of Fargo</p>		
<p><b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b></p> <p>45-6063069</p>		<p><b>* c. Organizational OJNS:</b></p> <p>0702558713000</p>
<p><b>d. Address:</b></p>		
<p><b>* Street1:</b> 200 North 3rd Street</p> <p><b>Street2:</b> <input type="text"/></p> <p><b>* City:</b> Fargo</p> <p><b>County/Parish:</b> <input type="text"/></p> <p><b>* State:</b> ND: North Dakota</p> <p><b>Province:</b> <input type="text"/></p> <p><b>* Country:</b> USA: UNITED STATES</p> <p><b>* Zip / Postal Code:</b> 58102-4129</p>		
<p><b>e. Organizational Unit:</b></p>		
<p><b>Department Name:</b></p> <p><input type="text"/></p>		<p><b>Division Name:</b></p> <p><input type="text"/></p>
<p><b>f. Name and contact information of person to be contacted on matters involving this application:</b></p>		
<p><b>Prefix:</b> <input type="text"/></p> <p><b>* First Name:</b> Dan</p> <p><b>Middle Name:</b> <input type="text"/></p> <p><b>* Last Name:</b> Mahli</p> <p><b>Suffix:</b> <input type="text"/></p> <p><b>Title:</b> <input type="text"/></p> <p><b>Organizational Affiliation:</b></p> <p><input type="text"/></p>		
<p><b>* Telephone Number:</b> 701-476-4144</p>		<p><b>Fax Number:</b> <input type="text"/></p>
<p><b>* Email:</b> dmahli@cityoffargo.com</p>		

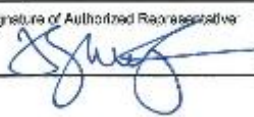
Application for Federal Assistance SF-424	
<b>* 8. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Township Government"/> <b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/> <b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/> <b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Federal Mediation and Conciliation Service"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-218"/> <b>CFDA title:</b> <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="NA"/> <b>* Title:</b> <input type="text" value="NA"/>	
<b>13. Competition Identification Number:</b> <input type="text" value="CDB2"/> <b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="CDMA Program 2016"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ND"/>	* b. Program/Project: <input type="text" value="ND"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2016"/>	* b. End Date: <input type="text" value="04/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="678,228.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="678,228.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties, (U.S. Code, Title 28, Section 1001) <input checked="" type="checkbox"/> I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Marilyn"/>
Middle Name: <input type="text" value="A."/>	
* Last Name: <input type="text" value="Mahoney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="cmahoney@cityoffargo.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="3/1/2016"/>

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission:  <input type="checkbox"/> Preapplication  <input checked="" type="checkbox"/> Application  <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application:  <input type="checkbox"/> New  <input checked="" type="checkbox"/> Continuation  <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s):  <input type="text"/>  * Other (Specify):  <input type="text"/> </div> </div>		
* 3. Date Received: 03/01/2016		4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: H16-MC-38-0223
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Fargo		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 45-602056		* c. Organizational DUNS: 0702658710000
d. Address:		
<div> * Street: 200 North 3rd Street  Street2:  * City: Fargo  County/Parish:  * State: ND: North Dakota  Province:  * Country: USA: UNITED STATES  * Zip / Postal Code: 58102-4125 </div>		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
<div> Prefix: * First Name: Dan  Middle Name:  * Last Name: Dahli  Suffix:  Title:  Organizational Affiliation:  Telephone Number: 701-476-4143 Fax Number:  * Email: ddahli@cityoffargo.com </div>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="C: City or Township Government"/>	
<b>Type of Applicant 2: Select Applicant Type:</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type:</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Federal Mediation and Conciliation Service"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="16-218"/>	
<b>CFDA Title:</b> <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="EA"/>	
<b>* Title:</b> <input type="text" value="EA"/>	
<b>13. Competition Identification Number:</b> <input type="text" value="BONS"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="HOMR Program 2016"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>	



Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="ED"/>	* b. Program/Project: <input type="text" value="KIC"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2016"/>	* b. End Date: <input type="text" value="04/30/2017"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="356,322.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="50,000.00"/>
* g. TOTAL	<input type="text" value="406,322.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Timothy"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Wehoney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="twehoney@cityoffargo.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="6/16/2016"/>



## CERTIFICATIONS

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

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

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


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

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

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

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

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

  
Signature: Authorized Official  
Timothy J. Mahoney  
Mayor

Date 3/1/2016

### Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 15, 16 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

**Excessive Force** -- It has adopted and is enforcing:

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

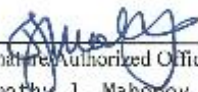
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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

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

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

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

  
\_\_\_\_\_  
Signature/Authorized Official  
Timothy J. Mahoney  
Mayor  
\_\_\_\_\_  
Title

3/1/2016  
\_\_\_\_\_  
Date

**OPTIONAL CERTIFICATION  
CDBG**

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

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

  
\_\_\_\_\_  
Signature/Authorized Official

3/1/2016  
\_\_\_\_\_  
Date

Timothy J. Mahoney  
Mayor  
\_\_\_\_\_  
Title

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

  
Signature/Authorized Official

Timothy J. Mahoney  
Mayor

Title

3/1/2016  
Date

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

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