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# **Annual Report on Community Development Activity in Fargo**

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## **HUD - Consolidated Annual Performance and Evaluation Report**

City of Fargo, North Dakota  
Fiscal Year 2019  
(May 1, 2019 - April 30, 2020)

## **CR-05 - Goals and Outcomes**

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

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

This CAPER covers the final year of the 2015-2019 Consolidated Plan. It includes accomplishments of 2019 Action Plan activities and prior year activities that were accomplished in the 2019 program year (May 1, 2019 – Apr 30, 2020). Activities outlined in the 2019 Action Plan include two public service activities, one affordable housing activity, two acquisition activities resulting in an affordable senior housing project and a homeless youth runaway shelter project, and several single-family home rehabilitation projects, which are being carried out by both the City and a Subrecipient. The proposed versus executed activities are outlined in the chart in this section, and even further in the Assessment of Objectives and Accomplishments document, which is attached. Provided below are specific narratives for both the Community Development Block Grant (CDBG) and the HOME Investment Partnerships programs.

#### **Community Development Block Grant (CDBG) Progress**

In 2018, the City of Fargo had more than 1.5 times its annual grant amount (\$713,369 – 2018 CDBG award) in its line of credit, most of which had not yet been allocated. As a result, the City's CDBG program entered into non-compliance and failed an annual timely expenditure test (occurs automatically every March 2). The City then developed a CDBG Workout Plan, which was approved by HUD. This plan outlined how the City planned to achieve compliance during the 2019 program year (May 1, 2019 – Apr 30, 2020). All remaining available funds were programmed and allocated to approved projects in both the 2018 and 2019 action plans and as a result, 70% of total available resources, or \$1,510,802.18 of the available \$2,163,725.61, was expended during program year 2019.

#### ***Low-Mod Benefit***

Over a period of three years (2017-2019), the City is required to spend a cumulative minimum of 70% of its CDBG funds on projects benefiting low to moderate income people. At the end of the 2019 program year, over 93% of the funds subject to this requirement (non-administrative funds) were spent on such projects. In the 2019 Action Plan, a total of 100% of the non-administrative funds will benefit low to moderate income people.

## HOME Investment Partnerships Progress

Due to a focus on the CDBG workout plan during the 2018 program year, the City's HOME program had unallocated funds. The funds were fully allocated in the 2019 Action Plan. HOME activities included in the 2019 Action Plan include single-family home rehabilitation and affordable senior housing activities.

### *Single-Family Home Rehabilitation Program*

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

### *Affordable Senior Housing Activities*

During the 2019 program year, the City made a final disbursement upon successful construction completion to the HomeField 2 senior rental project. This project added 39 units of affordable housing for seniors to the City's housing stock and resulted in 3 HOME units.

After a call for proposals in August 2019, the City allocated \$350,000 in HOME funds to the Golden Ridge senior rental project and \$347,826 to the HomeField 3 senior rental project. Funds were later reallocated from the Golden Ridge project due to setbacks to the project timeline. Funds were reallocated to Elliott Place. Elliott Place is also a senior rental project and is being undertaken by the Fargo Housing and Redevelopment Authority. Funds have not been disbursed for either project, but the City expects to expend all HOME funds for these projects in the 2020 program year.

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

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

Goal	Category	Funding	Outcome				
			Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing		Rental Units Constructed	44	0	Household Housing Unit	0.00%
			Homeowner Housing Added	2	0	Household Housing Unit	0.00%
			Homeowner Housing Rehabilitated	6	6	Household Housing Unit	100.00%
Homelessness	Homeless		Homeless Person Overnight Shelter	1550	448	Persons Assisted	28.90%
			Overnight/Emergency Shelter/Transitional Housing Beds added	2	2	Beds	100.00%
			Homelessness Prevention	1100	0	Persons Assisted	0.00%

**Table 1 – Accomplishments – Program Year**

Goal	Category	Funding Source/Amount	Outcome				
			Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$400,000 HOME: \$1,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	500	247	Persons Assisted	49.40%
			Public Service Activities other than Low/Moderate Income Housing Benefit	500	540	Persons Assisted	108.00%
			Rental units constructed	144	6	Household Housing Unit	4.17%
			Rental Units rehabilitated	13	13	Household Housing Unit	100.00%
			Homeowner Housing Added	4	1	Household Housing Unit	25.00%
			Homeowner Housing Rehabilitated	75	59	Household Housing Unit	78.67%
			Other	1	1	Other	100.00%

<b>Homelessness</b>	Homeless	CDBG: \$300,000 HOME: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	1300	1400	Persons Assisted	107.69%
			Homeless Person Overnight Shelter	9705	4299	Persons Assisted	44.30%
			Overnight/Emergency Shelter/Transitional Housing Beds added	4	2	Beds	50.00%
			Homelessness Prevention	1100	0	Persons Assisted	0.00%
<b>Neighborhoods</b>	Other – Neighborhoods	CDBG: \$1,500,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	6560	6560	Persons Assisted	100.00%
			Façade treatment/business building rehabilitation	10	13	Business	130.00%
			Businesses assisted	1	1	Businesses	100.00%

						Assisted	
<b>Poverty Reduction</b>	Other – Poverty Reduction	CDBG: \$500,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	1385	2681	Persons Assisted	193.57%

**Table 2 – Accomplishments – Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$400,000 HOME: \$1,600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	247	49.40%	0	0	0.00%
Affordable Housing	Affordable Housing		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	540	108.00%	0	0	0.00%
Affordable Housing	Affordable Housing		Rental units constructed	Household Housing Unit	144	6	4.17%	44	0	0.00%
Affordable Housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	13	13	100.00%	0	0	0.00%

Affordable Housing	Affordable Housing		Homeowner Housing Added	Household Housing Unit	4	1	25.00%	2	0	0.00%
Affordable Housing	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	75	59	78.67%	6	6	100.00%
Affordable Housing	Affordable Housing		Other	Other	1	1	100.00%	0	0	0.00%
Homelessness	Homeless	<b>CDBG:</b> \$300,000 <b>HOME:</b> \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	1400	107.69%	0	0	0.00%
Homelessness	Homeless		Homeless Person Overnight Shelter	Persons Assisted	9705	4299	44.30%	1550	448	28.90%
Homelessness	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	4	2	50.00%	2	2	100.00%
Homelessness	Homeless		Homelessness Prevention	Persons Assisted	1100	0	0.00%	1100	0	0.00%
Neighborhoods	Neighborhoods	<b>CDBG:</b> \$1,500,000 <b>HOME:</b> \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6560	6560	100.00%	0	0	0.00%
Neighborhoods	Neighborhoods		Facade treatment/business building rehabilitation	Business	10	13	130.00%	0	0	0.00%



Neighborhoods	Neighborhoods		Businesses Assisted	Businesses Assisted	1	1	100.00%	0	0	0.00%
Poverty Reduction	Poverty Reduction	<b>CDBG:</b> \$500,000 <b>HOME:</b> \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1385	2681	193.57%	0	0	0.00%

**Tables 1 & 2 - Accomplishments – Program Year & Strategic Plan to Date (combined)**

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

Fargo’s Consolidated Plan outlines goals that are the focus of Fargo’s annual community development activities and plans: Affordable Housing, Homelessness, Neighborhoods, and Poverty Reduction. All of the 2019 activities fit within each of these goals and priorities, with a focus on the following two goals, as indicated in the below chart:

Affordable Housing	Homelessness
HomeField 3, LLLP Acquisition	Youthworks Acquisition
Affordable Housing Development	Homeless Initiatives
Housing Rehabilitation – Owner Occupied	FM Coalition to End Homelessness
Affordable Senior Housing Development	CV-Emergency Subsistence Payments (SENDCAA and Presentation Partners in Housing)
	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds

**Highest Priority Activities Addressing Plan Priorities & Specific Objectives**

In 2019, the highest priority activities were those that best assisted the City in achieving CDBG timely expenditure compliance in 2019. The City of Fargo had more than 1.5 times its annual grant amount (\$760,623 – 2019 CDBG award) in its CDBG line of credit, most of which had yet to be allocated. As a result, the City’s CDBG program entered into non-compliance and failed an annual timely expenditure test (occurs automatically every March 2). At that point, the City developed a CDBG Workout Plan, which was approved by HUD. This plan outlined how the City planned

to achieve compliance in the 2019 program year (May 1, 2019 – Apr 30, 2020), and by January 1, 2020, the City of Fargo was in compliance at 0.92 for timeliness. The larger budget activities were considered the highest priority activities in the 2019 Action Plan to ensure timely expenditure compliance. Below is a summary of progress made on these high priority activities.

Activity	Budget	Progress	Consolidated Plan Priority/Goal
HomeField 3, LLLP Acquisition	\$525,656	Acquisition of vacant land is complete, construction of affordable housing is expected to be complete and occupied by Spring 2021	Affordable Housing
Youthworks Acquisition	\$350,068	100% complete	Homelessness
Affordable Housing Development	\$49,520	1529 10 Ave S Acquisition complete, land to be deeded to Habitat for Humanity by end of calendar year 2020, Habitat to construct in 2021.	Affordable Housing

Each of these activities helps to address plan goals of Affordable Housing and Homelessness.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

Race	Total Persons	Hispanic
White	404	56
Black/African American	135	-
Asian	12	-
American Indian/Alaskan Native	259	-
American Indian/Alaskan Native & White	31	-
Black/African American & White	1	-
American Indian/Alaskan Native & Black	1	-
Other Multi-Racial	74	7
<b>Total</b>	<b>917</b>	<b>63</b>

### Narrative

Through CDBG funding during program year 2019, a total of 917 persons were assisted. Of the total assisted, 703 are persons with a disability. Thirty-three female-headed households were assisted.

One CDBG project completed during program year 2019 had a National Objective of Low Mod Area (LMA). The total population in the service area as per Census data for the Washington Elementary School Playground Improvements is 3,485 persons.

Through HOME (HOME-assisted multifamily units only as no HOME homeowner rehabs were conducted), a total of 3 households were assisted. The demographic breakdown is outlined below:

#### *HOME-Assisted Units*

Race:

- 3 White

Ethnicity:

- 0 Hispanic or Latino

Disability:

- 1 household with member(s) with a disability

Head of Household:

- 2 Female-Headed Households

For HOME funds, these demographic percentages are difficult to compare to the greater city of Fargo demographics because only 3 HOME-assisted units were marked as complete and no HOME-funded owner rehab projects occurred. For CDBG, the number of American Indians and Black/African Americans is much higher in comparison to their overall population. While this may highlight disparities, it also demonstrates sufficient affirmative marketing efforts.

According to the latest U.S. Census Bureau Population Estimates program and the 2018 American Community Survey (5-Year Estimates), Fargo's population is:

- 85.3% White
- 6.1% Black or African American
- 1.2% American Indian or Alaska Native
- 3.8% Asian
- 0% Native Hawaiian or Other Pacific Islander
- 3.0% two or more races
- 2.8% Hispanic or Latino
- 6.6% population under age 65 has a disability
- 11.4% its total population is age 65 or over

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year 2019
CDBG	Federal	2,163,725.61	1,510,802.18
HOME	Federal	1,209,011.89	88,068.99

**Table 2 - Resources Made Available**

**Narrative**

The City of Fargo received a CDBG award of \$760,623 in fiscal year 2019. This represents an increase of \$47,254 from the prior year. Also available was \$7,486.50 in program income and \$1,395,616.11 in prior year resources, for a total of \$2,163,725.61 in CDBG funding available (includes obligations for incomplete 2017 and 2018 activities). The City received a HOME award in the amount of \$454,741, a decrease of \$25,197 from the prior year. Additional available HOME funds included \$43,800 in HOME program income collected during program year 2018 and made available in program year 2019, as well as \$710,470.89 in prior year resources, for a total of \$1,209,011.89 in HOME funding available.

Community Development programs realized \$141,111.31 in program income revenue in the 2019 program year: \$74,944.81 in program income and \$40,000 in recaptured funds from the City’s HOME Participating Jurisdiction (PJ) program; \$18,680 from the HOME Department of Community Services (DCS) program; and \$7,486.50 from CDBG activities.

**Identify the geographic distribution and location of investments**

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

**Table 3 – Identify the geographic distribution and location of investments**

**Narrative**

While there were no specified “Target Areas” identified in the 2019 Action Plan, the City of Fargo does prioritize its community development activities to neighborhoods that are predominately low to moderate income areas.

The Planning Department is facilitating the development of a Core Neighborhoods Plan, which seeks to examine the most pressing issues facing Fargo's oldest neighborhoods and develop a set of strategies to systematically address identified issues. These neighborhoods and other low to moderate income areas typically share a number of characteristics that warrant community development interventions (e.g., housing rehabilitation, slum and blight abatement/removal, re-investment, community centers/parks, affordable housing, etc.). This project is entering the final phase of development to learn what this planning process has revealed so far about the unique opportunities and challenges facing our oldest neighborhoods, and to provide perspective on potential solutions that will help to guide positive change within these neighborhoods for years to come. The study will build upon the vision and goals of the Go2030 Comprehensive Plan; identify and respond to current conditions and issues; influence public and private investment, and guide HUD-related activities within the City's core neighborhoods.

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## Leveraging

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

The City combined its federal entitlement allocations with funding from other public and private sector sources to address its priority needs. Upon becoming a HOME Participating Jurisdiction, the City of Fargo became responsible for documenting appropriate match in conjunction with receiving HOME funds. For the 2015-2019 Consolidated Plan, \$100,000/year in matching fund liability was estimated. The sources of match include, local payments in lieu of taxes, and CHDO matches. The City received a total of \$114,944.81 in program income in 2019, including \$40,000 that was recaptured homebuyer funds.

Additional funding leveraged includes the Public Housing Capital Fund, Section 8 Vouchers, newly transferred Section 8(bb) HAP vouchers from Wahpeton, ND, local City funds, Kresge grant funds for creative placemaking and inclusion planning, Neighborhood Revitalization Initiative (NRI) rehabilitation loan funds in partnership with Gate City Bank, state and federal resources including those from the ND Housing Finance Agency, and PILOT and Capital Bonds.

The City does not have any publicly owned land or property within the jurisdiction that would satisfy the needs identified in the plan, perhaps with the exception of a small lot that could be used for a pocket park in a low income neighborhood and a future affordable housing project; a property was purchased by the City to demolish blight and it is likely to be used for affordable housing at a later time, which would be reported in a future CAPER.

The City regularly applies for competitive federal, state, and foundation grants when it meets the application criteria, as do many non-profit and for-profit organizations. In 2018, the City received a Kresge grant award for \$250,000, which will advance creative placemaking into all aspects of community development as administered by the City of Fargo and led by the Planning & Development Department. The City's focus with this grant is to intersect multiple agencies and organizations with their current work in order to advance ecology, arts, community development, and social engagement.

The City would like to note a revision to its HOME Match Log (Table 4). During the program year, staff ensured there was proper documentation for all HOME matches claimed since the City became liable for HOME matches as a participating jurisdiction in Federal Fiscal Year 2004. There were some HOME matches that staff were unable to locate documentation for, mostly relating to older projects, and these have been removed



from the match log. Therefore, Line #1 “Excess match from prior Federal fiscal year” will not match what was submitted in the City’s 2018 CAPER.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,945,482.53
2. Match contributed during current Federal fiscal year	0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,945,482.53
4. Match liability for current Federal fiscal year	0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,945,482.53

**Table 4 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
-	-	-	-	-	-	-	-	0.00

**Table 5 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
171,301.40	114,944.81	5,819.50	0	280,426.71

**Table 6 – Program Income**

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

**Table 7 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	\$20,023	0	0	0	0	\$20,023

**Table 8 – Minority Owners of Rental Property,**

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

**Table 9 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	8	6
Number of Special-Needs households to be provided affordable housing units	44	0
<b>Total</b>	<b>52</b>	<b>6</b>

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	46	0
Number of households supported through Rehab of Existing Units	6	6
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>52</b>	<b>6</b>

Table 11 – Number of Households Supported

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

Due to the delay in implementing 2018 activities, as well as the impact of COVID-19, most of the 2019 activities are still underway. As a result, outcome data is minimal. Six homeowner rehabilitation projects were completed in the 2019 program year through the City of Fargo's Housing Rehabilitation Program.

### Discuss how these outcomes will impact future annual action plans.

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

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

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	1	0
Low-income	8	0
Moderate-income	5	0
<b>Total</b>	<b>14</b>	<b>0</b>

**Table 12 – Number of Persons Served**

Six (6) single-family, owner-occupied housing units were rehabilitated in 2019 through the Housing Rehabilitation Program. All of these projects were assisted with CDBG funding. Of the six (6) households, 1 household (1 person total) was extremely low-income (income is between 0 and 30% of the area median income); 3 households (8 persons total) were low-income (income does not exceed 50% of the area median income); and 2 households (5 persons total) were moderate-income (income does not exceed 80% of area median income).

## Narrative Information

The City of Fargo is a partner in multiple affordable housing activities, from homeowner rehabilitation to multi-family new construction with HOME funds. In the 2019 Action Plan, the City committed to four affordable housing activities. These activities include projects that support the development of multifamily housing (HomeField 3 and Elliott Place), rehabilitation of owner-occupied homes through the City's rehabilitation program, and land acquisition/disposition for affordable homeownership housing development (Habitat for Humanity). Due to the delay in implementing 2018 activities, as well as the impact of COVID-19, these 2019 activities are mostly still underway. Some accomplishments or progress made in program year 2019 include:

- CDBG funding was expended for land acquisition for the HomeField 3 project, a new construction project which will result in 39 affordable rental units for seniors. Occupancy is expected summer/fall 2021.
- The City used CDBG funds (2018 Slum and Blight abatement) to demolish a fire-damaged building at 702 2 Street North. The vacant land will be transferred to the local Habitat for Humanity for redevelopment.
- The City used CDBG funds to acquire a vacant lot at 1529 10 Ave South. The land will be transferred to the local Habitat for Humanity for redevelopment.
- The City used CDBG and HOME funds to both fund a subrecipient homeowner rehabilitation program (Rebuilding Together) as well as operate a City-run owner-occupied home rehab program. During Program Year 2019, no HOME funds were used for the homeowner rehab program due to the City's focus on spending down CDBG funds as a result of a failed timeliness test. For the program year, there were 6 CDBG rehabs completed under the City's Housing Rehab Program and 1 CDBG rehab was completed under Rebuilding Together's program.
- CDBG funds were also used to improve functionality of common areas at a residence which provides daily living assistance for individuals with intellectual and developmental disabilities.

Two HOME-funded construction projects, HomeField 3 and Elliott Place, did not have expenditures during the 2019 program year. However, construction is expected to begin on these projects before the end of the 2020 calendar year, with occupancy by the end of calendar year 2021.

### *Worst-case Housing Needs & Cost Burdens*

The City's affordable housing efforts, along with its ongoing relationships with service providers, help to alleviate some of Fargo's worst-case housing needs. Worst-case housing needs are those related to serious cost burdens or homelessness, substandard housing, or involuntary displacement. Finding affordable housing in the Fargo area has been difficult for many years, particularly for low to moderate income households. Households who spend more than 30% of their income on housing expenses are considered cost burdened. Over 28% of Fargo's households are cost burdened (2013-2017 HUD Comprehensive Housing Affordability Strategy "CHAS" data, released August 25, 2020). These households are the most likely to have to prioritize their living costs, including food, clothing, transportation, and medical care. In many cases, some needs are being neglected as a result of housing

cost burden. In addition to low and moderate income households, other households that are often affected by housing problems include single person or single parent households, larger families, people fleeing domestic violence, people with a criminal history, poor rental history, low or no credit, people of color, immigrants and refugees, and people with disabilities.

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

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

According to the 2020 State of Homelessness Report published by the Fargo-Moorhead Coalition for Homeless Persons, an estimated 113 individuals were unsheltered in 2019. In order to reach these individuals, the North Dakota Continuum of Care (CoC) and the West Central Minnesota CoC continue to use the Coordinated Assessment, Referral & Evaluation System, or CARES, for coordinated entry to services. As a centralized database utilized by most metro area service providers, it quickly connects people to services and housing or emergency shelter. It utilizes assessment tools that prioritize people most in need of housing; the most vulnerable people move to the top of the list rather than a first-come-first-serve model. It provides linkage to mainstream resources, rather than just referrals, which helps people successfully obtain and retain housing based on a Housing First methodology. The agencies utilize the Vulnerability Index-Service Prioritization Decision Assistance Tool, or VI-SPDAT, to determine risk and assist with the prioritization of services for individuals who are experiencing homelessness.

During the 2019 program year, the City provided the Gladys Ray Shelter with CDBG funds (2018) to purchase a cloud-based client database, proving time savings to staff and better monitoring and reporting. The Gladys Ray Shelter also expended 2019 CDBG funds on homeless initiatives, including street outreach. Additionally, the City has allocated \$200,000 of North Dakota Department of Health & Human Services COVID-19 funds to enhance the capacity of homeless outreach, including mobile medical and dental outreach services within the community.

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

According to the 2020 State of Homelessness report published by the Fargo-Moorhead Coalition for Homeless Persons, the number of homeless individuals who are sheltered, unsheltered, or doubled up is estimated to be 1,022 in the Fargo-Moorhead area. On any given night there were 246 individuals in Cass County, ND and 147 individuals in Clay County, MN who use shelter beds in the Fargo (ND) – Moorhead (MN) area. The report counted a total of 210 shelter beds in Cass County and 74 in Clay County. An estimated 113 individuals are unsheltered on any given night. Data on households which are doubled up continues to be difficult to collect.

The 2020 State of Homelessness also estimated the number of transitional housing, rapid re-housing, and permanent supportive housing units in the area. In Cass County, there were 36 transitional housing units, 36 rapid re-housing units, and 168 permanent supportive housing units. In Clay County, there



were 73 transitional housing units, 79 rapid re-housing units, and 457 permanent supportive housing units.

Prior to COVID-19, the City of Fargo used CDBG funds to assist YouthWorks to acquire a new shelter, which added two shelter beds to the community for youth experiencing homelessness. However, the largest impact on emergency shelter needs during the program year was keeping homeless individuals safe from COVID-19. The congregate environment of shelters posed a transmission risk for the virus. Shelters needed to spread out in order to observe social distancing guidelines which presented a challenge to manage overflow. Homeless individuals also had an increased need for services when public facilities and businesses closed in the early months of the virus. In response, the City-operated Gladys Ray Shelter became a 24-hour facility.

Because of local climate, the demand for emergency shelter beds is not consistent and a large need is experienced during the winter months. This uneven demand can place a strain on the emergency shelter system. Meeting the winter overflow need has been an annual concern in the community. COVID-19 precautions are placing an additional strain on the system, particularly concerning the need for safe quarantine isolation space for those who are homeless. The community is also expecting increased evictions and COVID-19 cases in the coming months.

Given the circumstances, the City is working with homeless service providers to develop a response plan to meet the increased demand, which includes funding and providing a temporary location with support services for at-risk individuals or individuals who are symptomatic and in need of quarantine and isolation space. As part of this plan, this location will also serve as a temporary, day-time engagement center until a permanent location can be established (next 2-3 years). For decades, this has been a community need and has yet to come to fruition. However, the need is now being noticed by the entire community, particularly during COVID-19 when many businesses and public facilities were closed. Many who were homeless had nowhere to go. In the winter, this is extremely dangerous in Fargo's climate. Average winter temperatures are below freezing, often with subzero temps. The City expects to use a variety of funding sources available for these needs, including federal CARES Act funds received by the State of North Dakota, CDBG resources, and local funds.

The City previously amended its 2018 Annual Action Plan to allocate CDBG funds for improvements to the City-owned Gladys Ray Shelter, which has not undergone significant rehabilitation or improvements to the facility since it opened in 2007. The Gladys Ray Emergency Homeless Shelter at 1519 1st Avenue South is a low barrier shelter, providing a safe, temporary shelter to people who cannot access other shelter options in the community, and to help connect people to housing and services in a welcoming and non-judgmental environment. It has a capacity for 25 adult males and 10 adult females. It also provides short-term residential, social (non-medical) detoxification services at its Withdrawal Management Unit (WMU).

Rehabilitation work at Gladys Ray Shelter includes facility upgrades in public common areas, sleeping areas, restrooms, and laundry and kitchen areas. The improvements also include accessibility

improvements. In December 2019, a new commercial dishwasher and two sets of washers and dryers were purchased. The construction project underwent a bid opening in the initial weeks of the COVID-19 lockdown in March 2020 and was initially scheduled to begin in the spring/summer of 2020. In order to protect the residents, shelter staff, and contractors, the construction renovations were put on hold over the spring but began in June of 2020. Improvements are expected to be complete by Spring 2021 and will be reported in the 2020 CAPER.

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

According to the 2020 State of Homelessness report which cited data from the 2018 Everyone Counts survey, people experiencing homelessness reported their reasons for homelessness as: eviction or non-renewed lease; inability to make rent/mortgage payments; and a loss of job or reducing in work hours. Respondents identified the following solutions as what they would need to secure housing: available affordable housing, security deposit assistance, ongoing case management/support services, reliable and affordable transportation, increased income or employment, and ongoing rental subsidies.

Discharges Into Homelessness – One of the core goals of the upcoming draft plan responding to homelessness is to ensure that organizations are not discharging people into homelessness. The City has funded the Fargo Moorhead Coalition for Homeless Persons and works closely with partners to build supports and processes to ensure that anyone discharged from facilities have a safe place to sleep the same night. Fargo’s New Life Center, which provides shelter for single men, works with hospitals looking to discharge patients to assist with prioritizing their discharges and cooperating with community efforts to divert from and prioritize shelter beds. From August 31, 2019 through August 31, 2020, New Life Center received referrals for shelter for 80 individuals from a variety of institutional settings (psychiatric facility, chemical dependency, etc.).

Due to several COVID-19 quarantine and isolation spaces being added to the local sheltering system, many medical respite beds will be added to the system as the quarantine and isolation spaces function the same as a medical respite room. People being discharged into homelessness from hospitals will have a safer place to recuperate as a result. Other information about various discharge planning efforts are incorporated in the following sections.

Medical Respite – The Fargo-Moorhead Medical Respite Planning Committee won the Willie J. Mackey National Medical Respite Award in 2018. This program is in partnership with the local hospitals, Sanford and Essentia, emergency shelters, the Fargo Housing & Redevelopment Authority, state and local public health, and other community agencies. The program supplies medical respite beds and nurses at local shelters. Providers have said that having nurses in shelters has provided medical stability for people being discharged into homelessness from medical facilities. The program follows people transitioning

from shelters into housing by offering case management, which includes transportation to medical appointments. While the City's Gladys Ray emergency shelter was involved in planning the medical respite program, it does not have any medical respite beds. However, medically vulnerable people are offered a place to rest and recover and a nurse from Homeless Health visits twice a week. Fargo's New Life Center offers 8 medical respite beds and the program has existed since 2015. The YWCA Cass Clay typically offers two medical respite beds and have increased capacity when needed. They also have a nurse contracted with Sanford to meet the women and families in the shelter and the medical respite program.

Correctional Facilities – There are a number of organizations in the Fargo-Moorhead region that work with correctional facilities and offer transitional housing with case management to people being released, including Centre Inc., F5 Project, ShareHouse, Redemption Road, Anchorage, Free Through Recovery, and the Red River Recovery Center. Cass County jail also has a new program where deputies provide services similar to case management for people most likely to re-offend. Fraser has recently started working with the community supervision unit at the Cass County jail and has received referrals from that partnership – since the beginning of September 2020, Fraser, Ltd. Has received two referrals from the Cass County jail's partnership. During August 31, 2019 through August 31, 2020, New Life Center received referrals for 25 individuals from jail, prison, or a juvenile detention facility.

Foster Care & Youth – Youthworks and Fraser, Ltd. work with children and young people who are either experiencing or facing homelessness, including people transitioning out of foster care into adulthood. Currently, approximately 50% of the youth served by Fraser in their transitional youth services have lived outside the biological home prior to age 18. Not all lived in foster care, but a significant portion of them have spent at least some time in foster care.

The City has utilized CDBG funds in the past to fund both of these organizations.

#### Mental Health and Chemical Dependency Treatment Facilities

Previous CAPERs have reported on the need for increased discharge coordination with mental health and chemical dependency treatment facilities. Efforts are underway at various area shelters such as Fraser and New Life Center. However, significant social service needs still exist for individuals leaving these centers. Fraser, Ltd. receives weekly calls from treatment facilities looking for housing for people. Some individuals are able to be housed, but some individuals may not be interested in supportive housing provided by Fraser and may look for more independent housing opportunities. These individuals also need continued support and case management when leaving these facilities and Fraser receives many of these individuals at their drop-in center as their services are free and low barrier. New Life Center has reported an increase in individuals in the shelter population struggling with severe mental health issues. New Life Center responds by working with local community agencies to support mental health and chemical dependency treatment, and New Life Center also started a Relapse Prevention Program in 2019 to support individuals with chemical dependency needs.

Fraser, Ltd. works with Sanford and Prairie St John's discharge planners to assist with housing homeless youth upon their discharge from treatment facilities. Another new partnership for Fraser is with the

Fargo Police Department's Community Trust Officer, who will conduct outreach at Fraser's drop-in center to connect youth with community resources. In the past 18 months, Fraser has served 18 individuals from institutional settings: 8 from psychiatric facilities, 3 from substance abuse treatment facilities, 1 from medical hospital, 5 from jail or prison, and 1 from a half way house.

New Life Center also partners with area hospitals, treatment facilities, and other institutional settings. From August 31, 2019 to August 31, 2020, New Life Center provided shelter to 20 individuals from a psychiatric hospital or other facility; 15 from a substance abuse treatment facility; and 1 from a residential project or halfway house.

COVID-19 Response: The City is also allocating CDBG-CV funds to rent, mortgage, security deposits, and non-City utility assistance at two local agencies (SENDCAA and Presentation Partners in Housing) to help with homelessness prevention efforts in response to COVID-19. These activities will be reported in the 2020 CAPER.

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

The 2020 State of Homelessness report from the FM Coalition to End Homelessness analyzed HMIS data for 2019. Some key findings about individuals and households experiencing homelessness:

- 22% of individuals served (25% of households) fit the definition of chronically homeless
- Of households that are chronically homeless, 7% of households were families with children
- 44% of all individuals served had a disability (defined as: chronic health condition, physical disability, developmental disability; mental health problem; substance abuse disorder)
- 13% of households experiencing homelessness consist of adults with children and 2% are youth-only households
- 11% of individuals served entered homelessness from an institution (such as a hospital, jail, prison, long-term care facility, etc.)

In order to address the needs of individuals and families experiencing homelessness, local organizations provide a variety of services to help these households access housing. As stated earlier in this section, Cass and Clay counties have a total of 625 units of permanent supportive housing. The Fargo Housing and Redevelopment Authority reported in 2019 that 480 new admissions were previously homeless.

Recent years have also seen an increased coordination and focus by service organization on homeless diversion and prevention efforts. Four local organizations (Lakes & Prairies Community Action Partnership, SouthEastern ND Community Action Agency - SENDCAA, Presentation Partners in Housing,

and the Salvation Army) manage the Homeless Prevention Project. This provides funds for households to receive rent/mortgage assistance, security deposit assistance, and/or utility payment assistance in order to stabilize a housing crisis. In 2019, this project prevented 544 households from becoming homeless. It disbursed \$556,751 in assistance. The City is also allocating CDBG-CV funds to rent, mortgage, security deposits, and non-City utility assistance at two local agencies (SENDCAA and Presentation Partners in Housing) to help with homelessness prevention efforts in response to COVID-19. These activities will be reported in the 2020 CAPER.

### Gladys Ray Shelter

The City continues to operate its Gladys Ray emergency homeless shelter and its harm reduction programming. The Gladys Ray Shelter (GRS) is a low barrier shelter and serves people who are unlikely to find shelter elsewhere. At GRS, people who have been actively using drugs or alcohol are welcomed if they are not a harm to themselves or others. GRS continuously works to address core issues of homelessness, including chronic chemical dependency, mental illness and physical disabilities, as well as unemployment and affordable housing issues. GRS is committed to helping ensure that adequate housing options and resources are available to all guests leaving the emergency shelter. The Veteran's Drop-In Center, sponsored by the VA Health Care System, and the Withdrawal Management Unit (social detox/non-medical) were previously housed in and operated in partnership with the GRS.

The Veteran's Drop-In Center provides veterans who are homeless, or at risk of becoming homeless, opportunities to meet their immediate needs such as respite from the weather, showers and laundry facilities, meals and clothing. Additional services include referrals to community-based services, advocacy, internet/phone/email access, mail drop services, help with getting prescriptions filled or making appointments, and numerous other support services. In the 2019 Program Year, the Veteran's Drop-In Center provided these services to 100 individuals. The Veteran's Drop-In Center is currently operated by the VA, and has relocated to 721 1<sup>st</sup> Avenue North.

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

### **Actions taken to address the needs of public housing**

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

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

The City and FHRA have been working together over the past several years to develop plans to rehabilitate the Lashkowitz High Rise (LHR). In a March 18, 2020 letter, HUD granted FHRA's disposition application. As a condition of approval, subsequent redevelopment of the site must include 110 units that are affordable to households earning 80% area median income or less. As part of this process, FHRA has received tenant protection vouchers which will be used to relocate households currently living in the Lashkowitz High Rise (155 were received in 2020 and 92 will be received in 2021, for a total of 247). FHRA has also pledged an additional 110 project based vouchers from its allocation of 1,600 project based vouchers to support the highrise disposition. The tenants will also receive additional staff assistance to help find a new home. FHRA is currently accepting proposals as part of a Request for Proposals from qualified real estate firms through November 16, 2020. Selection will occur by December 4, 2020. The RFP does not prescribe whether the high rise should be substantially rehabilitated or demolished and instead is leaving that to the discretion of the applicants.

In addition to the high rise disposition project, FHRA is responsible for managing low-rent public housing

and Section 8 rental assistance. It owns and manages 225 rental units subsidized with project-based assistance, consisting of efficiencies, one-bedroom units, two-bedroom units, and three-bedroom units. The mix can vary as the bedroom sizes are not allocated in contracts. It also has 475 public housing units: 292 1-bedroom units, 90 2-bedroom units, 70 3-bedroom units, and 23 4-bedroom units. It also manages 107 Housing First supportive housing units.

The FHRA has 1,194 Housing Choice Section 8 vouchers (128 of which are project based vouchers) plus 100 VASH (Veterans) vouchers to serve the community. During the Program Year, FHRA also received 50 Mainstream Vouchers and 40 Family Unification Vouchers. This brings the total for these programs to 195 Mainstream and 75 Family Unification Vouchers. Mainstream vouchers are for disabled households under 62 years of age and Family Unification vouchers have two target groups – families being reunited through Cass County Child Protection and youth aging out of foster care. The FHRA manages 3 Continuum of Care Projects for the homeless, which serve as housing vouchers for another 27 homeless households and 22 single-room occupancy (SRO) units. FHRA also manages Cooper House, a permanent supportive housing facility for households exiting homelessness. In 2019, the FHRA also had 8 Voucher Homeownership units and sold Public Housing units to 59 low income tenants. The Authority takes a soft second on the mortgage which is payable upon resale of the property.

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

The Fargo Housing and Redevelopment Authority (FHRA) works to engage, educate, and empower residents by providing opportunities for personal development, economic stability, education, health, and fostering family and community life. FHRA has one Resident Opportunities for Self Sufficiency (ROSS) Coordinator and two Family Self Sufficiency (FSS) coordinators.

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

The FHRA had sponsored three homeownership programs: 20 units in public housing in the 1990s, Section 5(h) Homeownership program that sold 39 units to public housing residents in early 2000, and Housing Choice Voucher homeownership program with 11 voucher holders which began in 2009. During the program year, the region's first Section 8(bb) HAP voucher transfer took place. Sixteen vouchers were allocated to the HomeField 3 senior rental housing project. HomeField 3 is scheduled to open for occupancy by the end of calendar year 2021.

**Actions taken to provide assistance to troubled PHAs**

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

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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

### Tax Policies

The City has a two-year property tax exemption for newly constructed owner-occupied housing that is weighted more heavily toward affordable units. Fargo also has a property tax exemption for home remodeling projects that freezes the pre-rehab value for a period of 3-5 years, depending on the age of the home. In addition, the State of North Dakota has a Homestead Tax Credit that is designed to reduce the property tax burden on low-income elderly and disabled homeowners.

### Land Use Policy & Controls

The City of Fargo adopted its current Comprehensive Plan, Go2030, in order to guide public policies and decisions towards a community vision through the establishment of eight guiding principles. One of the eight guiding principles focuses on neighborhoods, infill, and new development, which is summarized within the Plan as follows:

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

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

In areas that are walkable and have good access to a mix of amenities and transportation options, the City has adopted less restrictive land use controls which has allowed for efficient, compact

development. The DMU and UMU zoning districts both allow a mix of uses, unlimited residential density, reduced dimensional restrictions, and relaxed minimum parking standards (there are currently no minimum parking requirements in the City's downtown zoning district today).

Currently, the City of Fargo is working with a consultant to conduct a diagnostic study of the Fargo Land Development Code (LDC). The purpose of the LDC Diagnostic is to provide an in-depth assessment of the quality and effectiveness of the City's development codes, and to identify opportunities for improvement. This diagnostic study includes an assessment of current zoning regulations in relation to the goals espoused by the Go2030 Comprehensive Plan, such as those listed above. MetroCOG (Fargo's local Metropolitan Planning Organization) recently completed a Parking and Access Study, which has helped inform the LDC diagnostic study as well. This study will culminate with a set of recommended action steps towards addressing identified deficiencies within the current Land Development Code.

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

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

Like many other communities across the country, Fargo's greatest obstacle in meeting underserved needs has historically been a lack of funding. With COVID-19, there has been an increase in funding and the greatest obstacle is now capacity and meeting demand. Finding enough people to do the work that COVID-19 has exemplified, particularly for people experiencing homelessness or living in poverty, has been difficult for many providers.

Every year there are new organizations added to the hundreds that are already in the area working to meet underserved needs, many of which turn to the City for funding. Requests have often far exceed what the City has to offer, but that may be different now that we have extra funding for COVID-19 response, preparation, and prevention. At this time, very few 2020/2021 proposals have been received and the deadline is nearing. Although there are more funds this year than in past years, the City continues to believe that the best way to help organizations working to meet underserved needs is to connect them to the right people. In receiving a multitude of funding requests and hearing from many struggling organizations, the City is often able to identify duplication or similarities, making it easy to bridge people. The City also highlights other funding sources in the community and offers letters of support to enhance grant applications. This helps to build capacity in the community, particularly when funding from the City is limited.

Another way the City works to address obstacles to meeting underserved needs is through its Native American Commission (NAC) and Human Relations Commission (HRC). These commissions draw awareness to issues within the community and serve in an advisory capacity to the City Commission. The NAC's mission is to work together to strengthen the Native American community in order to promote understanding, recognition, and respect for Native American cultures and enrich the whole

community. The HRC's mission is to promote acceptance and respect for diversity and discourage all forms of discrimination. The Planning Department is responsible for staffing the HRC and NAC. This connection helps further the City's community development goals and the stated goals. The HRC and NAC monitor fair housing and discrimination issues in the City via research, public forums, and regular opportunities for public input.

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

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

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

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

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

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

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

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

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

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

The last Analysis of Fair Housing in Fargo was in 2010. The City has contracted with TDA, Inc. to conduct an new analysis of fair housing. This first draft has been finished and its final version will be included with the next Five Year Consolidated Plan (2020-2024). This will be open for public comment in November/December 2020. In the meantime, Fargo continues to work toward identifying and addressing fair housing issues through its Native American Commission and Human Relations Commission, in addition to funding work of the High Plains Fair Housing Center each year. Additionally, in the last several years, Fargo has provided CDBG funds to High Plains Fair Housing Center. This funding is specifically to provide one on one advocacy and assistance to individuals in Fargo who are experiencing housing discrimination. This money also is focused on education of marginalized communities to inform people of their fair housing rights.

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City continues to use various administrative mechanisms to monitor the progress of its HUD-funded projects. The primary monitoring goal of the City is to provide technical assistance, identify deficiencies and promote corrections in order to improve, and reinforce or augment the City's Consolidated Plan performance.

All CDBG-funded activities are assigned a project manager who provides technical assistance and conducts remote "desk" monitoring on an ongoing basis. This includes ensuring that the subrecipients comply with the terms of their agreements, including adequate income and client eligibility verifications, procurement methods, and recordkeeping. This also includes reviewing beneficiary data and progress reports. For construction projects, the project manager is also responsible for reviewing all certified timesheets and conducting employee interviews and site visits as needed to ensure Davis Bacon and Section 3 compliance.

On-site monitoring visits are determined as necessary by risk assessment. High risk factors include minimal experience managing federal grants; financial audit findings; high staff turnover; historic compliance or performance issues; and/or highly complex activities. On-site monitoring visits utilize HUD's "Checklist for On-Site Monitoring of a Subrecipient."

All HOME-funded activities are assigned a project manager who provides technical assistance and conducts monitoring on an annual basis as outlined in CR-50 and in accordance to the City's HOME Monitoring policy. This year, staff held a workshop to guide subrecipients through City and HUD monitoring requirements.

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

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

Prior to the publishing of a draft of the 2019 CAPER, the City of Fargo Planning & Development staff reached out to community development organizations on its e-mail list to solicit feedback on content and community condition updates to include in the draft. Four comments were received.

1. Tu'deako Group submitted a comment about its work during COVID-19 to partner with the local food banks and the US Department of Agriculture (USDA) to serve 500 New Americans in the

area with food and non-food items; as well as breakfast for students who were doing distance learning.

2. Rebuilding Together submitted a comment regarding their CDBG-funded rehab. City staff informed Rebuilding Together this data was already incorporated into the CAPER since it was a project completed within the 2019 program year.
3. FirstLink responded that their 24-hour helpline (211) and the National Suicide Prevention Lifeline provided assistance to callers and texters during the program year. In 2019, FirstLink handled 23,259 contacts in Fargo.
4. Cass Clay Community Land trust submitted a comment regarding the partnership between the land trust and the City of Fargo. During the program year, the Cass Clay Community Land Trust hired its first executive director and has begun implementing the business plan. The City, Rebuilding Together, and FM Area Foundation and Cass Clay Community Land Trust have come together to provide four affordable homes to individuals/families at or below 80% area median income by the end of 2020.

The City of Fargo published a Public Notice in the local newspaper, *The Forum*, on October 7, 2020, notifying citizens of the public comment period for reviewing the City of Fargo Consolidated Annual Performance and Evaluation Report for the 2019 Action Plan for Housing and Community Development for a 15-day public comment period from October 8, 2020 through October 22, 2020.

The public notice included contact information for the City of Fargo's Section 504/ADA Coordinator, Brock Morrison, as well as state TDD relay information and noted that Fargo's City Hall was accessible and serviced by public transit. In addition, the public notice noted alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services (e.g., sign language or non-English languages) or an auxiliary aid to fully participate, should be requested through the Planning and Development Department or the Section 504/ADA Coordinator.

A copy of the report, along with any public comments, was posted online and made available to the public at the Fargo Planning Department, 2nd Floor City Hall, 225 North 4th Street, Fargo, ND or by calling 701-241-1474, TTY/ND Relay service 800-366-6888 or 711. An electronic copy was distributed to all 3 public libraries in Fargo as well as the headquarters of the Fargo Housing and Redevelopment Authority (FHRA) with instructions to provide copies upon request. The public notice also noted alternative formats were available for the CAPER upon request, and a reasonable number of free copies would be available upon request. Finally, during the public comment period, the Community Development Committee and City Commission were sent a link to the draft CAPER by staff, requesting comments and suggestions.

[Placeholder to summarize any public comments that were received.]

**CR-45 - CDBG 91.520(c)**

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

During the 2019 program year, the City did not experience any major changes in program objectives and it met stated program goals. The City continues to monitor CDBG program performance to assess whether or not changes in program objectives are necessary. Any changes in program objectives would constitute an amendment to the Consolidated Plan and Annual Action Plan. The only changes that occurred were to utilize larger amounts of funding on fewer projects, to more experienced Subrecipients, in order to have ongoing compliance with timely expenditure requirements.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 91.520(d)**

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

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

Due to the impacts of COVID-19, the City of Fargo's HOME monitoring schedule was impacted and delayed during the program year. Originally, on-site file monitoring and unit inspections were to be conducted at all ten of the City's existing HOME-assisted properties with an active affordability period during April 2020. With the onset of the pandemic in March 2020, these were indefinitely delayed.

The City chose to utilize the HOME waivers related to HOME monitoring as outlined in the April 10, 2020 CPD memo. This waiver allowed the City to (1) conduct an electronic inspection of tenant files to determine a HOME rental project's compliance with rent and income requirements and (2) delay on-site physical inspections of units through April 30, 2021.

The City was able to electronically review tenant files for HOME affordability compliance during July and August 2020. No violations of the affordability requirements (rent and income limits) were identified and the projects were found to be in compliance. For properties with 10 or more HOME-assisted units, a review of financial condition of the property was also undertaken and there were no concerns. On-site physical unit inspections have been delayed until 2021, as permitted under the HOME waiver. The City has made this decision since many of the HOME-assisted properties serve seniors, who are at higher risk of complications from COVID-19.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

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

As reported in section CR-10, in 2019, HOME-assisted unit households' demographics were largely on par with the greater city of Fargo, and affirmative marketing efforts were deemed sufficient.

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



During the 2019 Program Year, the City expended \$5,819.50 in HOME Program Income to assist with rehabilitation costs towards three (3) single family, owner-occupied housing units. One hundred percent (100%) of the homeowners were low income (51-80% AMI). Of the homeowners, the first homeowner was a single parent, female head of household; the second homeowners were two parents; and the third was a non-elderly single female, without children. These HOME-funded housing rehabilitation activities will be completed during the 2020 program year and reported on the 2020 CAPER.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

*Housing Rehabilitation*

In 2019, the City recommitted to the City's Neighborhood Revitalization Initiative (NRI), which is a \$2 million line of credit from Gate City Bank to offer low-interest loans at 1.99% (earlier in the year, interest rates were at 4.30% APR but the rates were lowered in July 2019) for affordable homeowner improvements. In 2019, 11 housing units were rehabilitated through the NRI Program, keeping them affordable, safe, and more energy efficient for homeowners. In addition to NRI, the City also maintains affordable housing through its CDBG and HOME rehab programs. These programs focus on maintaining existing housing stock by keeping improvements and maintenance within reach to the homeowner.

*Housing Vouchers*

The City previously assisted with the selection and review of properties for a Section 8(bb) Housing Assistance Program (HAP) voucher transfer from Wahpeton to Fargo. These vouchers have been transferred to HomeField 3, the third phase of a multifamily rental senior housing complex in south Fargo. HomeField 3 will have 16 project-based vouchers. The City has supported the HomeField 1, 2, and 3 development through a combination of HOME and CDBG funds. As a result of COVID-19, additional vouchers have also been introduced into the community as reported by various housing agencies.

*Community Land Trust*

The City officially joined, as a founding member, a Cass-Clay Community Land Trust (CCCLT), currently being hosted and developed by the FM Area Foundation. The initial business plan was developed in 2018 for application among Cass County, North Dakota and Clay County, Minnesota with Fargo being a contributing member and leader in its development. The Community Land Trust appointed its first permanent executive director, Trenton Gerads, in May 2020. CCCLT already has projects underway, expecting to bring its first few homes online by the end of 2020.

*Low Income Housing Tax Credits (LIHTCs) – Fargo Projects*

The City reported in the 2018 CAPER on the 2018 tax credit allocations in the City of Fargo. During the 2019 cycle, there were no LIHTC projects that were approved in the City. In the 2020 cycle, the following credits were awarded:

**9% credits**

- Fargo Housing & Redevelopment Authority, “Elliott Place A,” with 32 units.

**4% credits**

- Fargo Housing & Redevelopment Authority, “Elliott Place B,” with 52 units.

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

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

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

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

**ESG Contact Name**

**Prefix**  
**First Name**  
**Middle Name**  
**Last Name**  
**Suffix**  
**Title**

**ESG Contact Address**

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

**ESG Secondary Contact**

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

## 2. Reporting Period—All Recipients Complete

Program Year Start Date	05/01/2019
Program Year End Date	04/30/2020

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

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

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## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

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

Table 13 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

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

Table 14 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

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

Table 15 – Shelter Information

**4d. Street Outreach**

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

**Table 16 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

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

**Table 17 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

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

**Table 18 – Gender Information**

**6. Age—Complete for All Activities**

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

**Table 19 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

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

**Table 20 – Special Population Served**

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

**10. Shelter Utilization**

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

**Table 21 – Shelter Capacity**

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

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## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 22 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 23 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 24 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach			
HMIS			
Administration			

**Table 25 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019

**Table 26 - Total ESG Funds Expended**

**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 27 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019

**Table 28 - Total Amount of Funds Expended on ESG Activities**

## Attachments

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# Public Notice for 2019 CAPER

## PUBLIC NOTICE

The public comment period for reviewing the City of Fargo's Consolidated Annual Performance and Evaluation Report (CAPER) for the 2019 Action Plan for Housing and Community Development is October 8 through 22, 2020. A copy of the report, along with any current public comments received, is available to the public for comment at <https://fargond.gov/city-government/departments/planning-development/plans-studies> or the City of Fargo Planning and Development Department, 2nd Floor City Hall, 225 4th Street North, Fargo, ND or by calling 701-241-1474.

The City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701.476.4144.

The facility is serviced by public transit, accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (a 48 hour notice is required). Anyone who requires these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701.241.1474/[Planning@FargoND.gov](mailto:Planning@FargoND.gov), or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.298.6966 to arrange for services. To access TTY/ND Relay service dial 800.366.6888 or 711. In accordance with Federal regulations and City of Fargo policies, services are provided without regard to race, color, religion, sex, disability, familial status, national origin, age, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/equal housing opportunity agency.

## Assessment of Objectives and Accomplishments

Annual Goal Supported	CDBG/HOME Project (All projects in progress unless otherwise indicated.)	5 year goal	2019 AAP goals	2019 AAP Goals Accomplished in 2019 Program Year (May 1, 2019-April 30, 2020)	Pre-2019 AAP Goals Accomplished in 2019 Program Year (May 1, 2019-April 30, 2020)	Cumulative Over 5 Years
Affordable Housing	Affordable Housing Development	4 units	2 units	0 units	0 units	0 units
Affordable Housing	Slum & Blight Abatement/Hazardous Property Clearance		-	-	1 unit	1 unit
Affordable Housing	Affordable Senior Housing Development	144 units	5 units	0 units	0 units	0 units
Affordable Housing	HomeField 3, LLLP Acquisition (previously noted as Beyond Shelter, Inc. Acquisition)		39 units	0 units	0 units	0 units
Affordable Housing	Community Housing Development Organization (CHDO) Project		0 units	0 units	3 units	6 units
Affordable Housing	Housing Rehabilitation – Owner Occupied	75 units	6 units	6 units	0 units	53 units
Affordable Housing	Rebuilding Together		0 units	0 units	1 unit	6 units
Affordable Housing	Fraser – <i>Complete</i>	13 units	0 units	0 units	6 units	13 units
Affordable Housing	Housing Education – homebuyer and tenant	500 persons	0 persons	0 persons	35 persons	540 persons
Homelessness	FM Coalition to End Homelessness	500 persons	500 persons	0 persons	0 persons	0 persons
Homelessness	CV-Emergency Subsistence Payments (SENDCAA and Presentation Partners in Housing)		600 persons	0 persons	0 persons	0 persons
Homelessness	Homeless Initiatives	5,000 persons	1,000 persons	448 persons	222 persons	4,299 persons
Homelessness	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds		550 persons	0 persons	0 persons	0 persons
Homelessness	Youthworks Acquisition - <i>Complete</i>	4 beds	2 beds	2 beds	0 beds	2 beds
Neighborhoods	Downtown Slum and Blight Projects – <i>Complete</i>	10 businesses	-	-	1 business	13 businesses
Neighborhoods	Washington Elementary School Playground Improvements - <i>Complete</i>	3,485 persons	-	-	3,485 persons	6,560 persons
Poverty Reduction	Metro Transportation Initiative - <i>Complete</i>	1,385 persons	-	-	174 persons	1,371 persons
Poverty Reduction	NDSCS – Job Training		-	-	19 persons	75 persons

### **Accomplishment Table Narrative**

This CAPER covers the fifth year of the 2015-2019 Consolidated Plan. The above table includes accomplishments of 2019 Action Plan activities and prior year activities that were accomplished in the 2019 program year (May 1, 2019-April 30, 2020). Most 2019 activities are still underway. Below is a summary of the 2019 activities:

#### **Affordable Housing**

The City of Fargo is using CDBG funds for an *Affordable Housing Development* project. Activities under this project may include acquisition, demolition, rehabilitation, or relocation in partnership with Habitat for Humanity or other similar housing organizations. The City purchased the properties at 1529 10<sup>th</sup> Avenue South and 702 2<sup>nd</sup> Street North in 2018 to create single-family affordable housing units in partnership with Habitat for Humanity. These properties will be deeded to Habitat by the end of 2020 with construction to follow. To note, the property at 702 2<sup>nd</sup> Street North was acquired in the 2018 Program Year and demolished in the 2019 Program Year under the *Slum & Blight Abatement/Hazardous Property Clearance* project (which was a 2018 Action Plan project).

In addition, the City of Fargo is using HOME funds for an *Affordable Senior Housing Development* project. Activities under this project will increase affordable senior housing within Fargo city limits and may include acquisition, demolition, rehabilitation, or relocation in partnership with local housing developers (public or private). Currently, two activity locations and budgets have been identified. The first location is at 4462 30<sup>th</sup> Avenue South (“Elliott Place” in partnership with Fargo Housing & Redevelopment Authority), which will include construction of a multifamily senior rental housing complex and the second location is at 4225 28<sup>th</sup> Avenue South, which will include construction of a multi-family senior rental housing complex in partnership with HomeField 3/Beyond Shelter, Inc.

The City of Fargo used CDBG funds for acquisition of the vacant land at 4225 28<sup>th</sup> Avenue South for *HomeField 3, LLLP*. The acquisition was completed in the first part of 2020. Construction of affordable housing is to begin in the winter of 2020 and occupied within summer/fall of 2021. To note, HomeField 2 Apartments (*Community Housing Development Organization* project) added an additional three (3) new affordable HOME units during the 2019 Program Year: two (2) units were funded with 2016 CHDO assistance and one (1) was funded with 2017 CHDO assistance. This 39-unit affordable senior rental housing complex was constructed and placed into service in February of 2020.

The City of Fargo’s *Housing Rehabilitation* program focuses on health and safety code issues in older owner-occupied affordable houses. A total of 6 projects were completed. In addition, 2018 CDBG funds were used to support home improvements to low-income seniors, veterans, and disabled individuals through *Rebuilding Together*, a national non-profit organization. From this 2018 Action Plan project, 1 home was completed in the 2019 Program Year, with additional projects to be completed in the 2020 Program Year.

Due to delays with the subcontractor securing materials, upgrades to *Fraser’s* Independent Living Program House (a 2018 Action Plan project) were not completed until December of 2019, providing a suitable living environment to 6 individuals who reside at this group home.

A 2018 Action Plan project utilized funds to support persons with *housing education* (Homebuyer Education classes and Tenant Education classes) in the Fargo-Moorhead community. With a delayed start to the 2018 activities, CDBG funds were utilized to support persons with Homebuyer Education classes and Tenant Education classes in the Fargo-Moorhead community during the 2019 Program Year. Twenty persons were provided Homebuyer Education classes and fifteen persons were provided Tenant Education classes.

### **Homelessness**

CDBG funds will be used for operational support (e.g., homelessness prevention, coordinated entry, data collection, research, etc.) with *FM Coalition to End Homelessness*. The goal of this project is to assist approximately 500 homeless persons. With a delayed start to this project, there was no CDBG funding that was utilized in the 2019 Program Year for homelessness prevention efforts.

CDBG COVID funds will be utilized for rent assistance, mortgage payments, non-City utilities, security deposits, and other homeless or eviction prevention-type assistance to provide a safe place for quarantine, isolation, and social distancing for approximately 600 individuals who are considered to be homeless or are at risk of becoming homeless.

CDBG funds were used to provide operating support at Fargo's Gladys Ray Shelter. The Strategic Plan goal is to assist 5,000 persons with overnight shelter, with the Annual Action Plan goal of assisting 1,000 persons. A total of 222 people (from the 2018 Action Plan activity) and 448 people (from the 2019 Action Plan activity) who are homeless were reported in IDIS, and were provided emergency shelter.

In addition, CDBG COVID funds will be utilized to fabricate and install professionally manufactured bunk beds with solid separation panels in order to increase the separation capabilities of people sleeping in small shelter dorm rooms, thus reducing the spread of COVID-19. Approximately 550 homeless persons will be assisted through this activity.

Lastly, CDBG funds were used for acquiring a property at 1330 18<sup>th</sup> Avenue South for a homeless youth runaway shelter. This project added two shelter beds for homeless youth and six homeless individuals were benefitted in Fargo. In addition, the IDIS activity reported that 4 individuals were provided homeless person overnight shelter and 6 benefitted under public facility or infrastructure activities other than low/moderate income housing benefit, as shown on the IDIS Con Plan Goals and Accomplishments Report.

### **Neighborhoods**

CDBG funds were set aside for potential projects in the Downtown area that will address slum and blight conditions, including storefront rehabilitation grants to property owners which must be matched one-for-one with private dollars and be utilized for façade renovation. One project was completed in October of 2019.

In addition, CDBG funds were utilized to replace equipment at the *Washington Elementary School Playground*, which also functions as a neighborhood playground. The project work was not completed until the summer 2019. The total population in the service area as per Census data for this activity is 3,485 persons.

### **Poverty Reduction**

With a delay to several 2018 activities, poverty reduction projects including assistance with transportation solutions and job skills development, were not completed until the 2019 Program Year. For the 2018 *Metro Transportation Initiative* project, 43 low-income persons were supported with semester bus passes for educational attainment as a transportation solution to improve access to employment and employment-related skill development sites. Also, 131 homeless individuals were provided transportation alternatives in the form of single-ride bus passes. Lastly, a total of 19 persons participated in the job training program through the *North Dakota State College of Science - Fargo* (NDSCS) (which were also from the 2018 Action Plan activity).

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# Fair Housing & Civil Rights Progress Report

2019 CAPER

City of Fargo Department of Planning & Development

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**1. Benefits, Services, and Methods of Administration**

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

Table 1: CDBG FUNDS – Annual Analysis of Participation			
	Beneficiaries	Fargo <sup>1</sup>	Point Difference
<i>Race</i> <sup>2</sup>			
White	43.6%	85.3%	-41.7
Black/African American	14.9%	6.1%	8.8
Asian	1.4%	3.8%	-2.4
American Indian/Alaskan Native	28.4%	1.2%	27.2
Native Hawaiian/Other Pacific Islander	-	0.0%	0.0
American Indian/Alaskan Native & White	3.3%	1.3%	2.0
Asian & White	-	0.8%	-0.8
Black/African American & White	-	0.5%	-0.5
American Indian/Alaskan Native & Black	0.1%	0.0%	0.1
Other Multi-Racial	8.2%	-	8.2
<i>Ethnicity</i> <sup>2</sup>			
Hispanic, any race	6.7%	2.8%	3.9
<i>Disability Status</i>			
With a disability <sup>3</sup>	77.0%	9.9%	67.1
<i>Female Headed Household</i>			
Female Headed Household <sup>4</sup>	3.6%	6.0%	-2.4
<small>1 Source: All data from 2014-2018 Five-Year ACS Estimates            2 Table DP05, Race and Ethnicity            3 Table DP02, "Disability Status of the Civilian non-institutionalized population" used as proxy.            4 Table DP02, "Female householder, no husband present, family, with own children of the householder under 18 years" utilized as proxy.</small>			

Table 2: HOME FUNDS – Annual Analysis of Participation			
	Beneficiaries	Fargo <sup>1</sup>	Point Difference
<i>Race</i> <sup>2</sup>			
White	61.5%	85.3%	-23.8
Black/African American	9.6%	6.1%	3.5
Asian	1.9%	3.8%	-1.9
American Indian/Alaskan Native	9.6%	1.2%	8.4
Native Hawaiian/Other Pacific Islander	-	0.0%	0.0
American Indian/Alaskan Native & White	-	1.3%	-1.3
Asian & White	-	0.8%	-0.8
Black/African American & White	-	0.5%	-0.5
American Indian/Alaskan Native & Black	-	0.0%	0.0
Other Multi-Racial	-	-	-
No Response	17.3%		
<i>Ethnicity</i> <sup>2</sup>			
Hispanic, any race	3.8%	2.8%	1.0
No Response	17.3%		
<i>Disability Status</i>			
With a disability <sup>3</sup>	15.4%	9.9%	5.5
No Response	23.1%		
<i>Female Headed Household</i>			
Female Headed Household <sup>4</sup>	3.8%	6.0%	-2.2
<small>1 Source: 2014-2018 Five-Year ACS Estimates  2 Table DP05, Race and Ethnicity  3 Table DP02, "Disability Status of the Civilian non-institutionalized population" used as proxy.  4 Table DP02, "Female householder, no husband present, family, with own children of the householder under 18 years" utilized as proxy.</small>			

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

There is an underrepresentation of individuals of Asian descent. Staff will work with subrecipients to learn about potential barriers to participation by members of this group. City staff will also engage community and faith-based organizations working with Asian individuals to understand their perspective and for staff to educate these organizations about funding opportunities and existing activities.

There is an underrepresentation of female headed households in the CDBG program. During this program year, this trend was driven by the large sample size for the Homeless Initiatives program. This program funds outreach efforts at the City's Gladys Ray Shelter. The Gladys Ray Shelter serves

single individuals over the age of 18. Youth or families typically use other shelters such as Churches United (in Minneosta), YWCA, or YouthWorks.

Further, information on whether an individual qualifies as a female headed household has been difficult to obtain consistently in the HOME program. For calendar year 2021, the City will be implementing a new income self-certification form for rental buildings . The City did not use HOME funds for any project besides new construction of rental housing during the program year, and therefore all data represents household data for HOME units with an active affordability period.

The City will continue to monitor its beneficiary data against currently available census data and conduct targeted outreach or assits its subrecipients to do so as need.

## **2. Citizen Participation**

The number of Fargo residents or those with ties to the community who have Limited English Proficiency (LEP) or are members of racial, ethnic, and/or religious minorities continues to grow. Further, single sex-headed households and people with disabilities remain a difficult segment of the population to reach through traditional outreach.

As part of the 2018 FHEO Report, the City noted it would revise its Citizen Participation Plan to formalize its outreach and citizen participation. The revised Citizen Participation Plan was adopted during the 2019 Program Year on April 20, 2020. The revised plan details more thoroughly outreach efforts for these populations.

## **3. Limited English Proficiency (LEP)**

As part of the 2018 FHEO Report, the City noted it had recently increased staff capacity and would undertake a new four-factor analysis and Language Action Plan (LAP) in order to increase the access and participation by LEP individuals. Due to the impacts of the COVID-19 pandemic, staff were needed to focus on COVID-19 activities. Therefore this analysis has not yet been undertaken but is anticipated to be completed in the 2020 program year. The City of Fargo does provide interpretation and translation services by request, and as noted in the 2018 FHEO Report, public notice templates used by the Community Development division (which oversees HUD-funded programs for the City) specifically mention the availability of these services. The City's outreach also continues to include many nonprofits and similar organizations that regularly work with LEP individuals such as Lutheran Social Services, Cultural Diversity Resources, New American Consortium, and the City's Community Development Committee and Human Relations Commission.

## **4. Record Keeping**

During PY19, City of Fargo Community Development staff continued to use the beneficiary reporting forms for recipients of CDBG and HOME funds which were updated in PY18. This new form collects information related to race, ethnicity, gender, disability status, and whether the beneficiary is a female head of household. HOME benefit forms further indicate household type and additional forms of federal, state, or local assistance (e.g., Section 8). Education of subrecipients continues to be the primary hurdle towards full implementation of gathering these statistics. The City will continue to work with its subrecipients on proper reporting and monitor for compliance.

5. **Section 504: Effective Communication**

The City of Fargo ensures the availability of assistance to those with disabilities or language barriers. Staff in the Community Development division continue to make use of public notice templates mentioned in the 2018 FHEO Report. These templates for meetings and hearings standardized language indicating that a meeting space is accessible since almost all meetings are held at the City of Fargo's new City Hall which opened in 2018. The template also announces the availability of the state TTY/TDD phone number, alternative formats or reasonable accommodations for persons with disabilities or limited English proficiency, interpretation and translation services, and auxiliary aids. Public notices also include the name and contact information for the Section 504 coordinator.

6. **Section 504: Coordinator**

The City has designated Brock Morrison as the City's Section 504 Coordinator. Mr. Morrison is listed in public notices related to federally funded programs.

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

As part of the 2018 FHEO report, the City noted it would conduct a self-evaluation on printed materials such as notices, pamphlets, application materials to ensure non-discrimination and reasonable accommodation notices were up to date and included the contact information for the current Section 504 Coordinator Brock Morrison. As mentioned in Item #3, this project was delayed due to staff needing to respond to COVID-19 needs in the community. Due to the coordination required with other City departments (such as Human Resources, Information Services, and Communications to audit print and digital materials such as the website, intranet, employment applications, and employee manuals), it is not known whether this project would be complete by the end of the 2020 program year. However, once the City's 2020-2024 Consolidated Plan and 2020/2021 Action Plans are complete, this project will be revisited.

8. **Section 504: Grievance Procedure**

As part of the 2018 FHEO report, the City noted it would review and update as appropriate its Section 504 Grievance Procedure in line with its non-discrimination and reasonable accommodation notice review. As previously noted, staff were focused on COVID-19 response. Once the City's 2020-2024 Consolidated Plan and 2020/2021 Action Plans are complete, this project will be revisited in conjunction with Item #7.

9. **Affirmatively Furthering Fair Housing (AFFH)**

The City of Fargo hired a consultant to assist with its 2020-2024 Consolidated Plan and conduct its first Assessment of Fair Housing. Upon selection and hiring of the consultant, the City was informed that the tools to perform the Assessment of Fair Housing were not available and that it should prepare an updated Analysis of Impediments to Fair Housing Choice instead. Public meetings and outreach began in October 2019. A draft of the consolidated plan was expected in the early months of 2020. However, as noted before COVID-19 shifted the City's priorities. The draft consolidated plan, as well as the updated Analysis of Impediments is anticipated to be published for public comment in November 2020.

The City of Fargo's 2010 Analysis of Impediments to Fair Housing identified six impediments to fair housing choice: education, historic isolation, NIMBYism (not-in-my-backyard), affordability, accessibility, and transportation. Action undertaken in PY2019 to address these impediments are outlined below.

Fair Housing Education and Analysis. As part of the City of Fargo's CDBG administrative funds, the City allocated \$5,000 to High Plains Fair Housing in PY19 for the purposes of education low and moderate income families and households in Fargo about fair housing laws. During the program year, the City disbursed funds for delayed 2018 Action Plan activities focused on tenant and homebuyer education programs at Southeast North Dakota Community Action Agency (SENDCAA) and Lakes and Prairies Community Action Partnership (CAPLP).

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

The City also funds homeowner rehabilitation projects (both internally and as subrecipients) in order to provide for critical neighborhood upkeep and neighborhood stabilization by maintaining housing that is decent, safe, sanitary and in good repair. During Program Year 2019, the City's homeowner rehabilitation subrecipient, Rebuilding Together, completed one rehab project. Rebuilding Together is an organization which provides free home improvement and repairs to eligible low income homeowners. The City's rehab program completed 6 projects.

NIMBY. The City recognizes a need for education of residents, neighbors, and other stakeholders about the critical role redevelopment and infill have in keeping neighborhoods vibrant, particularly where housing is concerned. A few years ago, the City adopted a comprehensive plan, Go2030. However, specific neighborhood planning for core neighborhoods – where infill and redevelopment are most likely to occur – has not been updated in some years. The City is currently working with a consultant to draft area plans for Fargo's core neighborhoods. The process is expected to be complete in December 2020. The City is also working with a separate consultant to analyze its Land Development Code (zoning code) to identify issues. A first draft of this analysis was completed in August 2020. The next steps are for City staff to identify ways to address the deficits identified in the analysis.

Affordability. Availability (both new and existing units) of affordable housing has been an increasing challenge in Fargo for homeowners and renters alike. The City promotes the preservation and creation of affordable units through a combination of CDBG and HOME funds. Because Fargo is still a relatively small community and the development process takes time, spending federal funds on affordable rental housing rehabilitation or construction tends to be cyclical. During Program Year 2019, the City used CDBG funds to assist land acquisition for the HomeField 3 project. HOME funds are also allocated to the HomeField 3 project, which began construction in September 2020. The

City expects a number of income-restricted affordable housing projects to apply for its funds over the next few program years.

On the homeownership side, production using federal funds is subject to the same cyclical nature as rental housing production. The City often funds the local Habitat for Humanity. But, the organization is small and thus limited in the number of projects it can manage at a given time. During PY2020, the City expects to assist Habitat by donating two vacant City-owned lots which would be developed into affordable homeownership opportunities. The City officially joined, as a founding member, a Cass-Clay Community Land Trust, currently being hosted and developed by the FM Area Foundation. The initial business plan was developed in 2018 for application among Cass County, North Dakota and Clay County, Minnesota with Fargo being a contributing member and leader in its development. CCCLT expects to bring five homes online over the next year.

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

Accessibility. People with disabilities have difficulty finding suitable and accessible housing. The City continues to invest in affordable housing projects (many of which are new construction) which results in the creation of accessible units. FHRA was a recipient of 145 Mainstream vouchers during the program year from HUD to assist non-elderly individuals with disabilities obtain housing. This brings the total number of mainstream vouchers at FHRA to 195.

Transportation. Public transportation exists in the Fargo metropolitan area, but the cost of a monthly bus pass or passes can be a financial burden. As part of its PY18 activities, the City provided \$3,550 to the Metro Transportation Initiative under its public services cap. This project was still open and expending funds in the 2019 program year. These funds go to provide free bus passes to homeless and low-income clients of agencies, such as Adult Education, Southeast North Dakota Community Action Agency's Head Start Program, and Fargo Cass Public Health to improve access to employment and employment related skill development sites.

**PR 26 Report**

DRAFT





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 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2019  
 FARGO , ND

DATE: 09-14-20  
 TIME: 11:03  
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,395,616.11
02 ENTITLEMENT GRANT	760,623.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	7,486.50
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,163,725.61

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,370,694.00
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,370,694.00
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	140,108.18
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,510,802.18
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	652,923.43

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	543,574.50
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	812,127.50
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,355,702.00
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	98.91%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2017 PY: 2018 PY: 2019
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,989,779.47
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,850,604.47
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	93.01%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	49,022.30
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	58,525.17
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	58,547.47
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	49,000.00
32 ENTITLEMENT GRANT	760,623.00
33 PRIOR YEAR PROGRAM INCOME	214,863.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	975,486.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	5.02%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	140,108.18
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	48,164.87
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	36,273.05
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	152,000.00
42 ENTITLEMENT GRANT	760,623.00
43 CURRENT YEAR PROGRAM INCOME	7,486.50
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	768,109.50
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.79%



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2019  
 FARGO , ND

DATE: 09-14-20  
 TIME: 11:03  
 PAGE: 2

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

Report returned no data.

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

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	3	1027	HomeField 3, LLLP Acquisition	01	LMH	\$525,656.50
				01	Matrix Code	\$525,656.50
2018	10	1014	Fraser, Ltd	14B	LMH	\$17,918.00
				14B	Matrix Code	\$17,918.00
Total						\$543,574.50

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	5	1019	6302998	1529 10 Ave S - Habitat for Humanity Affordable Housing Development	01	LMH	\$49,018.75
					01	Matrix Code	\$49,018.75
2018	17	1013	6337335	Gladys Ray Emergency Homeless Shelter Facilities Improvements	03C	LMC	\$10,407.97
2019	4	1018	6302998	Youthworks Acquisition	03C	LMC	\$350,068.00
					03C	Matrix Code	\$360,475.97
2018	15	1012	6302998	Washington Elementary School Playground Improvements	03F	LMA	\$128,000.00
2018	15	1012	6319402	Washington Elementary School Playground Improvements	03F	LMA	\$22,000.00
2018	15	1012	6337335	Washington Elementary School Playground Improvements	03F	LMA	\$68.00
					03F	Matrix Code	\$150,068.00
2018	6	1001	6283792	Homeless Initiatives	03T	LMC	\$1,267.84
2018	6	1001	6293180	Homeless Initiatives	03T	LMC	\$1,455.05
2018	6	1001	6302998	Homeless Initiatives	03T	LMC	\$10,932.53
2018	6	1001	6347571	Homeless Initiatives	03T	LMC	\$233.04
2019	6	1020	6330661	Homeless Initiatives	03T	LMC	\$1,704.68
2019	6	1020	6337335	Homeless Initiatives	03T	LMC	\$1,704.68
2019	6	1020	6347571	Homeless Initiatives	03T	LMC	\$995.69
2019	6	1020	6348867	Homeless Initiatives	03T	LMC	\$1,508.59
2019	6	1020	6358821	Homeless Initiatives	03T	LMC	\$1,805.55
2019	6	1020	6369123	Homeless Initiatives	03T	LMC	\$1,815.11
2019	6	1020	6376392	Homeless Initiatives	03T	LMC	\$932.69
					03T	Matrix Code	\$24,355.45
2018	16	1011	6283792	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$1,015.00
2018	16	1011	6302998	702 2 St N - Blighted & Hazardous Property Clearance/Abatement	04	LMA	\$42,764.75
					04	Matrix Code	\$43,779.75
2018	8	1006	6283792	Snow Removal Assistance	05A	LMC	\$400.00
					05A	Matrix Code	\$400.00
2018	7	1003	6293180	Metro Transportation Initiative	05E	LMC	\$1,625.00
2018	7	1003	6302998	Metro Transportation Initiative	05E	LMC	\$450.00
2018	7	1003	6312433	Metro Transportation Initiative	05E	LMC	\$1,080.00
2018	7	1003	6358821	Metro Transportation Initiative	05E	LMC	\$395.00
					05E	Matrix Code	\$3,550.00
2018	9	1005	6293180	NDSCS - Job Training	05H	LMC	\$2,847.00
2018	9	1005	6319402	NDSCS - Job Training	05H	LMC	\$2,847.00
2018	9	1005	6369123	NDSCS - Job Training	05H	LMC	\$2,106.00
					05H	Matrix Code	\$7,800.00
2018	5	1007	6302998	Housing Education - Tenant Education	05X	LMC	\$298.50
2018	5	1007	6330661	Housing Education - Tenant Education	05X	LMC	\$155.51



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2019  
 FARGO , ND

DATE: 09-14-20  
 TIME: 11:03  
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	5	1007	6337335	Housing Education - Tenant Education	05X	LMC	\$420.46
2018	5	1007	6358821	Housing Education - Tenant Education	05X	LMC	\$162.03
2018	5	1007	6369123	Housing Education - Tenant Education	05X	LMC	\$132.86
2018	5	1007	6376392	Housing Education - Tenant Education	05X	LMC	\$306.49
2018	5	1010	6293180	Housing Education - Homebuyer Education	05X	LMC	\$2,646.00
2018	5	1010	6302998	Housing Education - Homebuyer Education	05X	LMC	\$975.00
2018	5	1010	6337335	Housing Education - Homebuyer Education	05X	LMC	\$3,965.00
2018	5	1010	6369123	Housing Education - Homebuyer Education	05X	LMC	\$3,855.00
					05X	Matrix Code	\$12,916.85
2017	1	985	6283792	Housing Rehab Projects and Delivery	14A	LMH	\$10,778.00
2017	1	985	6293180	Housing Rehab Projects and Delivery	14A	LMH	\$495.00
2017	1	985	6302998	Housing Rehab Projects and Delivery	14A	LMH	\$1,529.50
2018	1	1004	6283792	Housing Rehab Projects and Delivery	14A	LMH	\$78.91
2018	1	1004	6293180	Housing Rehab Projects and Delivery	14A	LMH	\$26,726.20
2018	1	1004	6302998	Housing Rehab Projects and Delivery	14A	LMH	\$1,387.86
2018	1	1004	6312433	Housing Rehab Projects and Delivery	14A	LMH	\$44,314.00
2018	1	1004	6319402	Housing Rehab Projects and Delivery	14A	LMH	\$4,787.23
2018	1	1004	6330661	Housing Rehab Projects and Delivery	14A	LMH	\$9,970.66
2018	1	1004	6337335	Housing Rehab Projects and Delivery	14A	LMH	\$23.00
2018	1	1004	6339982	Housing Rehab Projects and Delivery	14A	LMH	\$36,572.62
2018	1	1004	6369123	Housing Rehab Projects and Delivery	14A	LMH	\$46.00
2018	1	1004	6376392	Housing Rehab Projects and Delivery	14A	LMH	\$7,654.00
2018	12	1028	6348867	Rebuilding Together - 1902 26 Ave S	14A	LMH	\$15,399.75
					14A	Matrix Code	\$159,762.73
Total							\$812,127.50

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	6	1001	6283792	Homeless Initiatives	03T	LMC	\$1,267.84
2018	6	1001	6293180	Homeless Initiatives	03T	LMC	\$1,455.05
2018	6	1001	6302998	Homeless Initiatives	03T	LMC	\$10,932.53
2018	6	1001	6347571	Homeless Initiatives	03T	LMC	\$233.04
2019	6	1020	6330661	Homeless Initiatives	03T	LMC	\$1,704.68
2019	6	1020	6337335	Homeless Initiatives	03T	LMC	\$1,704.68
2019	6	1020	6347571	Homeless Initiatives	03T	LMC	\$995.69
2019	6	1020	6348867	Homeless Initiatives	03T	LMC	\$1,508.59
2019	6	1020	6358821	Homeless Initiatives	03T	LMC	\$1,805.55
2019	6	1020	6369123	Homeless Initiatives	03T	LMC	\$1,815.11
2019	6	1020	6376392	Homeless Initiatives	03T	LMC	\$932.69
					03T	Matrix Code	\$24,355.45
2018	8	1006	6283792	Snow Removal Assistance	05A	LMC	\$400.00
					05A	Matrix Code	\$400.00
2018	7	1003	6293180	Metro Transportation Initiative	05E	LMC	\$1,625.00
2018	7	1003	6302998	Metro Transportation Initiative	05E	LMC	\$450.00
2018	7	1003	6312433	Metro Transportation Initiative	05E	LMC	\$1,080.00
2018	7	1003	6358821	Metro Transportation Initiative	05E	LMC	\$395.00
					05E	Matrix Code	\$3,550.00
2018	9	1005	6293180	NDSCS - Job Training	05H	LMC	\$2,847.00
2018	9	1005	6319402	NDSCS - Job Training	05H	LMC	\$2,847.00
2018	9	1005	6369123	NDSCS - Job Training	05H	LMC	\$2,106.00
					05H	Matrix Code	\$7,800.00
2018	5	1007	6302998	Housing Education - Tenant Education	05X	LMC	\$298.50
2018	5	1007	6330661	Housing Education - Tenant Education	05X	LMC	\$155.51
2018	5	1007	6337335	Housing Education - Tenant Education	05X	LMC	\$420.46



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2019  
 FARGO , ND

DATE: 09-14-20  
 TIME: 11:03  
 PAGE: 4

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	5	1007	6358821	Housing Education - Tenant Education	05X	LMC	\$162.03
2018	5	1007	6369123	Housing Education - Tenant Education	05X	LMC	\$132.86
2018	5	1007	6376392	Housing Education - Tenant Education	05X	LMC	\$306.49
2018	5	1010	6293180	Housing Education - Homebuyer Education	05X	LMC	\$2,646.00
2018	5	1010	6302998	Housing Education - Homebuyer Education	05X	LMC	\$975.00
2018	5	1010	6337335	Housing Education - Homebuyer Education	05X	LMC	\$3,965.00
2018	5	1010	6369123	Housing Education - Homebuyer Education	05X	LMC	\$3,855.00
						05X Matrix Code	<u>\$12,916.85</u>
Total							\$49,022.30

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	14	1002	6283792	Planning and Administration	21A		\$8,146.05
2018	14	1002	6293180	Planning and Administration	21A		\$9,358.63
2018	14	1002	6302998	Planning and Administration	21A		\$13,768.37
2019	1	1022	6312433	Planning and Administration	21A		\$11,814.49
2019	1	1022	6319402	Planning and Administration	21A		\$14,135.47
2019	1	1022	6322062	Planning and Administration	21A		\$96.05
2019	1	1022	6330661	Planning and Administration	21A		\$8,087.88
2019	1	1022	6337335	Planning and Administration	21A		\$8,513.07
2019	1	1022	6339982	Planning and Administration	21A		\$20,000.00
2019	1	1022	6347571	Planning and Administration	21A		\$5,037.37
2019	1	1022	6348867	Planning and Administration	21A		\$7,972.43
2019	1	1022	6358821	Planning and Administration	21A		\$9,282.45
2019	1	1022	6369123	Planning and Administration	21A		\$8,658.03
2019	1	1022	6376392	Planning and Administration	21A		\$10,237.89
						21A Matrix Code	<u>\$135,108.18</u>
2018	13	1008	6302998	High Plains Fair Housing Center	21D		\$5,000.00
						21D Matrix Code	<u>\$5,000.00</u>
Total							\$140,108.18

## PR 26 Report Explanation

Line 18: \$543,574.50 Total Expended for Low/Mod Multi-Unit Housing

- \$ 17,918.00 IDIS #1014 Fraser Ltd.
- \$525,656.50 IDIS #1027 HomeField 3 LLLP Acquisition

Line 28: \$58,525.17 Total PS Unliquidated Obligations at End of Current Program Year

- \$ 30,000.00 IDIS #TBD Fargo Moorhead Coalition to End Homelessness
- \$ 8,533.01 IDIS #1020 2019 Homeless Initiatives
- \$ 559.00 IDIS #1010 Homebuyer Education
- \$ 6,524.15 IDIS #1007 Tenant Education
- \$ 1,062.01 IDIS #1001 2018 Homeless Initiatives
- \$ 11,847.00 IDIS #1005 Job Training

Line 29: \$58,547.47 Total PS Unliquidated Obligations at End of Previous Program Year

- \$ 12,000.00 IDIS #1010 Homebuyer Education
- \$ 8,000.00 IDIS #1007 Tenant Education
- \$ 14,950.47 IDIS #1001 Homeless Initiatives
- \$ 400.00 IDIS #1006 Snow Removal Program
- \$ 19,647.00 IDIS #1005 Job Training
- \$ 3,550.00 IDIS #1003 Metro Transportation Initiative

Line 38: \$48,164.87 Total PA Unliquidated Obligations at End of Current Program Year

- \$43,164.87 IDIS #1022 Planning and Administration
- \$ 5,000.00 IDIS #1021 Fair Housing

Line 39: \$36,273.05 Total PA Unliquidated Obligations at End of Previous Program Year

- \$31,273.05 IDIS #1002 Planning and Administration
- \$ 5,000.00 IDIS #1008 Fair Housing

# HUD-40107-A HOME Match Report

## HOME Match Report

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

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

Part I Participant Identification			Match Contributions for <b>Federal Fiscal Year (yyyy)</b> 2019	
1. Participant No. (assigned by HUD) 11951	2. Name of the Participating Jurisdiction City of Fargo		3. Name of Contact (person completing this report) Kristi Sylskar	
5. Street Address of the Participating Jurisdiction 225 4th Street North			4. Contact's Phone Number (include area code) 701-478-4131	
6. City Fargo	7. State ND	8. Zip Code 58102		

Part II Fiscal Year Summary				
1. Excess match from prior Federal fiscal year	\$	2,945,482.53		
2. Match contributed during current Federal fiscal year (see Part III 9.)	\$	0		
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$	2,945,482.53
4. Match liability for current Federal fiscal year			\$	0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$	2,945,482.53

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

