



2024 HUD ACTION PLAN

City of Fargo, North Dakota



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

JUNE 2024



PLANNING & LEADERSHIP

2024 HUD ACTION PLAN

Plan Development

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Respectfully submitted to the citizens of Fargo, ND and to the:

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June 24, 2024

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Executive Summary

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

1. Introduction

As a recipient of federal funds through the U.S. Department of Housing and Urban Development (HUD), the City of Fargo is identified as a Community Development Block Grant (CDBG) Entitlement community and a HOME Participating Jurisdiction (PJ). HUD funds are administered through the Planning & Development Department and approved in accordance with the City's Citizen Participation Plan, which requires public input, consultations, and final approval by the Fargo City Commission. In order to meet the goals and objectives outlined in the 5-Year Consolidated Plan (2020-2024), an action plan is developed annually. During the 2024 program year (May 1, 2024 to April 30, 2025), the City will use HUD funds to provide decent, fair, and affordable housing for low-to-moderate income renters; to assist in the acquisition of land and new construction for an affordable multifamily housing development; to provide operational support; and to make shelter facility improvements.

This 2024 Annual Action Plan addresses the following topics related to the use of HUD funds:

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2024 activities
- Summary of 2024 budget and programmatic expenditure limits
- Description of projects included in 2024 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and an estimated 100 percent of 2024 Community Development Block Grant (CDBG) funds will provide a low/mod benefit.

| SUMMARY | | |
|---|-----------------------|---------------------|
| FY2024 Community Development Budget – proposed | | |
| | CDBG | HOME |
| Planning, Administration and Fair Housing | | |
| 1. CDBG Planning and Administration | 97,058.38 | |
| 2. HOME Planning and Administration | | 40,000 |
| 3. High Plains Fair Housing Center | 42,601 | |
| 4. Contingency | 8,000 | 8,706.47 |
| Public Service Projects | | |
| 5. Downtown Engagement Center Operations | 100,000 | |
| Capital/Neighborhood Improvements | | |
| 6. YWCA Cass-Clay Emergency Shelter Facility Improvements | 547,000 | |
| Housing | | |
| 7. Acquisition for Affordable Multi-Family Rental Housing Development | 336,000 | |
| 8. Affordable Multi-Family Rental Housing Development | | 500,000 |
| 9. CHDO Housing Project | | 95,000 |
| Total Budgeted | \$1,130,659.38 | \$643,706.47 |

2. Summarize the objectives and outcomes identified in the Plan

The City of Fargo intends to focus its 2024 Action Plan efforts on the following goals that are identified in the 2020-2024 Five-Year Consolidated Plan.

1. **Affordable Housing** – rental housing for low-to-moderate income, elderly households, which includes acquisition of land for the construction of these affordable rental units.
2. **Ending and Preventing Homelessness** – operations of the existing Downtown Engagement Center, which serves people who are experiencing homelessness or are at risk of homelessness (i.e., wrap-around services, harm reduction, crisis response). People will be assisted with finding housing, maintaining housing, healthcare, life skills, therapy, etc. Funds will also be used for facility improvements to an emergency shelter.

3. Evaluation of past performance

Coronavirus (COVID-19) pandemic response significantly impacted the timeline and progress of the current Consolidated Plan (2020-2024). The City received more than three times its normal HUD funding amount and even more with non-HUD CARES Act funds and other sources of relief and response dollars, most of which were prioritized first due to fewer restrictions. Additionally, priorities have changed over the course of the pandemic and there will be amendments to the Consolidated Plan in order to align with community needs. A majority of funding is focused on housing, homelessness, and neighborhood and/or public facilities improvement projects.

The following is a summary of HUD-funded accomplishments realized or currently underway within the current Consolidated Plan (2020-2024), including CDBG-CV (one time COVID funding) funded activities.

Housing-Related Accomplishments/Activities

- Fair housing operational support through the High Plains Fair Housing Center
- Elliott Place senior multifamily rental project, leased up
- The Milton Earl senior multifamily rental project, currently leasing
- HomeField 3 senior multifamily rental project, leased up
- Habitat for Humanity 3 builds completed, 2 with planning underway
- Cass Clay Community Land Trust 1 build (2 units) nearing completion
- Core Neighborhood Affordable Housing Development, acquisition complete, planning for future project development process underway

Homelessness-Related Accomplishments/Activities

- Emergency Subsistence Payments/Homeless Prevention & Diversion and operational support, SouthEastern North Dakota Community Action Agency (SENDCAA) and Presentation Partners in Housing (includes CDBG-CV)
- Housing Navigators for Gladys Ray Shelter, Presentation Partners in Housing (includes CDBG-CV)
- Eviction Prevention with High Plains Fair Housing Center, legal assistance (includes CDBG-CV)
- Gladys Ray Shelter rehabilitation, Gladys Ray Shelter operational support, and partitioned bunk beds for improved barriers at Gladys Ray Shelter (includes CDBG-CV)
- Homeless Health Mobile Clinic (CDBG-CV)

- Operational support for Fargo Moorhead Coalition to End Homelessness
- Downtown Engagement Center operations

Neighborhood-Related Accomplishments/Activities

- Blight removal/hazardous property clearance at 916 5th Ave S, potential future site of affordable housing
- Madison Neighborhood bike trails and sidewalk improvements, to increase accessibility and connectivity within a low-to-moderate area neighborhood (Madison)
- Demolition of four deteriorated structures located in core neighborhoods of Fargo, owned by Cass Clay Community Land Trust, demolitions underway

Assistance for Vulnerable Populations-Related Accomplishments/Activities

- Rehabilitation of Faith4Hope After School Matters Center, which offers programming to serve low-to-moderate income households, several of who are members of the BIPOC community

4. Summary of Citizen Participation Process and consultation process

The City of Fargo values citizen engagement and participation as an essential element of identifying community development needs, assessing the effectiveness of ongoing housing and community development programs, developing housing and community development priorities, and proposing strategies and actions for affirmatively furthering fair housing. The involvement and participation of residents, business owners, public agencies, and stakeholders is actively sought through various forums to provide multiple opportunities for the collaboration and strategic planning necessary to establish the framework of the City's priorities and goals related to housing and community development. Participation by low- and moderate-income persons, residents of blighted areas, residents of predominantly low- and moderate-income neighborhoods, minority populations, non-English speaking persons, and persons with disabilities is especially encouraged.

The City of Fargo provides the public with reasonable and timely access to information and records relating to housing and community development plans and programs and the use of housing and community development funds. Information is distributed to persons and organizations with an interest in housing and community development through direct mail, social media, public meetings, newsletters, City's website, brochures, and news media. There is open access to all public meetings and Fargo City Hall, which is serviced by public transit, is fully accessible and can accommodate persons with disabilities. Alternative formats of information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of qualified sign language interpreters, documents in Braille, and interpretation and translation services are made upon request to ensure meaningful, equal access to participate in the City's programs, services, and activities. The Community Development Division maintains a database which is made up of over a hundred organizations representing these groups and individuals. Upon notification that a significant number of non-English speaking persons are interested in participating in a community development meeting, contacts will be made to obtain translation and interpretation assistance. All news releases and City of Fargo website announcement postings are made available to the public in 133 languages.

A November 15, 2023 publication in *The Forum*, news release, and website posting announced Fargo's Notice of Funding Opportunity (NOFO) Request for Proposals for program year 2024 Community Development Block Grant (CDBG) and HOME programs. The announcement was also distributed to Community Development partners and other interested parties. As publicized through news media contacts and online announcements, a virtual public meeting was held on November 30, 2023 to provide further opportunity for public input on Fargo's greatest community needs. In addition, a "Technical Review & Discussion on Affordable Housing Strategies" meeting ("Housing Strategies" meeting) was held on November 7, 2023. The following is a summary of top priorities that were identified during these meetings as they relate to homelessness and housing community development needs, as well as non-homeless and non-housing community development needs:

- Funding for rehabilitation to existing homeless shelters
- More affordable multi-family housing and more affordable senior housing to address increasing demand
- Housing for people with barriers (e.g. previous eviction histories, low credit scores, etc.)
- Fair housing training for developers, property management companies, and landlords
- More homeownership opportunities for low-to-moderate income households, including large and multi-generational families
- Availability of land for housing developers to build on
- More funding to keep up with inflation/increase in costs of land, construction, operating expenses, lending, etc. to prevent large funding gaps in projects
- Higher-density housing on lots
- Continued need for rehabilitation of homes
- Emergency rental assistance
- Supportive services, including, but not limited to: staffing supports; homeless prevention/diversion supports; housing stabilization; case management; navigators; and fair housing/mediation
- Capital improvement funding

Notification of the draft Action Plan was published on May 22, 2024 in *The Forum* newspaper, distributed to persons interested in housing and community development and the news media, and posted on the City's website (www.FargoND.gov). The notice explains the contents and purposes of the plan, locations of where it is available for review, and how to obtain a copy. The City also provides a reasonable number of free copies of the Action Plan to citizens or groups as requested. A 30-day comment period from May 23 through June 21, 2024 gave citizens, public agencies, and interested parties an opportunity to provide input on the proposed Plan. The Action Plan was presented at a public hearing on June 10, 2024 to the Fargo City Commission, at which time the Commission reviewed and considered all comments received during the public comment period and at the public hearing. Final consideration and approval was completed at the June 24, 2024 City Commission meeting. See next section for summary of public comments received.

5. Summary of public comments

Comments on the 2024 Annual Action Plan that were received from the 30-day public comment period, which was from May 23, 2024 through June 21, 2024, are summarized below:

- Childcare:
 - The need to consider utilizing HUD funding for childcare facilities on the grounds of the public schools, with the Fargo Public School District managing the operations;
 - Availability of childcare is a big driver of where people live and if they work;
 - Moving children in a consistent, upward path during their development in a consistent geographic location provides a sense of security that is so important to well-being;
 - Hopes that the School District's long-range plans would have addressed this but maybe a partner, such as the City, is needed to make this happen;
 - Working on State dollars being added to this housing work.
- Citizen Participation:
 - Fargo is undergoing significant changes;
 - The City's programs must reflect this evolving dynamic, and ensuring that the voices of New Americans are included in these discussions is essential for creating services that truly benefit our diverse community.

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

All comments are accepted and considered in the development of the 2024 Action Plan for Housing and Community Development.

7. Summary

See AP-05 Executive Summary.

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

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

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

| Agency Role | Name | Department/Agency |
|--------------------|---------------|--------------------------------|
| CDBG Administrator | City of FARGO | Community Development Division |
| HOME Administrator | City of FARGO | Community Development Division |

Table 1 – Responsible Agencies

Narrative (optional)

A five-member City Commission governs the City of Fargo. All of the commissioners are elected at large and serve four-year terms. Consolidated plans, annual action plans, and substantial amendments to these documents are distributed to various City boards and commissions and interested members of the public. All budgetary decisions are made final at the City Commission level.

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

Action Plan Public Contact Information

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

1. Introduction

For the development of this Action Plan, the City of Fargo followed its Citizen Participation Plan. Information outlining the plan development process was distributed throughout the community and posted on the City's website (www.fargond.gov). Several needs were identified through a mixed method approach including meetings, phone calls, and emails with community members and organizations, a formal Notice of Funding Opportunity (NOFO) Request for Proposals (RFP) process, and public meetings to hear about the needs of the community.

Notice of the Action Plan schedule, activities, and budget was published in *The Forum* newspaper, shared with news media, posted on the City's website, and distributed to people who have elected to be on a City housing and community development mailing list. The notice included locations of where the plan was available for review and how to obtain a copy. The City also offered to provide a reasonable number of free copies of the Action Plan to citizens or groups by request. A news release linked the plan and public notice. Viewers were able to read the release in multiple languages and were offered an interpreter to translate and explain the plan and notice. The plan was made available for public review and comment during the 30-day public comment period running from May 23 through June 21, 2024 and a public hearing on June 10, 2024. Final City Commission consideration and approval was on June 24, 2024.

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

Through support and regular engagement in the ND Continuum of Care process, the local FM Homeless Coalition, and other supportive housing collaborations, the City maintains relationships with mental health providers, homeless shelter and service providers, housing developers and housing entities, and other governmental agencies with specific responsibilities to assist homeless and low-income individuals and families. The City also maintains ongoing relationships with its Fargo Housing and Redevelopment Authority (FHRA) and housing providers working on housing development activities (CHDOs and non CHDOs).

The City also connects these agencies with each other to boost collaboration within the community and develop better solutions. In addition, the City participates in a variety of other informal coalitions and one-one-one leadership coordination that seek to address issues that relate to housing and service needs. Most of the City's partners are listed in Table 2 of this section. The City and many of the organizations listed often work together to identify gaps and solve local housing problems.

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

City staff works actively with the North Dakota Continuum of Care and local homeless coalition through the City's Department of Planning and Development, Department of Public Health (Harm Reduction Division), and local nonprofit housing, shelter and support partners. Staff participates in regularly scheduled meetings with the CoC and local homeless coalition, and non-CoC point-in-time surveys when conducted (i.e., Everyone Counts, Wilder Study) in partnership with the CoC. The City also provides administrative and general fund support to supplement Continuum of Care initiatives in Fargo and the State of North Dakota.

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

A majority of the consultation with the CoC occurs through the City's Public Health Department, in particular the Gladys Ray Shelter (emergency homeless shelter) and its Harm Reduction staff. City staff at the Gladys Ray Shelter participate in multiple weekly and monthly meetings with other area shelters, homeless and housing service providers, the CoC, and FM Homeless Coalition. They discuss how best to allocate ESG funds as a community and whether or not to collaborate on the use of ESG funds for specific activities. Planning staff also attends the monthly FM Homeless Coalition meetings and was attending more pointed meetings during the height of the pandemic. Additionally, the City continues to work with non-City operated area shelters to address homelessness at this time, which includes how to use ESG funds. The City's Gladys Ray Shelter focuses on the procedures for the operation and administration of HMIS, as well as other HUD-funded entities in the jurisdiction. Planning staff does not interface with HMIS or policies and procedures, although it has provided some assistance (during the pandemic) to coordinate and develop procedures, and address the lack of an overall city-wide/service-wide plan or strategy to end homelessness, specifically among emergency shelters and homeless service providers.

In addition, the City is represented on and attends meetings of the ND Governor's Interagency Council on Homelessness, which works to address homelessness challenges and track and report progress toward addressing them.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | FARGO HOUSING AND REDEVELOPMENT AUTHORITY |
| | Agency/Group/Organization Type | Housing PHA Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to learn about specific housing needs and populations most in need of quality affordable housing; to partner on understanding housing-related issues and developing housing solutions together |
| 2 | Agency/Group/Organization | YWCA CASS CLAY |
| | Agency/Group/Organization Type | Services - Housing Services - Children Services - Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to continue building relationship between City and homeless service provider; to better understand the needs of women and children fleeing domestic violence in this community; to create a safer community and assist in providing safe places for women and children experiencing violence |

| | | |
|---|--|--|
| 3 | Agency/Group/Organization | UNITED WAY OF CASS CLAY |
| | Agency/Group/Organization Type | Local Service Funder Foundation |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs Anti-Poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to better understand the needs of local non-profits assisting persons who are homeless or at risk of homelessness |
| 4 | Agency/Group/Organization | CITY OF FARGO PUBLIC HEALTH DEPARTMENT- GLADYS RAY SHELTER, HARM REDUCTION CENTER, DOWNTOWN ENGAGEMENT CENTER |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to build departmental relationship; to understand the needs of people who are experiencing homelessness; to problem solve together to identify solutions to help end and prevent homelessness; provide a safe shelter option for those who are homeless |
| 5 | Agency/Group/Organization | BEYOND SHELTER, INC. |
| | Agency/Group/Organization Type | Housing |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to better understand housing needs; to develop complex housing solutions together; to assist in developing quality affordable housing for Fargo residents. |
| 6 | Agency/Group/Organization | NEW LIFE CENTER |
| | Agency/Group/Organization Type | Services - Homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to build relationship; to better understand the needs of the homeless population served by New Life Center; to problem solve together where relevant |
| 7 | Agency/Group/Organization | SOUTHEASTERN NORTH DAKOTA COMMUNITY ACTION AGENCY |
| | Agency/Group/Organization Type | Services – Housing Services - Children |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to build relationship; to better understand the needs of SENDCAA and their clients; to end and prevent homelessness; to problem solve together where relevant |

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|----|--|---|
| 8 | Agency/Group/Organization | ADMINISTRATION PLANNING & DEVELOPMENT CITY OF FARGO |
| | Agency/Group/Organization Type | Other Government - Local |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to improve departmental relationships and knowledge of community development needs |
| 9 | Agency/Group/Organization | LAKE AGASSIZ HABITAT FOR HUMANITY |
| | Agency/Group/Organization Type | Services – Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain and grow relationship; to better understand the needs of low to moderate income households wanting to become homeowners; to build homes together |
| 10 | Agency/Group/Organization | CASS CLAY COMMUNITY LAND TRUST (CCCLT) |
| | Agency/Group/Organization Type | Services – Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Economic Development |

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|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | <p>Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication</p> <p><u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain and grow relationship; to better understand the needs of low to moderate income households wanting to become homeowners; to build homes together</p> |
| 11 | Agency/Group/Organization | PRESENTATION PARTNERS IN HOUSING |
| | Agency/Group/Organization Type | Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | <p>Email Outreach; Ongoing Communication</p> <p><u>Anticipated outcome/areas or areas for improved coordination:</u> to build relationship; to better understand the needs of PPiH and their clients; to end and prevent homelessness; to problem solve together where relevant</p> |
| 12 | Agency/Group/Organization | REBUILDING TOGETHER |
| | Agency/Group/Organization Type | Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | <p>Email Outreach; Ongoing Communication</p> <p><u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to better understand housing needs</p> |
| 13 | Agency/Group/Organization | HIGH PLAINS FAIR HOUSING CENTER |
| | Agency/Group/Organization Type | Services - Housing Services – Fair Housing |

| | | |
|----|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to better understand fair housing needs |
| 14 | Agency/Group/Organization | FM COALITION TO END HOMELESSNESS |
| | Agency/Group/Organization Type | Services - Homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to better understand the needs of the homeless population served by FM Coalition to End Homelessness; to problem solve together where relevant |
| 15 | Agency/Group/Organization | CONTINUUM OF CARE (COC)/NORTH DAKOTA HOUSING FINANCE AGENCY |
| | Agency/Group/Organization Type | Services - Homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to continue building relationship; to understand the needs of people who are experiencing homelessness; to problem solve together to identify solutions to help prevent and end homelessness |
| | Agency/Group/Organization | JEREMIAH PROGRAM |

| | | |
|----|--|--|
| 16 | Agency/Group/Organization Type | Services – Housing Services – Children Services - Education |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Housing Community Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended Virtual Public Input Meeting; Email Outreach <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain and build relationship; to better understand the needs of single-parent (usually women) households seeking education and building their self-sufficiency |
| 17 | Agency/Group/Organization | U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/STATE OF NORTH DAKOTA |
| | Agency/Group/Organization Type | Other government – Federal Other government - State |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Ongoing Communication; Email Outreach <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to problem solve together where relevant |
| 18 | Agency/Group/Organization | FARGO-MOORHEAD METROPOLITAN COUNCIL OF GOVERNMENTS |
| | Agency/Group/Organization Type | Planning Organization |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting <u>Anticipated outcome/areas or areas for improved coordination:</u> to build relationship; to identify needs across the communities of Fargo, Moorhead, West Fargo, and Dilworth; to problem solve together where relevant |
| 19 | Agency/Group/Organization | FARGO PLANNING COMMISSION |
| | Agency/Group/Organization Type | Other government - Local Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to problem solve together where relevant |
| 20 | Agency/Group/Organization | CASS COUNTY PLANNING OFFICE |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to problem solve together where relevant |
| 21 | Agency/Group/Organization | HR&A ADVISORS |
| | Agency/Group/Organization Type | Other - consultant |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Attended “Technical Review & Discussion on Affordable Housing Strategies” Meeting <u>Anticipated outcome/areas or areas for improved coordination:</u> to problem solve together on housing needs in the Fargo-Moorhead region, including analysis and strategies for affordable housing |
| 22 | Agency/Group/Organization | THE BUILDING INDUSTRY ASSOCIATION OF THE RED RIVER VALLEY (FORMERLY KNOWN AS HOME BUILDERS ASSOCIATION OF FARGO-MOORHEAD) |
| | Agency/Group/Organization Type | Services – Housing Regional Organization |
| | What section of the Plan was addressed by Consultation? | Market Analysis Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Email Outreach; Ongoing Communication <u>Anticipated outcome/areas or areas for improved coordination:</u> to maintain relationship; to problem solve together on housing needs in the Fargo-Moorhead region |

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

The City compiled an extensive list of agencies and organizations, and did not deliberately omit any from the process. Some agencies did not respond to the City’s outreach process.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-------------------------|---|---|
| Continuum of Care | North Dakota Coalition for Homeless Persons | Coordinate homeless housing and support programs in the State of North Dakota |
| Core Neighborhoods Plan | Fargo Dept. of Planning & Development | Improve future planning within core neighborhoods of Fargo, many of which are low to moderate income areas or LMAs. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|--|---|
| Fargo Growth Plan 2024 | Fargo Dept. of Planning & Development/czbLLC | Provide long-range guidance on land use and land development in Fargo. |
| Fargo-Moorhead Regional Housing Needs Analysis and Strategies Report | Fargo-Moorhead Metropolitan Council of Governments | Identify and address housing needs and challenges in the region and trends that impact the housing market |
| GO2030 Comprehensive Plan | Fargo Dept. of Planning & Development | Strengthen neighborhoods, improve efficiency, upgrade infrastructure, and provide more housing solutions |
| 2023 State of Homelessness Report | FM Coalition to End Homelessness | Assess conditions and determine needs of those experiencing homelessness |
| ND Statewide Housing Needs Assessment | North Dakota Housing Finance Agency | Improve affordable housing options and highlight the need for more housing for seniors and low-income households. |
| Downtown InFocus: Take Action 2023 | Fargo Dept. of Planning & Development | Improve future planning within downtown Fargo and nearby neighborhoods. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City works with various state agencies, including the North Dakota Department of Commerce and Housing Finance Agency, to support affordable housing and community development activities. These partnerships are intended to help invest in housing, enhance physical and social infrastructure, support quality-of-life, and encourage public-private housing partnerships. This coordination brings much needed capital to the local housing stock. Funding through the federal Low-Income Housing Tax Credits, the National Housing Trust Fund, and the ND Housing Incentive Fund (HIF) are used to supplement HOME and private equity financing in projects.

The City of Fargo coordinates with the Fargo-Moorhead Metropolitan Council of Governments (Metro COG) to develop long-range transportation solutions for the area. The City works to ensure that the regional transportation system provides access to jobs, education, business, and services.

AP-12 Participation – 91.105, 91.200(c)

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

Stakeholder participation is important to the City in identifying community development needs, assessing the effectiveness of ongoing housing and community development programs, and developing community development priorities. It is important to use all available methods to determine community development needs, assess effectiveness of existing programs, and develop community development plans. The City of Fargo obtains citizen input through meetings with people, consultation with housing and service providers, and adjacent units of local government in an effort to better ascertain Fargo's community development needs. The City encourages and seeks participation from all citizens and emphasizes the involvement of low and moderate-income persons, residents of blighted areas, residents of predominantly low- and moderate-income neighborhoods, minority populations, non-English speaking/limited English proficiency persons, and persons with disabilities. Many of the organizations working with these populations received plan development information and the Notice of Funding Opportunity. See attachment for a list of these organizations and which ones predominately serve racial/ethnic minorities, non-English speaking persons, persons with disabilities, and protected classes that are historically discriminated against.

Prior to the solicitation and selection of the 2024 community development projects, staff met with representatives of area municipalities, local governments, community-based organizations, and service and housing-related agencies. A citywide public input meeting was held on to inform the public about the CDBG and HOME programs and 5-Year goals, timelines, community development assets and needs, types of projects eligible for funding, and the process for selecting projects. The low-moderate income population in Fargo is not in one concentrated area. For that reason, the public input meeting was held virtually and the public hearing was held at City Hall, which is accessible to people with disabilities. Alternative formats of the information or reasonable accommodations for persons with disabilities or limited English proficiency, including the availability of interpretation and translation services were available upon request through the Planning and Development Department. Auxiliary aids or other services were also offered upon request to hearing or sight-impaired residents to enable full participation in the citizen participation process.

A November 15, 2023 publication in *The Forum*, news release (available in 133 languages), emails to interested parties, and website posting announced Fargo's Notice of Funding Opportunity (NOFO) Request for Proposals for program year 2024 Community Development Block Grant (CDBG) and HOME programs. Proposals were due on December 6, 2023.

Community Development staff gathered input in the months leading up to submission of the plan. The Consultation section lists organizations that have been in contact with the City regarding 2024 HUD funding, as well as those who provided input at the November 30, 2023 virtual public input meeting. Notice of this meeting was publicized through news media contacts, emails, and online announcements to provide further opportunity for public input on Fargo’s greatest community needs. In addition, a “Technical Review & Discussion on Affordable Housing Strategies” meeting (“Housing Strategies” meeting) was held on November 7, 2023.

Announcement of the City of Fargo’s 2024 Annual Action Plan was published as a public notice in *The Forum*, emailed to persons interested in housing and community development, and publicized through a media release and the City’s website (www.FargoND.gov) on May 22, 2024. The notice explains the contents and purposes of the plan, locations of where it is available for review, and how to obtain a copy. Public notices on the City’s website are accessible for translation into over 130 languages. The Annual Action Plan was available during the public comment period on the City’s website, and was also distributed to area libraries and Fargo Housing and Redevelopment Authority for viewing. The City provides a reasonable number of free copies of the plan to citizens or groups as requested.

Comments were received on the proposed plan during the 30-day public comment period, which was from May 23 through June 21, 2024, and are summarized in the chart below. On June 10, 2024, the City Commission held a public hearing on the proposed Plan. On June 24, 2024, at which time the Commission reviewed and considered all comments received during the public comment period and at the public hearing, Fargo City Commission approved the 2024 Annual Community Development Action Plan and directed submittal of the plan to HUD.

The citizen participation outreach process for the 2024 Action Plan was added to the chart below.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 1 | E-mail | Non-targeted/broad community | On November 3, 2023, local affordable housing organizations, Planning Commission members, City Commission members, media contacts, and interested parties were e-mailed an invite to a “Housing Strategies” meeting. | N/A | N/A | |
| 2 | Meeting | Non-targeted/broad community | On November 7, 2023, a meeting was held to provide opportunity for a housing consultant and affordable housing organizations to discuss Fargo and regional-specific issues related to affordable housing. | <ul style="list-style-type: none"> • Availability of land for housing developers to build on • More funding to keep up with inflation/increase in costs of land, construction, operating expenses, lending, etc. to prevent large funding gaps in projects • Higher-density housing on lots | All comments were considered. | |

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 3 | Newspaper Ad | Non-targeted/broad community | On November 15, 2023, a notice was published in <i>The Fargo Forum</i> announcing a virtual public input meeting for housing and homeless community development needs, as well as non-housing and non-homeless community development needs, for the 2024 Action Plan. A two-week notice was provided. | N/A | N/A | |

| | | | | | | |
|---|----------------|------------------------------|---|---|--|--|
| 4 | Public Meeting | Non-targeted/broad community | <p>On November 30, 2023, a virtual meeting was held to provide opportunity for public input on priorities related to homeless and housing community development needs, as well as non-housing and non-homeless community development needs. This was an open meeting and the public was notified.</p> | <ul style="list-style-type: none"> • Funding for rehabilitation to existing homeless shelters • More affordable multi-family housing and more affordable senior housing to address increasing demand • Housing for people with barriers (e.g. previous eviction histories, low credit scores, etc.) • Fair housing training for developers, property management companies, and landlords • More homeownership opportunities for low-to-moderate income households, including large and multi-generational families. • Continued need for rehabilitation of homes • Emergency rental assistance | All comments were considered in the prioritization of needs process. | |
|---|----------------|------------------------------|---|---|--|--|

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| | | | | <ul style="list-style-type: none"> Supportive services, including, but not limited to: staffing supports; homeless prevention/diversion supports; housing stabilization; case management; navigators; and fair housing/mediation Capital improvement funding | | |
| 5 | Newspaper Ad | Non-targeted/broad community | On May 22, 2024, a notice was published in <i>The Fargo Forum</i> seeking comment on the 2024 Action Plan. May 23, 2024 was the first day of the 30-day comment period. | N/A | N/A | |
| 6 | News Release | Non-targeted/broad community | On May 22, 2024, a news release was distributed to media contacts. | N/A | N/A | |

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|------------------------------|--|------------------------------|--|---------------------|
| 7 | Internet Outreach | Non-targeted/broad community | On May 22, 2024, a City of Fargo website posting announced the 2024 Action Plan public comment period. | N/A | N/A | |

| | | | | | | |
|---|--------|------------------------------|--|--|-------------------------------|--|
| 8 | E-mail | Non-targeted/broad community | On May 22, 2024, Community Development partners and interested parties were e-mailed information for review and comment of the 2024 Action Plan. | <ul style="list-style-type: none"> • The need to consider utilizing HUD funding for childcare facilities on the grounds of the public schools, with the Fargo Public School District managing the operations; • Availability of childcare is a big driver of where people live and if they work; • Moving children in a consistent, upward path during their development in a consistent geographic location provides a sense of security that is so important to wellbeing; • Hopes that the School District's long-range plans would have addressed this but maybe a partner, such as the City, is needed to make this happen; • Working on State dollars being added to this housing work; | All comments were considered. | |
|---|--------|------------------------------|--|--|-------------------------------|--|

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| | | | | <ul style="list-style-type: none"> Fargo is undergoing significant changes; The City's programs must reflect this evolving dynamic, and ensuring that the voices of New Americans are included in these discussions is essential for creating services that truly benefit our diverse community. | | |
| 9 | Public Hearing | Non-targeted/broad community | On June 10, 2024 the Fargo City Commission held a public hearing to review the draft 2024 Action Plan for the City of Fargo (on regular agenda). This is an open meeting and the public was notified. | No public comments received. | N/A | |

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|------------------------------|--|---------------------|
| 10 | Public Meeting | Non-targeted/broad community | On June 24, 2024, the City Commission met for final consideration and approval of the 2024 Action Plan (on consent agenda). | No public comments received. | N/A | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Fargo receives annual funding from two HUD formula grant programs: Community Development Block Grant Program (CDBG) and HOME Investment Partnerships Program (HOME). Fargo will combine these federal allocations with funding from other public and private sector sources to address priority needs identified in the 5-year Consolidated Plan. In addition, many non-profit and for-profit organizations in the community apply for other federal, state, and foundation grants. Although the nature and amount of such funding is unknown at this time, the City will continue to focus on and address the challenges detailed in the 2020-2024 Consolidated Plan and meet increased demand and local community development needs. The City of Fargo anticipates a total of \$1,774,365.85 in combined resources to address priority needs for the 2024 program year. This amount is comprised of CDBG and HOME award amounts, prior year resources, and program income estimates.

Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|--------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning, & Fair Housing Housing Multifamily Rental New Construction Public Improvements Public Services | 822,824 | 21,798 | 286,037.38 | 1,130,659.38 | 0 | <p>The City of Fargo is in the final year of its 2020-2024 Consolidated Plan. Expected resources have been allocated for 2024 activities. Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan. To match actual 2024 allocation amounts and any increase in program income, funding will be applied to affordable housing projects if needed or the contingency line item if less than \$5,000. Any unused funds will be reallocated in an amendment or the following year's action plan, either of which require a 30-day public comment period. Because these funding sources are subject to annual Congressional appropriations and potential changes in funding distribution formulas, the expected amount available for the remainder of the Con Plan, which includes program income estimations, is subject to change with availability of funding.</p> |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 5 | | | | Expected Amount Available Remainder of ConPlan | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Admin and Planning Housing Multifamily Rental New Construction | 444,620.36 | 157,228.97 | 41,857.14 | 643,706.47 | 0 | The City of Fargo is in its final year of its 2020-2024 Consolidated Plan. Expected resources have been allocated for 2024 activities. To match actual 2024 allocation amounts, funding will be applied to affordable housing projects if needed or the contingency line item if less than \$5,000. Any unused funds will be reallocated in an amendment or the following year's action plan, either of which require a 30-day public comment period. Because these funding sources are subject to annual Congressional appropriations and potential changes in funding distribution formulas, the expected amount available for the remainder of the Con Plan, which includes program income estimations, is subject to change with availability of funding. |

Table 5 - Expected Resources – Priority Table

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

Federal funds will be leveraged with nonfederal resources to achieve the objectives of this plan. Through partnerships with subrecipients and developers, funding from other public and private sector sources, as well as state and local programs will be utilized to increase the amount of funds available to address priority needs such as the expansion of affordable housing stock, provision of public services, and improvement public facilities.

Upon becoming a HOME Participating Jurisdiction, the City of Fargo became responsible for documenting appropriate match in conjunction with receiving HOME funds. For the 2020-2024 Consolidated Plan, \$100,000/year in matching fund liability is anticipated. For 2024, the sources of match may include local payments in lieu of taxes. The City also anticipates \$150,000/year in HOME program income and \$21,798/year CDBG program income.

Additional funding that is expected to be available includes the public housing capital fund, housing vouchers, and state resources including those from the ND Housing Finance Agency, tax credits and incentives, and PILOT and Capital Funds.

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

The City will consider the use of publicly-owned land or other property located within the jurisdiction for the construction of affordable housing for low-to-moderate income households, public green or park space, and community centers/public facilities.

In February of 2023, the City utilized Community Development Block Grant (CDBG) funds and American Rescue Plan Act (ARPA) funds to purchase two adjacent parcels located at 802 32 Street North and 3129 7 Avenue North in Fargo. In the future, neighborhood outreach will occur and a Request for Proposals for affordable housing development will be brought to City Commission for issuance. In addition, the City acquired a vacant, residential, single-family lot located at 1714 5 Avenue South through a tax forfeiture in February 2023. This lot will be the location of a HOME-funded project, in partnership with Lake Agassiz Habitat for Humanity, for new construction of affordable, single-family

housing.

Discussion

In 2024, the City will use CDBG and HOME in partnerships to leverage private, state and local funds to address goals and strategies outlined in Fargo's Consolidated Plan. The City will also continue to identify strategies to be used for a variety of activities with respect to affordable housing and community development.

Annual Goals and Objectives

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

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------------|------------|----------|--------------------|-----------------|----------------------------|--|--|
| 1 | Affordable Housing | 2020 | 2024 | Affordable Housing | City Wide | Housing Needs | CDBG: \$336,000 HOME: \$595,000 | Rental units constructed: 44 Household Housing Units (40 CDBG and 4 HOME) |
| 2 | Ending and Preventing Homelessness | 2020 | 2024 | Homeless | City Wide | Homeless and Special Needs | CDBG: \$647,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,200 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Affordable Housing |
| | Goal Description | <p>Affordable Housing – Create and maintain affordable housing options and increase homeownership in Fargo</p> <ul style="list-style-type: none"> • Work with local partners to create new housing and/or rehabilitate existing affordable housing throughout the community, including the preservation and replacement of the existing subsidized housing (i.e., activities may include acquisition, rehabilitation, and/or new construction) • Increase public awareness of affordability concerns and the needs of at-risk populations |
| 2 | Goal Name | Ending and Preventing Homelessness |
| | Goal Description | <p>Ending and Preventing Homelessness – Participate in collaborative efforts to reduce and prevent homelessness in the community</p> <ul style="list-style-type: none"> • Support a continuum of housing and emergency solutions for Fargo’s population facing homelessness • Support public facilities improvement projects for homeless shelters |

Table 7 – Goal Descriptions

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

The City of Fargo is proposing an allocation of \$336,000 in CDBG funds for acquisition of land for multifamily rental development. In addition, \$500,000 in HOME funds and \$95,000 in HOME CHDO ‘set aside’ funds will be utilized for the project. It is anticipated a total of 40 rental units will be constructed (with 4 units being HOME units). The City anticipates units to be rented to individuals who qualify under HOME as extremely low-income, low-income, and moderate-income.

At least 44 low-to-moderate income households will be provided with affordable housing through the 2024 Action Plan.

Introduction

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME participating jurisdiction. This Action Plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2024 program year (May 1, 2024 to April 30, 2025).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2024 activities
- Summary of 2024 budget and programmatic expenditure limits
- Description of projects included in 2024 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the 2024 HOME funds will benefit low/mod households and an estimated 100 percent of 2024 Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of safe, affordable, and decent housing. The following table summarizes the distribution of Fargo's FY2024 projects by HUD's Performance Measure System.

| # | Project Name |
|---|--|
| 1 | CDBG Planning and Administration |
| 2 | HOME Planning and Administration |
| 3 | Downtown Engagement Center Operations |
| 4 | YWCA Cass-Clay Emergency Shelter Facility Improvements |
| 5 | Acquisition for Affordable Multi-Family Rental Development |
| 6 | Affordable Multi-Family Rental Development Project |
| 7 | Community Housing Development Organization (CHDO) Project |
| 8 | Contingency |

Table 8 – Project Information

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

The 2024 Action Plan projects focus on housing and homelessness goals. CDBG funds will be used for projects related to facility improvements to an emergency shelter, public services for homeless engagement operations, acquisition for future construction of affordable multi-family rental housing, and fair housing. HOME-funded projects will include the addition of affordable multi-family rental

housing. Allocation priorities are a result of citizen participation and outreach as described in the Consultation and Participation sections of this plan.

Obstacles to addressing underserved needs related to affordable housing creation will most likely be issues tied to the construction industry, such as supply and availability of materials, contractor availability and interest in bidding on laborious HUD-funded projects, labor availability, and cost increases. These issues will most likely impact project timelines, budgets, and potentially the “bottom line” for the subsidy. Such issues have the potential to delay a project and in cases of higher than normal construction costs, terminate a project entirely.

Obstacles to addressing underserved needs related to providing homeless services will be issues related to worker shortage and/or burnout. Many service providers are finding it difficult to keep and/or find staff, especially when the work is related to homelessness, mental health, and poverty, thus putting the non-profit organization in jeopardy. Workers are “burning out” due to the mental demands of the job, the chronic crisis that clients are in, the long hours, the low pay, and the under-appreciation experienced by professionals in these fields. In some cases, workers are struggling with mental health challenges themselves as a result of their jobs, which intensifies the problem.

Another obstacle is the one time funding that resulted from the pandemic. Providers are indicating that the problems are worse now than they were prior to the pandemic, especially related to mental health and maintaining housing. Also, providers have indicated that many people are still accessing services for the first time. The effect of one-time funding will likely impact programs, beneficiaries, and staff numbers for years.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

| | | |
|---|--|--|
| 1 | Project Name | CDBG Planning and Administration |
| | Target Area | City Wide |
| | Goals Supported | Affordable Housing; Ending and Preventing Homelessness |
| | Needs Addressed | Housing Needs; Homeless and Special Needs |
| | Funding | CDBG: \$139,659.38 (\$97,058.38 + \$42,601) |
| | Description | <p>Funds are used for the administration of the CDBG program. Expenses are related to the development of program plans, reports, studies, and fair housing education as part of the requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). This includes support of a part-time Fair Housing Specialist who will provide ongoing outreach, test coordination, and technical assistance in Fargo, ND. Prior year planning and administration funding may be used for startup planning and administration costs in future years.</p> <p><i>National Objective: Not applicable for administration.</i></p> <p><i>CDBG Matrix Code: 21A General Program Administration. Eligibility 24 CFR Part 570.206.</i></p> <ul style="list-style-type: none"> • High Plains Fair Housing Center: \$42,601 <p><i>CDBG Matrix Code: 21D Fair Housing Activities (subject to 20% Admin. Cap). Eligibility 24 CFR Part 570.206(c).</i></p> |
| | Target Date | 4/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | n/a |
| | Location Description | n/a |
| | Planned Activities | n/a |
| 2 | Project Name | HOME Planning and Administration |
| | Target Area | City Wide |
| | Goals Supported | Affordable Housing |

| | | |
|---|--|--|
| | Needs Addressed | Housing Needs |
| | Funding | HOME: \$40,000 |
| | Description | Funds are used for the administration of the HOME program. Expenses are related to the development of program plans, reports, and studies. Prior year planning and administration funding may be used for startup planning and administration costs in future years. <i>National Objective: Not applicable for administration.</i> |
| | Target Date | 4/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | n/a |
| | Location Description | n/a |
| | Planned Activities | n/a |
| | | |
| 3 | Project Name | Downtown Engagement Center Operations |
| | Target Area | City Wide |
| | Goals Supported | Ending and Preventing Homelessness |
| | Needs Addressed | Homeless and Special Needs |
| | Funding | CDBG: \$100,000 |
| | Description | CDBG funds will be utilized to provide operational support at Fargo's Downtown Engagement Center, which serves people who are at risk of homelessness, recently homeless, or who are currently homeless. <i>National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code: 03T Operating Costs of Homeless/Aids Patient Programs, Eligibility 24 CFR Part 570.201(e).</i> |
| | Target Date | 4/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 80 homeless persons will be assisted. |
| | Location Description | City Wide |
| | Planned Activities | Provide operating funding for the Downtown Engagement Center. |
| 4 | Project Name | YWCA Cass-Clay Emergency Shelter Facility Improvements |
| | Target Area | City Wide |

| | | |
|---|--|---|
| | Goals Supported | Ending and Preventing Homelessness |
| | Needs Addressed | Homeless and Special Needs |
| | Funding | CDBG: \$547,000 |
| | Description | CDBG funds will be used towards substantial rehabilitation of YWCA Cass-Clay emergency shelter's HVAC system. <i>National Objective: Low-Mod Clientele (LMC) Benefit [24 CFR Part 570.208(a)(2)]</i> <i>CDBG Matrix Code: 03C Homeless Facilities (not operating costs), 24 CFR Part 570.201(c)</i> |
| | Target Date | 4/30/2025 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated 1,200 persons will benefit from the shelter upgrades. |
| | Location Description | 3000 University Drive South |
| | Planned Activities | Provide funds for shelter improvements. |
| | | |
| 5 | Project Name | Acquisition for Affordable Multi-Family Rental Housing Development |
| | Target Area | City Wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Housing Needs |
| | Funding | CDBG: \$336,000 |
| | Description | CDBG funds will be utilized for acquisition of land for new construction of an affordable, multi-family rental housing complex in partnership with Beyond Shelter, Inc. A public comment period, as part of a substantial amendment, will occur at a later date when a project location is identified. <i>National Objective: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)]</i> <i>CDBG Matrix Code: 01 Acquisition of Real Property - Eligibility 24 CFR Part 570.201(a)</i> |
| | Target Date | 4/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated 40 households will benefit from the affordable housing development. |

| | | |
|----------|--|--|
| | Location Description | To be determined. |
| | Planned Activities | Provide funds for land acquisition. |
| 6 | Project Name | Affordable Multi-Family Rental Housing Development |
| | Target Area | City Wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Housing Needs |
| | Funding | HOME: \$500,000 |
| | Description | HOME funds will be utilized for new construction of an affordable multi-family senior and elderly rental housing complex, in partnership with Beyond Shelter, Inc. The location of this project shall be identified at a later date. <i>HOME Eligible Activity under 92.205(a)(1)</i> |
| | Target Date | 4/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated 3 households will benefit from the affordable housing development. |
| | Location Description | To be determined. |
| | Planned Activities | Provide funds for new construction. |
| | Project Name | Community Housing Development Organization (CHDO) Project |
| 7 | Target Area | City Wide |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Housing Needs |
| | Funding | HOME: \$95,000 |
| | Description | The City will partner with a Community Housing Development Organization to create affordable housing with the HOME set-aside funds in Fargo. The location of this project shall be identified at a later date. <i>HOME Eligible Activity under 92.205(a)(1).</i> |
| | Target Date | 4/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | Provide 1 HOME unit in Fargo for a household at or below 60% AMI (for a total of 4 HOME units between the Affordable Multi-Family Rental and CHDO projects). |

| | | |
|----------|--|---|
| | Location Description | To be determined. |
| | Planned Activities | Construct affordable housing units to serve households at or below 60% AMI. |
| 8 | Project Name | Contingency |
| | Target Area | n/a |
| | Goals Supported | n/a |
| | Needs Addressed | n/a |
| | Funding | HOME: \$8,706.47 CDBG: \$8,000 |
| | Description | Unallocated funds to be used for cost-overruns and unanticipated expenses related to existing activities. |
| | Target Date | No Target Date |
| | Estimate the number and type of families that will benefit from the proposed activities | n/a |
| | Location Description | n/a – contingency only |
| | Planned Activities | n/a – contingency only |

AP-50 Geographic Distribution – 91.220(f)

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

While there are no specified “Target Areas” identified in the 2024 Action Plan, the City of Fargo does prioritize its community development activities to neighborhoods that are predominately low-to-moderate income areas. There is also specific focus on core neighborhood areas within Fargo, including activities in recent and current Annual Action Plans. In Fargo, most of the low-to-moderate areas are concentrated in the core neighborhoods of the city. The City of Fargo adopted the Core Neighborhoods Plan in 2021, which will bring together neighborhood stakeholders to collaboratively expand planning efforts to the city’s core neighborhoods and will likely incorporate HUD-related activities. The City is currently in the process of hiring a Neighborhood Planner to help implement work done in the core neighborhoods.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| City Wide | 100 |

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City works to increase public awareness of affordability concerns on a regular basis. This occurs through regular housing meetings with partners, housing studies, and housing agenda topics at public meetings. Collaborative efforts and multi-discipline discussions surrounding housing solutions across the housing continuum are ongoing, spanning from homeless sheltering, supportive housing, rentals, affordable homeownership, and market rate housing. Once such collaborative effort was concluded this past summer when Fargo-Moorhead Metropolitan Council of Governments (Metro COG), in partnership with the City of Fargo, conducted a study of the community's housing market, analyzing existing housing supply, current production, and future demand in order to ensure long-term sustainability of the area's housing.

Among the findings documented through the recent study is the limited affordable rental housing supply. The largest share of rental housing need is among the most vulnerable households, families earning less than \$35,000 annually. Most new multifamily units in Fargo are targeted for new high earners, creating a gap in supply for the lowest income residents. The community's homeownership rate is lower than the national average, with homeownership becoming increasingly out of reach for elderly populations and households with annual incomes lower than \$75,000. Many factors attribute to the increasing challenge of accessing homeownership including steady housing cost appreciation, as well as barriers such as the low supply of affordable homes, lack of savings for a down payment, and higher mortgage denial rates experienced by non-white households compared to white households, even when controlling for income.

More housing for all socio-economic households is needed at all price points to meet the demands of the growing community and economy. New housing unit production in the community has not kept pace with the strong employment growth experienced in the past decade. This coupled with increased housing needs projections, more residents becoming housing cost-burdened, decreased opportunities for homeownership, and limited housing supply across income levels for both homeowners and renters, results in the need for a variety of affordable and attainable housing typologies. The addition of family-sized rental housing, workforce housing, and entry-level homeownership opportunities, as well as diversity of housing choice through different tenures and building types is needed to create a range of price points available to renters and homebuyers to meet increasing demand.

The number of affordable rental units in Fargo will be increased through completion of projects included in the 2024 Action Plan. CDBG funds will be utilized for acquisition of land while HOME and HOME CHDO set-aside funds will be utilized for new construction and development of an affordable multi-family

senior rental housing complex on the acquired land.

| One Year Goals for the Number of Households to be Supported | |
|---|-----------|
| Homeless | 0 |
| Non-Homeless | 44 |
| Special-Needs | 0 |
| Total | 44 |

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

| One Year Goals for the Number of Households Supported Through | |
|---|-----------|
| Rental Assistance | 0 |
| The Production of New Units | 44 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 44 |

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

Discussion:

The one year goals listed above are associated with 2024 activities, but the completion and reporting of those activities will happen within the next two years due to construction schedules being longer than a program year. It is anticipated a total of 44 non-homeless people will benefit from federal HUD funds being used to construct 40 rental units (CDBG), with 4 rental units being HOME-designated units.

AP-60 Public Housing – 91.220(h)

Introduction

The Fargo Housing & Redevelopment Authority's (FHRA) focuses its approach to serving public housing needs on maintaining and developing its portfolio of Housing Choice Vouchers and public/assisted housing units. It also maintains auxiliary programs designed to promote self-sufficiency and upward mobility.

Actions planned between May 1, 2024-April 30, 2025 to address the needs to public housing

The FHRA will continue to manage its inventory of public and subsidized housing units and vouchers, which is detailed in the Consolidated Plan. It will begin construction of a 110-unit low-income apartment building planned for the site of its former Lashkowitz High Rise, with completion anticipated by May 2025. It will also continue to survey its options for another 65-unit low-income apartment building at 18th Street and 25th Avenue South that could begin in 2025.

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

The FHRA will continue to work to engage, educate, and empower residents by providing opportunities for personal development, economic stability, education, health, and fostering family and community life. It will continue to manage programs that promote self-sufficiency and upward mobility, including its Resident Opportunity and Self Sufficiency (ROSS) Program and Family Self Sufficiency (FSS) Program, all of which support tenants' preparation toward homeownership. The FHRA also works closely with Job Service of North Dakota to provide necessary training opportunities to poverty-level families.

The FHRA is not currently accepting new participants for homeownership-specific programs. However, it still monitors a handful of participants in its homeownership voucher program for disabled tenant households. In addition, it still monitors several participants who have not yet sold their soft second mortgage as part of its 1999 5H Homeownership Program.

In addition, for every 100 residents in a property, there is a resident advisory board which is convened to review annual plans, proposed policy changes, etc. Members receive a monetary stipend for participation and feedback.

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

Not applicable. The FHRA is not designated as troubled.

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

Introduction

The City's Consolidated Plan identifies "Ending and Preventing Homelessness" and "Assistance for Vulnerable Populations" as priority goals. The City will support these goals through activities outlined below. In addition, the City regularly coordinates with the FM Coalition to End Homelessness, local service and housing providers, and the North Dakota Continuum of Care to evaluate needs and determine next steps in metro-wide strategic efforts to prevent and end homelessness in the community.

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

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

In 2024, the City will continue to fund operations for its Harm Reduction programs which primarily serve unsheltered people. This includes the Gladys Ray Shelter, Downtown Engagement Center, and the Mobile Outreach Program. Using 2024 CDBG funds, the City will expand its Mobile Outreach Program to include a new team dedicated to reaching out to homeless persons within the downtown neighborhood and assessing their needs.

All Harm Reduction program staff are trained in administering the Housing Prioritization Tool and VI-SPDAT assessment tool to help assess a person's individual needs and connect to appropriate housing resources or other interventions. The staff bring ample experience in building trust with homeless persons and engaging with individuals prior to an enforcement action and assisting them towards alternative shelter, housing, and resources. Staff continue to utilize the region's coordinated entry system CARES, which stands for Coordinated Access Referral Entry and Stabilization System.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter needs are addressed through a network of public and non-profit partners, including seven shelters that each specialize in particular household types. Total emergency shelter capacity in Cass and Clay County combined is 330 beds, with limited capacity to surge to closer to 400 in times of crisis (e.g., extreme winter weather). However, there are an estimated 1,022 individuals experiencing homelessness in the FM area on any given night, including unsheltered people actively seeking a shelter bed and individuals doubled up (i.e., staying with a friend or family member temporarily).

Transitional housing needs are addressed through a network of public and non-profit partners. Total transitional housing capacity in Cass and Clay County combined is 166 units, including the recently completed YWCA Lantern Light rehabilitation project.

In 2024, the City will continue to invest in the city-owned and operated Gladys Ray Shelter, which serves up to 25 adult males and 10 adult females. In addition, the City will continue support of its overnight Winter Warming Center (WWC), which was opened at the Downtown Engagement Center in November 2023. The WWC has no beds but has room for up to 40 people to keep warm as shelters are all at capacity.

In addition, the City is ramping up conversations and strategy in support of ending homelessness and improving homeless system optimization and response planning. As part of this, the City recently launched a new task force on ending homelessness and last year it hired two full-time staff to support emergency shelter system coordination. The City will continue to meet consistently with homeless service providers to assess emergency shelter demands and how to allocate resources accordingly, including its approximately \$1.7 million in HOME-American Rescue Plan dollars.

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 City will continue to invest in its programs to transition homeless persons into permanent housing, primarily through its housing navigation services through its Downtown Engagement Center and Gladys Ray Shelter. Through its 2024 Downtown Engagement Center Operation activity, staff will be further equipped to connect with homeless persons and connect them to appropriate housing resources.

In addition to its housing navigation services for housing partner, the Downtown Engagement Center continues to partner with Presentation Partners in Housing (PPIH) and Southeastern North Dakota Community Action Agency (SENDCAA) to provide homeless prevention, diversion, rapid rehousing, housing navigation, and emergency housing assistance.

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

The City will continue to invest in its programs to prevent homelessness, primarily through hosting supportive services through its Downtown Engagement Center. In addition, the City will continue to participate in advocacy and collaboration that addresses key gaps in assistance available to prevent

homelessness.

This City is one of several key partners that support the needs of at-risk individuals exiting institutions and advocates for housing to be incorporated into discharge planning. The New Life Center and Fargo Housing and Redevelopment Authority continue to operate the community's Medical Respite Program, which serves people who are homeless and in need of safe shelter after being discharged from a hospital.

Discussion

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

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

Introduction

Sections MA-40 and SP-55 in [Fargo’s 2020-2024 Consolidated Plan](#) as well as its [2020-2024 Analysis of Impediments to Fair Housing Choice](#) discuss the barriers to affordable housing in detail. The greatest challenges continue to be lack of affordable housing stock. One regional housing study identified that the metro area will need to build nearly 16,000 housing units in the next ten years to keep up with growth across all income levels. Like much of the country experiencing a housing shortage, barriers to adding to housing stock are largely due to market conditions.

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

In 2024, Fargo will complete the final phase of its new Growth Plan, which will provide long-range guidance on land use and land development to the City of Fargo, its partner agencies, and the private sector. As with Fargo’s previous growth plans, it will be used to inform updates to the Land Development Code (LDC), aid the development of capital investment plans for services and utilities, shape future transportation plans, and guide the development of new programs and policies related to development and redevelopment.

In addition, the City continues to implement its [Core Neighborhoods Master Plan](#) , which includes a comprehensive set of tools that cover land use policy, resident engagement, housing reinvestment, public infrastructure, and enforcement of basic health and safety codes. It will also participate in a regional housing committee designed to coordinate housing policies and development to meet regional housing needs.

Meanwhile, the City will continue its efforts to minimize barriers or negative effects that local regulation has on affordable housing. As detailed in the 2020-2024 Consolidated Plan, in 2024 the City will continue to offer:

- A two-year property tax exemption for newly constructed owner-occupied housing (that is weighted more heavily toward affordable units).
- 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.
- A Homestead Tax Credit through the State of North Dakota, designed to reduce property tax burden on low-income elderly and disabled homeowners.
- Tax Increment Financing (TIF) and Payment in Lieu of Taxes (PILOT) with accommodations available in favor of affordable units.

In addition, through its 2024 Fair Housing Activity, the City will provide increased staffing support dedicated to the implementation of actions recommended in its Analysis of Impediments to Fair Housing and overall enhanced fair housing efforts, including:

- Increasing fair housing outreach and education.
- Offering intake line that provides support for legal and mediation services related to fair housing.
- Supporting property owners with affirmative marketing plans.
- Providing education to lenders about federally-backed Native American lending programs and barriers to credit for new Americans.
- Monitoring matched-pair test parts for loan applications and HMDA data for any disparate treatment of protected classes.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Fargo will continue to develop partnerships and programs to better support those in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

Obstacles to addressing underserved needs were outlined in the Projects section (AP-35) of this Action Plan. Those obstacles included:

Obstacle 1: Regarding affordable housing creation, obstacles will most likely be issues tied to the construction industry, such as supply and availability of materials, contractor availability and interest in bidding on laborious HUD-funded projects, labor availability, and cost increases. These issues will most likely impact project timelines, budgets, and potentially the “bottom line” for the subsidy. Such issues have the potential to delay a project and in cases of higher than normal construction costs, terminate a project entirely.

Action to Address Obstacle 1: Work in detail with subrecipients and contractors to identify their obstacles and set realistic timelines and budgets based on the information provided. Foresee worst-case scenarios, discuss and outline consequences and/or plans of action should they be realized.

Obstacle 2: Regarding homeless services, obstacles will be issues related to worker shortage and/or burnout. Many service providers are finding it difficult to keep and/or find staff, especially when the work is related to homelessness, mental health, and poverty. Workers are “burning out” due to the mental demands of the job, the chronic crisis that clients are in, the long hours, the low pay, and the under-appreciation experienced by professionals in these fields. In some cases, workers are struggling with mental health challenges themselves as a result of their jobs, which intensifies the problem.

Action to Address Obstacle 2: Discuss with subrecipients and partners ongoing issues and possible solutions, particularly for increasing worker pay and benefits, nurturing and rewarding workers, and ensuring that they have easily accessible options for mental healthcare.

Obstacle 3: Regarding one-time funding that resulted from the pandemic, obstacles will be the problems that are worse now for households than they were prior to the pandemic (as reported by providers), especially related to mental health and maintaining housing. Providers have also indicated that many people are still accessing services for the first time. The result of one-time funding will likely impact programs, beneficiaries, and staff numbers.

Action to Address Obstacle 3: The City has been forewarning providers, particularly those

funded through the City with one-time funding, of the impending ripple effect that one-time funding will have (e.g., hiring new staff, adding new programs, providing more direct benefits, etc.) on their agencies and their partners. It has been an ongoing discussion and the only action the City can take to address this obstacle is to assist providers in finding new funding streams to maintain their staff, programs, and benefits that are needed to ensure that people who are homeless, at-risk of homelessness, and low income households can maintain their housing and ultimate self-sufficiency. The City can also connect providers to local funders, provide letters of support or recommendations for grant applications, and/or provide gap or match funding if available, however, this obstacle is an issue that the whole nation is facing and a long-term or permanent federal funding option is needed for maintaining services at the level they were offered during the pandemic.

Actions planned to foster and maintain affordable housing

As outlined in its Core Neighborhood Plan, GO2030 Plan, Growth Plan, and FM Regional Housing Needs Analysis, the City will remain focused on the creation and preservation of affordable housing. In the 2024 Action Plan, the City will partner with a local housing organization to provide affordable, multi-family rental housing for low-to-moderate income, elderly households. In addition, the City continues its support for efforts to protect housing against threat of natural hazards, including implementation of a flood resiliency strategy and recommendations made by its Sustainability and Resiliency Committee.

Actions planned to reduce lead-based paint hazards

The City will continue to address lead-based paint hazards for all HUD-funded housing rehabilitation projects on homes built before 1978. Lead-based paint hazards will be identified through lead-based paint testing and hazard evaluations. All hazards found from the lead-based paint testing will be addressed by a lead-certified contractor, either through interim controls or abatement. In addition, the City will continue to provide educational information about the hazards of lead-based paint to residents and subrecipients of federal funds on projects involving lead-based paint.

Actions planned to reduce the number of poverty-level families

The City continues to support the efforts of nonprofit and public agencies that work to reduce the number of families living in poverty, including the efforts of the Fargo Housing and Redevelopment Authority (FHRA), the Cass Clay United Way, and the Great Plains Food Bank. The City will continue to coordinate anti-poverty efforts with local service providers and social service agencies.

Actions planned to develop institutional structure

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

and human service agencies to coordinate and improve communications.

A challenge for Fargo's Community Development Division is to continue to effectively adapt its institutional structure to meet changing needs and a challenging fiscal environment. Due to Federal budget increases resulting from the pandemic, the Community Development Division has had to further refine its ability to implement programming efficiently and effectively to expend funds quickly. The increase in funds has also lead to an increase in projects. Additionally, individual project budgets have increased in order to match staff capacity. Program administration funds may also become available for adding grant funded staff to assist with project management and the disbursement of funds if necessary.

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

The City will continue to support the efforts of housing and social service agencies in the community. The City is also an active participant in the FM Homeless Coalition, statewide Continuum of Care Planning Committee, the ND Interagency Council on Homelessness, as well as other community-wide partnerships that discuss a variety of housing issues facing the metropolitan area. The City also continues to provide technical assistance to housing-related nonprofits whenever possible to support their organizational capacity and link them to potential partner agencies.

The Downtown Engagement Center model offers a centralized location for agencies to operate and coordinate, which is included in the 2023 Action Plan. The Emergency Subsistence Payments program relies on ongoing close communication between the two subrecipients, SouthEastern North Dakota Community Action Agency (SENDCAA) and Presentation Partners in Housing, and the several housing and social service agencies they help connect clients to for resources. This includes improved coordination with FirstLink (2-1-1), the area's crisis and resource hotline, to streamline the process to connect citizens to the appropriate resources. While there are no activities in the 2023 action plan for Emergency Subsistence Payments, the City is still working closely with partner agencies to expend COVID-19 CDBG dollars.

The City also occasionally works with connecting private developers to public housing and social service agencies on collaborative projects. Oftentimes, the requirements of federal funding cause private developers to lose interest in developing affordable projects and/or withdraw project proposals.

Program Specific Requirements

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

Introduction

The City has prepared specific requirements for the use of CDBG and HOME program income, as well as HOME resale and recapture provisions for the development of homebuyer housing. There are no HOME-funded ownership projects or HOME-funded rehabilitation of owner-occupied single-family housing projects in Fargo's 2024 Action Plan. The HOME-funded 2024 Action Plan projects are for new construction of affordable, multi-family rental housing.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

| | |
|--|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 21,798 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 21,798 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

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

The jurisdiction must describe activities planned with HOME funds expected to be available during the year. All such activities should be included in the Projects screen. In addition, the following information should be supplied:

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

The City uses no other form of investment beyond those identified in Section 92.205.

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

As the 2020-2024 Consolidated Plan includes more HOME-funded, single-family homebuyer activities than in past plans, the City of Fargo has revised its resale and recapture policies to better reflect HUD guidance and best practices. The City also incorporates these resale or recapture requirements into any HOME written agreement it would enter into with developers and/or homeowners.

For projects using HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the City uses the HOME affordable homeownership limits provided by HUD for newly-constructed housing and for existing housing (24 CFR 92.254(a)(2)(iii)). These limits are based on 95% of the median purchase price for the area.

The City does not plan to limit the beneficiaries or give preferences to a segment of the low-income population.

There are no HOME-funded ownership projects or HOME-funded rehabilitation of owner-occupied single-family housing projects in Fargo's 2024 Action Plan. The HOME-funded projects for 2024 are for new construction of affordable, multi-family rental housing.

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

There are no HOME-funded ownership projects or HOME-funded rehabilitation of owner-occupied single-family housing projects in Fargo's 2024 Action Plan. The HOME-funded projects for 2024 are for new construction of affordable, multi-family rental housing.

For HOME-assisted homebuyer activities, the City must use the resale method if no direct subsidy has been provided to the original buyer of a HOME-assisted unit. The City typically enforces the resale or recapture provisions through the use of a Land Use Restrictive Agreement (LURA). The LURA provides details on the resale or recapture requirements, including the applicable affordability period for the project, and is recorded on the HOME-assisted property.

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

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)).

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable – Fargo does not have any HOME tenant-based rental assistance activities in its 2024 Action Plan.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not applicable – Fargo does not have any HOME tenant-based rental assistance activities in its 2024 Action Plan.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The City of Fargo will be providing CDBG funds for land acquisition and HOME funds for new construction of an affordable multi-family senior and elderly rental housing complex, in partnership with Beyond Shelter, Inc.

Discussion

Although there are no HOME-funded ownership projects or HOME-funded rehabilitation of owner-occupied single-family housing projects in Fargo's 2024 Action Plan, the City has included its City of Fargo Resale and Recapture Policy as an attachment under AD-26, Administration of the Annual Action Plan, Grantee Unique Appendices.

Attachments

City of Fargo
2024 Annual Action Plan
Citizen Participation Comments and Process

Citizen Participation Comments

Comments received on the original proposed 2024 Action Plan during the 30-day public comment period, which was from May 23 through June 21, 2024, are summarized below, and are also included in *Section AP-05 Executive Summary, Question #5*:

| Summary of Public Comments Received during May 23 through June 21, 2024 Public Comment Period | | |
|--|------------------------|--|
| Topic | Date of Comment | Comment Received |
| Childcare | 5/29/2024 at 3:05 p.m. | <p>Thank you for the information asking for input on the use of federal HUD funds in Fargo. I thank you for your planning work and generally support your direction.</p> <p>In light of the benefits to children of family and neighborhood stability, I encourage you to give some consideration to child care facilities. I encourage you to explore the use of some HUD funding for childcare facilities on the grounds of our public schools with the Fargo Public School District managing the operation.</p> <p>The availability of childcare is a big driver of where people live and if they work. Moving children in a consistent upward path during their development in a consistent geographic location provides a sense of security so important to wellbeing. I had hoped that the School District's long range plans would have addressed this too but maybe a partner like the City is needed to make it happen.</p> <p>Again, thank you for your work. I am committed to working on state dollars being added to this housing work.</p> <ul style="list-style-type: none"> - Received via email from Tim Mathern, Senator of North Dakota State Senate |
| Citizen Participation | 5/28/2024 at 4:32 p.m. | <p>I have actively participated in the Citizen Participation Plan for HUD Programs in previous years and would be honored to be involved again. Fargo is undergoing significant changes, and our city's programs must reflect this evolving dynamic. Ensuring that the voices of New Americans are included in these discussions is essential for creating services that truly benefit our diverse community. Thank you for prioritizing citizen input to shape the future of our city.</p> <ul style="list-style-type: none"> - Received via email from Ahmed Makaraan, Executive Director of Ethnic Self Help Alliance for Refugee Assistance (ESHARA) |

For a summary of comments received from the “Technical Review & Discussion on Affordable Housing Strategies” meeting, which was held on Tuesday, November 7, 2023 at 1:00 p.m. and the virtual public input meeting, which was held on Thursday, November 30, 2023 at 12:00 p.m., please see *Section AP-05 Executive Summary*, Question #4.

Documentation from the citizen participation process is included in the plan and its attachments.

Community Development 2024 Notice of Funding Opportunity Mailing List
Outlining Organizations *Predominately Serving Racial/Ethnic Minorities,*
Non-English Speaking Persons, Persons with Disabilities, & Protected Classes
Historically Discriminated Against

| CT | Organization | FHEO Categories of Populations Served (4 Types) |
|----|---|--|
| 1 | Action Aid Program | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons |
| 2 | African Immigrant and Minority Services | Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 3 | Afro American Development Association | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons |
| 4 | American Civil Liberties Union | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons |
| 5 | American Red Cross | |
| 6 | American Red Cross Dakotas Region | |
| 7 | Bethlehem Lutheran Church | |
| 8 | Beyond Shelter, Inc. | |
| 9 | BlueLine Development, Inc. | |
| 10 | Cass Clay Community Land Trust | |
| 11 | Cass County Commission Office | |
| 12 | Cass County Housing Authority | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 13 | Cass County Human Services Zone | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons |
| 14 | Cass County Sheriff's Office | |

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| 15 | Catholic Charities North Dakota | Persons with disabilities |
| 16 | Catholic Health Initiatives (CHI) Friendship | Persons with disabilities |
| 17 | Centre, Inc. | Racial/ethnic minorities Non-English Speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 18 | Chira Global Development Organization | Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 19 | Chisom Housing Group | |
| 20 | Churches United for the Homeless | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 21 | Community Living Services | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 22 | Community Uplift Program | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 23 | CR Builders, LLC | |
| 24 | Creating Community Consulting | |
| 25 | Creative Plains Foundation | Racial/ethnic minorities |
| 26 | Cultural Diversity Resources | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons |
| 27 | Dakota Boys and Girls Ranch | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 28 | Dakota Medical Foundation/Impact Foundation | |
| 29 | Domera Development, LLC | |
| 30 | Downtown Community Partnership | |
| 31 | Emmanuel Evangelical Church | |
| 32 | Emergency Food Pantry | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 33 | Essentia Health | |

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| 34 | Ethnic Self Help Alliance for Refugee Assistance (ESHARA) | Non-English Speaking persons Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 35 | Express Employment Professionals | |
| 36 | F5 Project | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 37 | Faith4Hope | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 38 | Families United for Advocacy | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons |
| 39 | Family Healthcare Center | Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 40 | Fargo Adult Learning Center | Non-English speaking persons Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 41 | Fargo Cass Public Health | Persons with disabilities Protected classes historically discriminated against Racial/ethnic minorities Non-English speaking persons |
| 42 | Fargo City Commission | |
| 43 | Fargo Diversity, Equity, and Inclusion Department | Persons with disabilities Protected classes historically discriminated against Racial/ethnic minorities Non-English speaking persons |
| 44 | Fargo Housing and Redevelopment Authority (FHRA) | Persons with disabilities Protected classes historically discriminated against Racial/ethnic minorities Non-English speaking persons |
| 45 | Fargo Human Rights Commission | Protected classes historically discriminated against Racial/ethnic minorities Non-English speaking persons |

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| 46 | Fargo-Moorhead Metropolitan Council of Governments | |
| 47 | Fargo Native American Commission | Protected classes historically discriminated against Racial/ethnic minorities Non-English speaking persons |
| 48 | Fargo Neighborhood Coalition and Fargo Planning Commission | |
| 49 | Fargo Park District | Racial/ethnic minorities Non-English speaking persons |
| 50 | Fargo Police Department | |
| 51 | Fargo Public Schools / Fargo School District | Children and Youth Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 52 | Fargo Veterans Administration (VA) | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 53 | Fargo VA Health Care System | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Persons with disabilities |
| 54 | Fargo Youth Commission/Boys & Girls Club of RRV | Children and Youth |
| 55 | FirstLink | |
| 56 | FM Area Foundation | |
| 57 | FM Coalition to End Homelessness | Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 58 | FM Dorothy Day House of Hospitality | |
| 59 | Fraser, Ltd. | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Persons with disabilities |
| 60 | Freedom Resource Center | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 61 | Furniture Mission of the Red River Valley | |

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| 62 | Great Plains Food Bank | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 63 | Greater Fargo Moorhead EDC | |
| 64 | Growing Together | |
| 65 | Handi-Wheels Transportation, Inc. | Persons with disabilities |
| 66 | Healthcare Equipment Recycling Organization (HERO) | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 67 | High Plains Fair Housing Center | Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 68 | Home Builders Association of Fargo Moorhead | |
| 69 | Hospice of The Red River Valley | |
| 70 | Immigrant Development Center | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons |
| 71 | Indigenous Association | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 72 | Integra Property Group | |
| 73 | Islamic Society of Fargo Moorhead | Racial/ethnic minorities Non-English speaking persons |
| 74 | Jail Chaplains | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 75 | Jasmin Child Care and Preschool | |
| 76 | Jeremiah Program | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 77 | Kirat Cultural Society of North Dakota | Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |

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| 78 | Kondial Kel International | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons |
| 79 | Kurdish American Development Organization | Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 80 | Lake Agassiz Development Group | |
| 81 | Lake Agassiz Habitat for Humanity | |
| 82 | Lakes & Prairies Community Action Partnership | Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 83 | Legacy Children's Foundation | Racial/ethnic minorities Non-English speaking persons |
| 84 | Legal Services of North Dakota | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 85 | Lutheran Immigration and Refugee Service | Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 86 | Madison Neighborhood | |
| 87 | Mandan, Hidatsa and Arikara (MHA) Nation (a.k.a. the Three Affiliated Tribes) – Fargo Satellite Office | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 88 | Motherland Health | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 89 | Mountain Plains Equity Group | |
| 90 | MWF Properties, LLC | |
| 91 | Native Inc. | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 92 | ND Caring Foundation | |
| 93 | New American Consortium for Wellness and Empowerment | Racial/ethnic minorities Non-English speaking persons |

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| 94 | New American Development Agency | Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 95 | New Life Center | Racial/ethnic minorities Persons with disabilities |
| 96 | North Dakota Coalition for Homeless People | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 97 | North Dakota Disability Health Project | Persons with disabilities |
| 98 | North Dakota Human Rights Coalition | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 99 | North Dakota Legislative Branch | |
| 100 | North Dakota State College of Science (NDSCS) | Racial/ethnic minorities |
| 101 | One Family Christian Center | |
| 102 | PATH ND | Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 103 | Plains Art Museum | |
| 104 | Prairie St. John's | |
| 105 | Presentation Partners in Housing | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 106 | Pride Collective and Community Center | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 107 | Project HART | Community-based and regionally-based organization that represents protected traditionally discriminated against class members Persons with disabilities |
| 108 | Rape & Abuse Crisis Center | Racial/ethnic minorities Non-English Speaking minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 109 | Rebuilding Together | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |

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| 110 | Red River Children's Advocacy Center | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 111 | Red River Human Services Foundation | Persons with disabilities |
| 112 | River Keepers | |
| 113 | Rural Kids Development Alliance | Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities |
| 114 | SENDCAA | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 115 | Sharehouse | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 116 | Soma Employment Solutions | Non-English speaking persons Racial/ethnic minorities |
| 117 | Somali Community Development of ND | Racial/ethnic minorities Non-English speaking persons |
| 118 | South Sudan Lutheran Church | Racial/ethnic minorities Non-English speaking persons |
| 119 | South Sudanese Foundation | Non-English speaking persons Racial/ethnic minorities |
| 120 | Southeast Human Service Center | Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 121 | State Bar Association of North Dakota | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 122 | Sudanese Community of Fargo-Moorhead Area | Racial/ethnic minorities Non-English speaking persons |
| 123 | Temple Beth El | |
| 124 | The Arbors at McCormick Park | |
| 125 | The Arts Partnership | |
| 126 | The Commonwealth Companies | |
| 127 | The Forum | |
| 128 | The Young Shepherds | Non-English speaking persons Racial/ethnic minorities |
| 129 | Tu'Deako Group | Racial/ethnic minorities Persons with disabilities |
| 130 | United Way of Cass-Clay | |
| 131 | Valley Senior Services | Persons with disabilities |

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| 132 | Village Family Service Center | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 133 | Women Initiative Network of Liberia (WIN-Liberia) | Non-English speaking persons Racial/ethnic minorities |
| 134 | Workforce Hope | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons |
| 135 | Youthworks | Community-based and regionally-based organization that represents protected traditionally discriminated against class members |
| 136 | YWCA of Cass Clay | Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members |

City of Fargo
Technical Review & Discussion on Affordable Housing Strategies
Meeting

Reply Reply All Forward



Fri 11/3/2023 1:20 PM

Miranda Wolf

LOCATION UPDATE: Facilitated Discussion with Housing & Urban Development (HUD) Affordable Housing Partners

E-mail Notification for 11.7.2023 Housing Strategies Meeting

To

Bcc: Media Contacts: Kember Anderson; Nicole Crutchfield; Mark Williams; Brian Sellin

You forwarded this message on 11/28/2023 9:32 AM.

Update: Please note, the location for this meeting has been changed to the Sky Commons (former City Commission Chambers, above the Civic Center – 207 4th St. N.).

Following the joint Information Meeting, also on November 7th, there is a Part II of this event, from 1:00 p.m. – 2:45 p.m. in the ~~Meadowlark Room~~ Sky Commons (prior to Planning Commission meeting at 3PM). This event will be a technical discussion round table and facilitated discussion with the local affordable housing builders, who partner with the City of Fargo using HUD funding.

This meeting will be an opportunity for our consultant and affordable housing builders to connect on Fargo and regional specific issues that influence their strategic plans. Planning and City Commissioners have been invited and a quorum may occur.

Miranda Wolf

Office Associate III

City of Fargo

Planning and Development Department

225 4th Street North

Fargo, ND 58102

Phone: 701.241.1447

E-mail: miranda.wolf@FargoND.gov

E-mail Notification/Meeting Invite for 11.7.2023

Housing Strategies Meeting

Subject: LOCATION UPDATE: City Commission & Planning Commission Round Table & Facilitated Discussion

Location: Sky Commons

Start: Tue 11/7/2023 1:00 PM

End: Tue 11/7/2023 2:45 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Miranda Wolf

Required Attendees: Alayna Espeseth; Albert Gibson; Art Rosenberg; Brad Garcia; Brett Shewey; Dawn Morgan; Donald Kress; Emily McCallister; Jennifer Holtz; John Gunkelman; Kim Citrowske; Luke Morman; Maegin Elshaug; Maranda Tasa; Mark Williams; Nicole Crutchfield; Rocky Schneider; Scott Stofferahn; Thomas Schmidt; Tim Mahoney; Dave Piepkorn; Arlette Preston; John Strand; Denise Kolpack; Brenda Derrig; Michael Redlinger; Nancy Morris; Kember Anderson

Optional Attendees: Art Rosenberg; Shewey, Brett L

Call Handling Mode 2: 2

Update: Please note, the location for this meeting has been changed to the **Sky Commons** (former City Commission Chambers, above the Civic Center – 207 4th St. N.).

Following the joint Information Meeting, also on November 7th, there is a Part II of this event, from 1:00 p.m. – 2:45 p.m. in the ~~Meadowlark Room~~ Sky Commons (prior to Planning Commission meeting at 3PM). This event will be a technical discussion round table and facilitated discussion with the local affordable housing builders, who partner with the City of Fargo using HUD funding: Dan Madler with BSI, Chris Brungardt with FHRA, Trenton Gerards with CCCLT, and Jim Nelson with Habitat for America.

This meeting will be an opportunity for our consultant and affordable housing builders to connect on Fargo and regional specific issues that influence their strategic plans. We're inviting Planning and City Commissioners to listen in at this meeting as an opportunity for a deeper dive in subsidized housing strategies.

E-mail Notification/Meeting Invite #2 for 11.7.2023

Housing Strategies Meeting

Subject: City of Fargo -Technical Review and Discussion on Affordable Housing Strategies.
Location: Sky Commons

Start: Tue 11/7/2023 1:00 PM
End: Tue 11/7/2023 2:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Nicole Crutchfield
Required Attendees: Nicole Crutchfield; Chris B; Dan Madler; Trenton Gerads; Erin Lonoff; Jim Nelson; Adam Altenburg; Manske, Joel
Optional Attendees: Jaron Capps; Ben Griffith; Chelsea Levorsen; Kaylin Frappier
Resources: Meadowlark Room (20); Sky Commons

Call Handling Mode 2: 2

Hello

I've updated the location to be in the Sky Commons (former city commission chambers at the old city hall) for this portion of the meeting with HR&A. Look for a second email with agenda and notes.

City of Fargo
2024 Notice of Funding Opportunity (NOFO)
for CDBG and HOME Funds

**Notice of Virtual Public Input Meeting & FY 2024 Notice of Funding Opportunity (NOFO)
City of Fargo**

The City of Fargo is soliciting public input and seeking proposals for the development of its 2024 Community Development & Housing Action Plan. This plan allocates the City's annual entitlement funds from the Department of Housing and Urban Development (HUD). The primary purpose of these funds is to benefit low and moderate income individuals and households.

Program

Department of Housing & Urban Development (HUD)

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program

Funding Opportunity Title

"2024 HUD Grants NOFO"

Virtual Public Input Meeting

November 30, 2023 12:00 – 1:00 PM (Central)

Meeting Link: <https://meet.goto.com/791989845>

Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845

Comments and suggestions from the public are also encouraged through email and telephone. The existing plans are available online at www.fargond.gov/planninganddevelopment/plansandstudies or by request through the Planning and Development Department at (701) 241-1474.

Due Date for Proposals

December 6, 2023 by 4:30 p.m.

Submission Instructions

All proposals must be submitted electronically. Full instructions, NOFO, application materials, eligibility requirements, and the submission link are located online at: <https://fargond.gov/work/bids-rfqs-rfps>.

Questions, Comments, or Suggestions

Call 701-241-1474 or email planning@fargond.gov with questions, comments, or suggestions.

Non-Discrimination Notice – 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.

Accessibility – Fargo City Hall is serviced by public transit, accessible and can accommodate persons who are disabled. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. The contact information to arrange for services (a 48 hour notice may be needed) is City of Fargo's Section 504/ADA Coordinator Bekki Majerus – 701.298.6966. To access TTY/ND Relay service – 800.366.6888 or 711.

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. If services are needed, the contact information is provided above.

AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA

ss.

COUNTY OF CASS

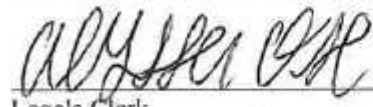
Alyssa Ose, The Forum of Fargo-Moorhead, being duly sworn, states as follows:

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

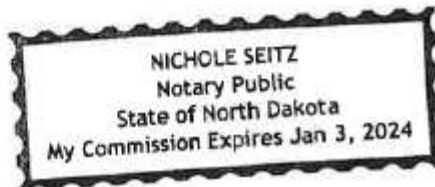
2. The newspaper listed on the exhibit published the advertisement of: **Legal Notice**; (1) time: *Wednesday, November 15, 2023*, as required by law or ordinance.

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

Dated this 15th day of November, 2023


Legals Clerk


Notary Public



NOTICE OF VIRTUAL PUBLIC INPUT MEETING & FY 2024 NOTICE OF FUNDING OP- PORTUNITY (NOFO) CITY OF FARGO

The City of Fargo is soliciting public input and seeking proposals for the development of its 2024 Community Development & Housing Action Plan. This plan allocates the City's annual entitlement funds from the Department of Housing and Urban Development (HUD). The primary purpose of these funds is to benefit low and moderate income individuals and households.

Program
Department of Housing & Urban Development (HUD)

• Community Development Block Grant (CDBG)

• HOME Investment Partnerships Program

Funding Opportunity Title
"2024 HUD Grants NOFO"

Virtual Public Input Meeting

November 30, 2023 12:00-1:00 PM (Central)

Meeting Link:

<https://meet.goto.com/79199845>

Dial-In Phone Option: 1 (571) 317-

3112 - Access Code: 791-989-845

Comments and suggestions from the public are also encouraged through email and telephone. The existing plans are available online at www.fargond.gov/planninganddevelopment/plansandstudies or by request through the Planning and Development Department at (701) 241-1474.

Due Date for Proposals
December 6, 2023 by 4:30 p.m.

Submission Instructions

All proposals must be submitted electronically. Full instructions, NOFO, application materials, eligibility requirements, and the submission link are located online at: <https://fargond.gov/work/bids-rfqsrfps>.

Questions, Comments, or Suggestions

Call 701-241-1474 or email planning@fargond.gov with questions, comments, or suggestions.

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Accessibility - Fargo City Hall is serviced by public transit, accessible and can accommodate persons who are disabled. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. The contact information to arrange for services (a 48 hour notice may be needed) is City of Fargo's Section 504/ADA Coordinator Bekki Majerus - 701.298.6966. To access TTY/ND Relay service - 800.368.6888 or 711. Limited English - Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. If services are needed, the contact information is provided above.

(Nov. 15, 2023) 276059

E-mail Reminder for 2024 Action Plan Public Input Meeting Community Development Partners

From: [Planning E-mails](#)
Cc: [Kristi Sylskar](#)
Bcc: [Abdishaqur Mohamed](#); [Abdiwali Sharif](#); [Abigail Peterson](#); [Adam Martin](#); [Adele Page](#); [Adil Abdelnour](#); [Ahmed Makaraan](#); [Ahmed Shiil](#); [Alanna Zeller](#); [Amber Metz](#); [Anna Frissell](#); [Arlette Preston](#); [Barry Nelson](#); [Ben Griffith](#); [Blake Strehlow](#); [Brandon Baity](#); [Brandon Kjelden](#); [Bryce Johnson](#); [Cani Aden](#); [Cassie Skalicky](#); ["Catholic Charities of North Dakota"](#); [Cheri Gerken](#); [Chris Althoff](#); [Chris Brungardt](#); [Chris Johnson](#); [Christine Jaeger](#); [Christine Laney](#); ["Cody Schuler"](#); [Cody Severson](#); [Cynthia Boston](#); [Dan Hannaher](#); [Dan Madler](#); ["Dane Bloch"](#); [Darci Asche](#); [Dave Nilles](#); [Dave Piepkorn](#); [Dawn Morgan](#); [Dawn Morgan](#); [Dayna Del Val](#); [Deanne Sperling](#); [Denise Kolpack](#); [Desi Fleming](#); [Diana Hall](#); [Don Arvidson](#); ["Donald Sterhan"](#); [Dori Leslie](#); [Dralu Karlo](#); [Emily Schwartz](#); [Eric Wilkie](#); [Erin Prochnow](#); [Erinn Dosch](#); [Ezzat Haider](#); [Faith Dixon](#); ["Fargo Park District"](#); ["FM Pride Collective and Community Center"](#); [Fowzia Cadani](#); [Fraser Ltd.](#); [Freedom Resource Center](#); [Gadi Edward](#); ["Gail Bollinger"](#); [George Anderson](#); [Gibson Jerue](#); [Hospice of The Red River Valley](#); [Hukun Dabar](#); ["Indigenous Association"](#); [Jack Wood](#); [James Berglie](#); [Jeff Stenseth](#); [Jennifer Frueh](#); [Jennifer Illich](#); [Jesse Jahner](#); [Jesseca Braewell](#); [Jessica Miller](#); [Jim Nelson](#); [Joe Pederson](#); [Joe Raso](#); [John Campbell](#); [John Strand](#); [Jordan McCormick](#); [Jordan Moe](#); [Josh Helmer](#); [Julie Haugen](#); [Julie Otto](#); ["Julie Rivenes"](#); ["Karen Pifher"](#); [Kari Schmidt](#); [Kathy Gilliam](#); [Kawar Farouk](#); [Kaylin Frappier](#); [Kenneth Masungu](#); [Kim Ekart](#); [Kim Kramer](#); [Kim Seeb](#); ["Laetitia Mizero Hellerud"](#); [Lakes and Prairies Community Action Partnership](#); [Libby Skarin](#); [Linda Hogan](#); [Lindsey Oien](#); [Lisa Faul](#); [Lori Schwartz](#); [Lorraine Davis](#); [Maddy Mason](#); [Marcia Paulson](#); [Mardi Ehrmantraut](#); [Mary Ann Allen](#); [Mary Jean Dehne](#); [Matt Niemeyer](#); [Matt Yetzer](#); [Matuor Alier](#); [Megan Even](#); ["Megan Jensen"](#); [Melanie Heitkamp](#); [Michelle Rydz](#); [Mike Little](#); [Mohammed S](#); [Mustafa Mustafa](#); ["Nathan Joseph"](#); [Nidal Omar](#); [North Dakota Coalition for Homeless People](#); [Nyamal Dei](#); ["One Family Christian Center"](#); [Pastor Tim Stoa](#); [Pat Gulbranson](#); [Pat Traynor](#); [Paul Grindeland](#); [Paul Zondo](#); [Phyllis Briss](#); [Precious Dweh](#); [Prem Rei](#); [Rebuilding Together](#); [Red River Children's Advocacy Center](#); [Rhoda Elmi](#); [Rob Swiers](#); [Robert Wilson](#); [Robin Nelson](#); [Rocky Schneider](#); [Sandra Leyland](#); [Sarah Bagley](#); [Sarah Hasbargen](#); [Sarah Kennedy](#); [Sarah Philips](#); [SENDCAA](#); [Shane Walk](#); [Sharon White Bear](#); [Shawna Croaker](#); ["Siham Amedy"](#); [Simi Kasakwe](#); [Sky Purdin](#); [Southern Sudan Lutheran Church](#); [Stacey Penoncello](#); [Stacie Loegering](#); [State Bar Association of ND](#); [Sue Koesterman](#); [Taylor Kaushagen](#); ["Taylor Syvertson"](#); ["Ted Goltzman"](#); [Temple Beth El](#); [Terry Hogan](#); ["Thomas Hill"](#); [Thomas Taban](#); [Tim Mahoney](#); [Tim Mathern](#); [Tonna Horsley](#); [Tonya Sirleaf](#); [Trenton Gerads](#); [Victoria Johnson](#); [William Ahlfeldt](#); [Yoke-Sim Gunaratne](#)
Subject: REMINDER: Virtual Public Input Meeting
Date: Wednesday, November 29, 2023 8:11:00 AM

To Our Community Development Partners:

REMINDER: The virtual public input meeting for the 2024 Community Development & Housing Action Plan will be at 12:00 p.m. on November 30, 2023. Please use the link provided below to access the virtual meeting.

Meeting Link: <https://meet.goto.com/791989845>

Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845

Comments and suggestions also encouraged through email and telephone.

Thank you,

Planning and Development
City of Fargo

**E-mail Notification for 2024 Action Plan
Public Input Meeting
North Dakota Housing Finance Agency**

From: Kristi Sylskar
Sent: Monday, November 27, 2023 1:57 PM
To: jhenderson@nd.gov
Cc: Catlyn Christie
Subject: City of Fargo Virtual Public Input Meeting 11/30/2023

Hi Jennifer,

The City of Fargo is in the beginning stages of developing its 2024 Community Development & Housing Action Plan. To kick it off, staff will be hosting a virtual public input meeting to learn about current community needs from our non-profit partners and members the public.

You are welcome to join us on Thursday, November 30th from 12:00 – 1:00 PM Central. Access the meeting via this link: <https://meet.goto.com/791989845>. Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845

Kristi Sylskar

Senior Planner, Community Development

[THE CITY OF FARGO](#) | PLANNING & DEVELOPMENT

Office: 701.476.4131

KSylskar@FargoND.gov

**E-mail Notification for 2024 Action Plan
Public Input Meeting
Continuum of Care**

From: Willer, Shawnel M. <smwiller@nd.gov>
Sent: Wednesday, November 29, 2023 9:04 AM
To: Catlyn Christie
Cc: Kristi Sylskar
Subject: RE: City of Fargo updates

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Hi Catlyn!

I have been well! I hope you have been too!

Yes, I can join the meeting tomorrow and have added it to my calendar. Let me know what you need from me or if I need to put together a presentation.

A quarterly meeting would be awesome and starting in January or February would be perfect! I think at this time I'm pretty open so send some dates and we can get it on the calendar.

Congrats on your new(?) role at the City of Fargo Kristi! I look forward to working with you!

Thanks!

Shawnel Willer
Continuum of Care Coordinator

From: Catlyn Christie <cchristie@FargoND.gov>
Sent: Monday, November 27, 2023 3:00 PM
To: Willer, Shawnel M. <smwiller@nd.gov>
Cc: Kristi Sylskar <ksylskar@fargond.gov>
Subject: City of Fargo updates

******* CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *********

Hi Shawnel,

Hope you've been well! I have been meaning to connect with you on a few items –

First, we wanted to invite you to our virtual public input meeting this Thursday, November 30 from 12-1pm Central (Link: <https://meet.goto.com/791989845>. Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845) In preparation for the development of our 2024 Action Plan, we're seeking to learn more about current community needs from partners and the public and share information about our HUD programs.

Catlyn Christie
Assistant Planner | Department of Planning & Development
City of Fargo | 225 Fourth Street North | Fargo, ND 58102
Phone: 701.476.4141 | Email: CChristie@FargoND.gov



The City of Fargo is Seeking Public Input and Proposals for its 2024 Community Development & Housing Action Plan

Project proposals and public input will be accepted until December 6, 2023

11/15/2023

The City of Fargo is requesting public input and proposals for its 2024 Community Development & Housing Action Plan. This plan allocates annual entitlement funds from the U.S. Department of Housing and Urban Development, which are distributed through The City's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. The primary purpose of these funds is to benefit low and moderate income individuals and households.

The goals of the plan are established in the 2020-2024 Consolidated Plan and focus on affordable housing, ending and preventing homelessness, neighborhood improvements and poverty reduction. Existing plans are available on [The City of Fargo website](#) or by request.

The Notice of Funding Opportunity (NOFO) period runs from Nov. 15 through Dec. 6, 2023, with proposals due no later than 4:30 p.m. on Dec. 6, 2023. All proposals must be submitted electronically. Full instructions, NOFO, application materials, eligibility requirements and the submission links are located online at [The City of Fargo website](#). All proposals will be evaluated based on low to moderate income benefit, project readiness, cost reasonableness and impact, activity management, experience, past performance and current resources.

The public is encouraged to submit comments and suggestions on the plan by Dec. 6, 2023, via email, telephone or during the virtual public input meeting. The virtual public input meeting will begin at noon on Nov. 30, 2023. Residents can access the meeting by using the online link at <https://meet.goto.com/791989845> or by calling 571.317.3112 and using access code 791.989.845.

Call 701.241.1474 or email Planning@FargoND.gov with questions, comments or suggestions. For more information, view the full public notice published in The Forum newspaper on Nov. 15, 2023. For translation services on the public notice, NOFO or application materials, contact The City of Fargo at 701.241.1474.

शहर समाचार कोठा



फार्गो शहरले आफ्नो 2024 सामुदायिक विकास र आवास कार्य योजनाको लागि सार्वजनिक इनपुट र प्रस्तावहरू खोजिरहेको छ।

परियोजना प्रस्तावहरू र सार्वजनिक इनपुट डिसेम्बर 6, 2023 सम्म स्वीकार गरिनेछ

११/१५/२०२३

फार्गो शहरले आफ्नो 2024 सामुदायिक विकास र आवास कार्य योजनाको लागि सार्वजनिक इनपुट र प्रस्तावहरू अनुरोध गर्दैछ। यो योजनाले यूएस डिपार्टमेन्ट अफ हाउसिंग एण्ड अर्बन डेभलपमेन्टबाट वार्षिक हकदार कोषहरू छुट्याएको छ, जुन शहरको सामुदायिक विकास ब्लक अनुदान (CDBG) र गृह लगानी साझेदारी (HOME) कार्यक्रमहरू मार्फत वितरण गरिन्छ। यी कोषहरूको प्राथमिक उद्देश्य न्यून र मध्यम आय भएका व्यक्तिहरू र घरपरिवारहरूलाई फाइदा पुऱ्याउनु हो।

योजनाका लक्ष्यहरू 2020-2024 समेकित योजनामा स्थापित छन् र किफायती आवास, घरबारविहीनताको अन्त्य र रोकथाम, छिमेक सुधार र गरिबी न्यूनीकरणमा केन्द्रित छन्। [अवस्थित योजनाहरू द सिटी अफ फार्गो वेबसाइट](#) वा अनुरोधमा उपलब्ध छन्।

कोष अवसरको सूचना (NOFO) अवधि नोभेम्बर 15 देखि डिसेम्बर 6, 2023 सम्म रहन्छ, प्रस्तावहरू 6 डिसेम्बर, 2023 मा साँझ 4:30 बजे भन्दा पछि नपर्ने। सबै प्रस्तावहरू इलेक्ट्रोनिक रूपमा पेश गर्नुपर्छ। पूर्ण निर्देशनहरू, NOFO, आवेदन सामग्रीहरू, योग्यता आवश्यकताहरू र सबमिशन लिङ्कहरू [द सिटी अफ फार्गो वेबसाइटमा](#) अनलाइन अवस्थित छन्। सबै प्रस्तावहरू न्यून देखि मध्यम आम्दानी लाभ, परियोजना तयारी, लागत तर्कसंगतता र प्रभाव, गतिविधि व्यवस्थापन, अनुभव, विगतको कार्यसम्पादन र वर्तमान स्रोतहरूको आधारमा मूल्याङ्कन गरिनेछ।

जनतालाई डिसेम्बर 6, 2023 सम्म इमेल, टेलिफोन वा भर्चुअल पब्लिक इनपुट बैठकको समयमा योजनामा टिप्पणी र सुझावहरू पेश गर्न प्रोत्साहित गरिन्छ। [भर्चुअल पब्लिक इनपुट बैठक नोभेम्बर 30, 2023 मा दिउँसो सुरु हुनेछ।](#) [बासिन्दाहरूले https://meet.goto.com/791989845](#) मा अनलाइन लिङ्क प्रयोग गरेर वा 571.317.3112 मा कल गरेर र पहुँच कोड 791.989 प्रयोग गरेर बैठकमा पहुँच गर्न सक्छन्। ८४५।

701.241.1474 मा कल गर्नुहोस् वा प्रश्न, टिप्पणी वा सुझावहरूको साथ Planning@FargoND.gov मा इमेल गर्नुहोस्। थप जानकारीको लागि, नोभेम्बर 15, 2023 मा फोरम अखबारमा प्रकाशित पूर्ण सार्वजनिक सूचना हेर्नुहोस्। सार्वजनिक सूचना, NOFO वा आवेदन सामग्रीहरूमा अनुवाद सेवाहरूको लागि, 701.241.1474 मा द सिटी अफ फार्गोलाई सम्पर्क गर्नुहोस्।

E-mail Notification for 2024 NOFO Community Development Partners

From: Planning E-mails
Sent: Thursday, November 16, 2023 10:52 AM
Subject: 2024 Notice of Funding Opportunity for CDBG & HOME Programs

To Our Community Development Partners:

The Notice of Funding Opportunity (NOFO) is now open through December 6th for the 2024 Program Year CDBG and HOME HUD funds. You'll find the full [RFP](#) notice on our [website](#).

No Public Service funds will be made available as part of this year's NOFO. Public Service funds (approx. \$120k capped) will be proposed to be used at the Downtown Engagement Center (DEC)/Gladys Ray Shelter.

Please let us know if you have any questions.

Thank you,
Planning & Development
City of Fargo

E-mail Notification for 2024 NOFO Community Development Committee

From: Planning E-mails
Sent: Thursday, November 16, 2023 10:44 AM
Cc: Nicole Crutchfield; Kristi Sylskar
Subject: 2024 Notice of Funding Opportunity for CDBG & HOME Programs

Community Development Committee Members,

The 2024 Notice of Funding Opportunity (NOFO) has been issued and will be open through December 6th. To see the full notice and RFP, please visit our [website](#).

Please let us know if you have any questions or comments.

Thank you,
Planning & Development
City of Fargo



Application for FY 2024 Notice of Funding Opportunity (NOFO)

U.S. Department of Housing & Urban Development (HUD)
Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)

Issue Date: November 15, 2023
Deadline: 4:30 p.m. on December 6, 2023

Please submit applications to: <https://fileshare.fargond.gov/index.php/s/qH6MJrx6JJAawC6>

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Program:

U.S. Department of Housing & Urban Development (HUD)

- Community Development Block Grant (CDBG) | Assistance Listing 14.218
- HOME Investment Partnerships Program (HOME) | Assistance Listing 14.239

Funding Opportunity Title: “2024 HUD Grants NOFO”

Due Date for Proposals: Wednesday, December 6, 2023 by 4:30 p.m.

I. Overview

The City of Fargo receives annual allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) from the U.S. Department of Housing and Urban Development (HUD). Funding for this 2024 Notice of Funding Opportunity (NOFO) is expressly contingent upon available funding from HUD. The City issues this Notice of Funding Opportunity (NOFO) to seek competitive proposals from qualified organizations to apply for eligible CDBG and HOME activities as described within this NOFO.

For further information or questions regarding the specific requirements of this NOFO, please contact Planning@FargoND.gov or call 701.241.1474.

II. Funding Opportunity Description

A. Program Description & Purpose

The City’s 2024 Community Development & Housing Action Plan allocates the City’s annual CDBG and HOME funds administered through the U.S. Department of Housing and Urban Development (HUD).

The Community Development Block Grant program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended. Per 42 USC 5301 et seq., these annual grants are intended for the development of viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons (80% AMI or below). All activities undertaken with CDBG funds must meet a national objective and be eligible as defined in 24 CFR 570.

The HOME Investment Partnerships Program is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, Public Law 101-625. The program allocates funds to support partnerships for the purpose of expanding the supply of decent, safe, sanitary, and affordable housing for very low- and low-income families (80% AMI or below).

Plan goals established in the City of Fargo’s 2020-2024 Consolidated Plan focus on affordable housing, ending and preventing homelessness, neighborhood improvements, and poverty reduction. As the final year of the 2020-2024 Consolidated Plan, the City is specifically soliciting proposals during this NOFO period for projects that meet the goals of affordable housing, fair housing, ending & preventing homelessness, and neighborhood improvements.

The primary purpose of these funds is to benefit low- to moderate-income individuals, households, and neighborhoods/areas.

B. Award Information

Who Can Apply

Non-profit organizations, public agencies, and faith-based organizations. See *Section C. Eligibility Information* for more details.

Available Funds

The City of Fargo estimates a combined CDBG & HOME award of \$1,534,695 for the 2024 Program Year (May 1, 2024 - April 30, 2025), \$1,174,695 of which will be made available through this NOFO. HOME funds are used to fund housing development activities, and are awarded in the form of grants or loans for acquisition and development of affordable housing for low- to moderate-income households. CDBG funds are awarded in the form of grants to carry out Community Development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Procurement contracts may be awarded.

The total amount of funds actually awarded through this NOFO will depend on proposals received, City of Fargo staff capacity, City of Fargo programs funded by HUD, corresponding staff, and other grant administration costs (e.g., Gladys Ray Shelter & Downtown Engagement Center). The City is leaving 2% of the allocation unobligated. These funds will be used for amendments during the program year on projects that may arise with unexpected circumstances, such as ASTM Phase I environmental reviews, increases in material costs from the time of pre-application to actual bidding, etc. A portion of the funds will be allocated to planning and administrative activities. Any unobligated and de-obligated funds as of April 30, 2025 will be recaptured and made available through the 2025 program year NOFO.

Minimum/Maximum Award Information

| NOFO AWARD INFORMATION | CDBG | HOME |
|------------------------------|---------------|---------------|
| Estimated Available: | \$540,957 +/- | \$633,738 +/- |
| Minimum Award Amount: | \$150,000 | \$150,000 |
| Maximum Award Amount: | \$540,957 +/- | \$633,738 +/- |

Number of Awards

The City of Fargo may make as few as 1 award or up to 3 awards through this NOFO. The City of Fargo reserves the right to make no awards under this notice based on current program operations and/or insufficient response to this NOFO.

Period of Performance

Estimated Project Start Date is June 1, 2024 (actual start date depends on when funds are available from HUD); Estimated Project End Date is June 2025, unless otherwise approved. Period of Performance will be project dependent as some projects are multi-year phased.

Conditions of Awards

All awards are contingent upon the execution of a written agreement between the City of Fargo and the organization receiving funds. No funding is guaranteed until the organization and City of Fargo have entered into a contract. Awards are also contingent upon receipt of the following documents, as applicable:

- System for Award Management (SAM) registration
- Proof of nonprofit/tax-exempt status
- ND Certificate of Good Standing: <https://firststop.sos.nd.gov/search/business>
- Organizational chart
- Organizational by-laws
- ADA Reasonable Accommodation policy
- Non-discrimination policy
- Affirmative Action plan

Reimbursement Grants

CDBG and HOME are reimbursement grant programs; applicants must have the financial capacity to carry out the proposed project. Awardees must provide documentation of paid expenses prior to reimbursement.

C. Eligibility Information

Applicant Eligibility

Eligible Applicants – Established public or private non-profit organizations, institutions of higher learning, or faith-based entities (IRS tax-exempt status). Funds cannot be used to support worship or religious instruction.

Proposal Eligibility

Eligible Activities – All activities must serve low- to moderate-income households, individuals, or neighborhoods and address one or more of the following needs:

| CDBG | | HOME |
|------------------------------|-------------------|---------------------------------|
| Public Facility Improvements | 24 CFR 570.201(c) | Housing Development 24 CFR 92 |
| Neighborhood Improvements | 24 CFR 570.201(c) | Multi-family Rental Housing |
| Fair Housing | 24 CFR 570.206(c) | Single-family Homeowner Housing |

Ineligible Activities (not an all-inclusive list)

- Any activities that do not assist a qualifying population.
- Equipment, fixtures, motor vehicles, furnishings.
- Personal property that is not an integral structural fixture.
- General government activities.
- Political or religious activities.
- Income payments, stipends, fundraising, scholarships.
- Operating / maintenance costs not related with a public service.

Other Eligibility Criteria

Statutory and Regulatory Requirements Affecting Eligibility (limited listing):

- Sufficiency of Financial Management System
- Debarments and/or Suspensions
- Active Prime and Subrecipient registration with SAM.gov

Noncompliance, Unresolved Issues, Substantial Findings:

Any applicant with substantial noncompliance, unresolved issues, or who have had substantial findings related to other federal funds awarded from City of Fargo within the last 4 years, are not eligible to apply.

Number of Applications:

There is no limit to the number of applications that an agency may submit, but each project should be submitted as its own application.

Application Timing:

Late applications will not be accepted outside of the open application period.

Cost Sharing and Match Requirements

2 CFR 200.306 – Cost sharing, matching, or leveraging requirements apply as described below.

1. Cost Sharing / Matching
 - a. Cost Sharing / Matching is not required under this NOFO for CDBG or HOME
2. Leveraging
 - a. Applicants are encouraged to leverage other federal and non-federal sources.
 - b. Provide evidence that leveraging resources were received and used for their intended purposes.

D. Project Information

Solicited Project Types

Proposals must be for one of the following project types.

| Eligible Project Types for 2024 NOFO | | | |
|--|--|---|--|
| PROJECT TYPE | DESCRIPTION | EXAMPLES | ELIGIBLE COSTS |
| Affordable Housing Development* | Development of affordable homeownership, multi-family rental, and/or rehabilitation of public housing units that serves low- to moderate-income households. (Preference given to projects serving families with children and those targeting 30% AMI or less.) | <ul style="list-style-type: none"> Single-family or lower density (≤ 4 dwelling units) homeownership projects Multi-family (≥ 5 dwelling units) rental projects Rehabilitation of public housing units through Rental Assistance Demonstration (RAD) conversions | <ul style="list-style-type: none"> Acquisition Construction assistance (HOME Program only) Blight removal & Site preparations (excluding special assessments costs) |
| Neighborhood Improvements | <p>Improvements to public facilities and spaces serving neighborhoods with 51% or more low-income households.</p> <p>These neighborhoods may include:</p> <ul style="list-style-type: none"> Brunsdale Downtown Hawthorne Horace Mann Northport Roosevelt Jefferson/Carl Ben Madison/Unicorn Park West Gate West Acres Willow Park Village West Trollwood | <ul style="list-style-type: none"> Playgrounds Parks or open green space Splash pads or swimming pools Skate parks Sledding hills Bike paths Hockey rinks Basketball courts Recreational/neighborhood centers Community gardens Non-residential historic restoration Tornado shelters for mobile home parks | <ul style="list-style-type: none"> Acquisition New construction Rehabilitation of existing facilities and/or spaces Demolition – must document site control |
| Non-Homeless, Non-Housing Capital Improvements* | <p>Improvements to public facilities and spaces serving populations with low income and who may be considered vulnerable (e.g., elderly, disabled, victims of violence and trafficking, people living with substance use disorders and/or mental illnesses, and/or HIV/AIDS, etc.).</p> <p>Projects awarded under this category must also keep the facility open to the public during normal working hours if the facility is owned by a non-profit.</p> | <ul style="list-style-type: none"> Abuse and crisis centers Mental health facilities Independent living centers Accessibility improvements Supportive service and resource centers Senior centers Food banks Etc. | <ul style="list-style-type: none"> Acquisition New construction Rehabilitation of existing facilities and/or spaces Demolition |

*Applicants awarded under this category must be able to collect data on race and ethnicity of all beneficiaries of the project. Income documentation may also be required to be collected and verified by third parties (i.e., employers, income statements for benefits, retirement accounts, bank, etc.).

III. Application

A. Application and Submission Information

Instructions

1. Submit proposal (as a single PDF) no later than 4:30 p.m. on December 6, 2023, at <https://files.share.fargond.gov/index.php/s/qH6MJrx6JJAawC6>
2. PDF file title must include your organization's name (e.g., "Non-Profit Name 2024 NOFO Proposal")
3. Applicants without internet access may submit their proposal to City of Fargo Planning and Development Dept., 225 4th Street North, Fargo, ND 58102.
4. Incomplete proposals will not be accepted

Content & Format of Proposals

1. NOFO Cover Form (see Exhibit A)
2. Cover Letter (1 page) (Must Include):
 - a. Organization's basic information
 - b. Brief summary of proposed project including the need being addressed
 - c. Amount requested
 - d. Project location
 - e. Project lead & sub-consultants involved in project if applicable, and contact information
3. Project Summary (1 page) (Must Include):
 - a. Full project description
 - b. Beneficiary information
 - i. How many people/households will the project or program serve?
 - ii. Who will be served? (e.g., homeless, elderly, disabled)
 - iii. Will project or program serve primarily Fargo residents? (51% or more)
 - c. How beneficiary data will be collected and recorded. (e.g., application process).
4. Project/Program/Development Budget:
 - a. Provide a detailed agency operations budget.
 - b. Provide total budget for the proposed project with the amount to be requested included.
 - i. Indicate any funding already secured with amounts and sources.
 - ii. Include pending funding sources.
5. Project Timeline: Include start/finish dates and milestones.
6. Project/Program Experience:
 - a. Provide details about your experience with CDBG or HOME funds and similar projects (i.e., grant amount, projects, dates, etc.).
 - b. Provide information on any collaboration with organizations who provide similar services in the area, if applicable.
 - i. What gap in available services is your program or project filling in the area?
7. Project Team: Indicate lead manager and any consultants that will be used.
8. References: Only required if either of the following conditions exist:
 - a. Your organization has never received HUD (HOME or CDBG) funds from the City of Fargo.
 - b. Your organization has received HUD (HOME or CDBG) funds from the City of Fargo in the past, but this is a new project type for which you are seeking City of Fargo funds.

- i. If either of these conditions exist, please include references for 3 most recent (within past 5 years) similar projects; include contact information. If proposal is program based, provide 3 references from funders.

System for Award Management (SAM) Registration and Unique Entity Identifier (UEI) Number

1. SAM Registration Requirement: Applicants must have active registration status in SAM before submitting their proposal <https://www.sam.gov/> (registration is free).
 - a. Applicants must provide proof of registration status with application.
 - b. Applicants must maintain an active SAM registration with current information at all times during which the organization has an active award or application under consideration.
2. UEI Requirement: Applicants must provide a valid UEI, registered and active at <https://sam.gov/content/entity-registration>.
3. City of Fargo may not make an award to an applicant until the applicant has complied with all applicable SAM and UEI requirements; if an applicant has not fully complied with SAM and UEI requirements by the time the City is ready to make an award, the City may determine that the applicant is not qualified to receive an award and use that determination as a basis for making an award to another applicant.

Submission Dates and Times

Proposals are due by 4:30 p.m. on Wednesday, December 6, 2023

Funding Restrictions

The City of Fargo is not accepting indirect cost plans as part of the grant application process or award. Pre-award costs are ineligible for reimbursement.

Other Submission Requirements

Applicants with internet access must submit their application electronically to:

<https://filesare.fargond.gov/index.php/s/qH6MJrx6JJAawC6>

Attachments

For your application to be considered complete, please attach the following items as applicable or available:

1. System for Award Management (SAM) registration
2. Unique Entity Identifier (UEI)
3. Proof of nonprofit/tax-exempt status (IRS determination letter)
4. ND State Certificate of Good Standing
5. Financial Audit or Certification of Compliance with Financial Standards at 2 CFR 200
6. Award/Commitment Letters from other Funding Sources
7. Non-discrimination policy
8. Proof of Site Control
9. Organizational chart
10. Affirmative Action plan
11. ADA Reasonable Accommodation policy

B. Review Criteria & Selection Process

Criteria

The program areas of review include, but are not limited to the following: low- to moderate-income benefit, project plans, project readiness, project outcomes, cost reasonableness, organizational capacity, financial capacity, experience, community impact, and alignment with the City's guiding plans and principles.

Threshold Requirements

Each application will be reviewed for eligibility to be scored. In order to be considered eligible for scoring, an application must be fully executed, complete, and include the threshold requirements described below. Any applications that do not meet all of the following criteria will not be accepted or scored for eligibility.

- Activity must meet a National Objective (see 24 CFR 570.200(a)(2) and 24 CFR 570.208)
- Activity must primarily serve Fargo residents
- Activity type must be sought this funding round (see Solicited Project Types on page 7)
- Organization must be eligible to apply for federal funds (see Applicant Eligibility on page 5)
- Proposed project meets a goal in the [2020-2024 Consolidated Plan](#)

Review and Selection Process

Applicants should consider and address the following questions when preparing their application:

1. Need for the project or activity: Has the applicant sufficiently documented the need for the project?
2. Realistic development, maintenance, and operating budgets: Has the applicant shown that the project can be developed and resulting operations can be sustained in future years?
3. Applicant experience and capacity: Does the applicant have sufficient successful experience (or have access to such expertise) to efficiently and effectively follow through on the project and all requirements associated with CDBG and/or HOME?
4. Benefit to low- and moderate-income persons or communities: How does the project benefit low- and moderate-income residents of the City of Fargo? Note: The project must be able to clearly document persons served by the project and the justification of income determination or census tracts for which the services are being provided. At least 51 percent of the persons in the service area must be low- to moderate-income, based on the average median income for the area served by the activity.
5. Timeline accuracy: What is the project schedule? When will the project be ready to commence? Is the proposed timeline feasible and realistic?
6. Project Objectives: How does the project conform to Consolidated Plan goals (see page 3)?

In addition, in accordance with [2 CFR 200.332\(a\)\(2\)](#) of the Uniform Grant Guidance, applicants will be evaluated based on the following risk factors:

1. Prior experience with HUD funds or other federal awards;
2. Results of previous single audits;
3. New personnel or new or substantially changed systems; and
4. Extent and results of federal monitoring in previous years.

Before an application is awarded, an applicant may be invited to a meeting with City of Fargo staff to discuss the proposed project, to review compliance required under applicable federal regulations and to determine the eligibility of proposed costs.

Project selection will be based on Scoring Sheet results (Exhibit B) and availability of funds.

Performance outcomes of current and prior contracts with City of Fargo will also be considered in the overall rating of proposals.

Applications missing any Threshold Requirement after the application deadline will be deemed incomplete.

Funding Decisions

Funding is limited. Applications selected for funding may receive less than the requested amount, depending on the number of applications received and the available funding. Funding is not guaranteed to any agency or project.

City of Fargo reserves the right to postpone or cancel this NOFO if it deems it to be in City's best interest. City of Fargo reserves the right to waive any technical or formal errors or omissions, and to reject any and all proposals, or to award contracts, either in part or in whole, if deemed to be in the best interests of City of Fargo.

Successful applicants shall be in complete compliance with all specifications, terms, and conditions of the proposal. City of Fargo shall have the right to inspect the facilities and equipment of the successful applicant to ensure such compliance. City of Fargo shall not be liable for any costs incurred in the preparation of proposals or for any work performed in connection therein.

Application reviews and awards are contingent upon applicants being current to the city on any loan, contract, or tax obligation as due, or with any rule, regulation, or provision on existing or past city contracts.

C. Award Administration Information

Award Notices

All applicants will be notified of funding decisions by email. Successful applicants can expect to work with City staff on the development of a final project scope and budget approval. All awards are contingent upon the execution of a written agreement between the City of Fargo and the organization receiving funds. This agreement details the scope and budget of the activity, as well as applicable terms and conditions.

Administrative and Policy Requirements:

CDBG and HOME funds are subject to numerous local and federal requirements.

All projects or services funded by CDBG or HOME grants must be provided to all persons 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.

Consult the following limited listing of resources for information regarding program eligibility, requirements, and regulation. (Links provided within table listing below.)

| |
|---|
| City of Fargo |
| City of Fargo Plans and Studies |
| City of Fargo 2020-2024 Consolidated Plan |
| City of Fargo Comprehensive Plan: GO2030 |
| Community Development Block Grant |
| 24 CFR Part 570 – Community Development Block Grant |
| HUD CDBG Portal |
| Basically CDBG for Entitlement Grants |
| Playing by the Rules – A Handbook for CDBG Subrecipients on Administrative Systems |
| CDBG Income Limits |
| HOME Investment Partnerships Program |
| 24 CFR Part 92 – HOME Investment Partnerships Program |
| HUD HOME Portal |
| HOME Income Limits |
| Administrative Resources |
| 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements |
| System for Award Management (SAM) -- FREE Service |
| Davis-Bacon and Labor Standards |
| Section 3 |
| Section 504 of the Rehabilitation Act of 1973 |
| Fair Housing Rights and Obligations |
| Build America Buy America (BABA -- American steel and iron products and materials) |

Reporting

Awarded organizations will be expected to report on programmatic outcomes. These progress reports may be submitted monthly, quarterly, yearly, or upon request by the City as outlined within the written agreement. Expense data must be submitted monthly for reimbursement of costs. All reports are to be submitted electronically.

D. City of Fargo Contact Information

For any questions about the application, project eligibility, and/or technical assistance, please contact Planning@FargoND.gov.

IV. Schedule

Schedule below is contingent on timing of HUD allocations and availability of funds. Dates beyond December 31, 2023 are estimated.

| DATE | ITEM |
|-----------------------------------|--|
| November 15, 2023 | Public notice and news release of NOFO & Virtual Public Input Meeting |
| November 30 | Virtual Public Input Meeting November 30, 2023, 12:00 – 1:00 PM (Central) Meeting Link: https://meet.goto.com/791989845 Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845 Comments and suggestions also encouraged through email and telephone. |
| December 6 | Electronic proposals due by 4:30 p.m. |
| December 11 – 15 | Proposal scoring/review |
| December 22 - 29 | Highest scoring proposals identified, organizations notified via email address provided |
| February 8 – March 8, 2024 | 30 day public comment period for 2024 HUD Action Plan (includes any selected proposals and award amounts) |
| February 20 | Public hearing at City Commission meeting |
| March 4 | Final consideration at City Commission (on consent) |
| March 5 | Submit to HUD |
| April 19 | 45-day review by HUD ends |
| April 30 | Plan approval |
| May | HUD funds awarded to City of Fargo |
| June | Start on 2024 program year projects |

Exhibit A – Cover Form



COVER FORM

2024 Notice of Funding Opportunity (NOFO)

Instructions: This form must be the first page of your proposal and filled in completely for your proposal to be accepted. Do not leave anything blank. If you have questions, please call the Planning & Development Department at 701.241.1474 or email planning@fargond.gov.

| | |
|---------------------------------------|---------|
| Organization | |
| Project Title | |
| Primary Contact Person | |
| - Phone | () |
| - Email | |
| UEI (Unique Entity Identifier Number) | |
| Requested CDBG Amount | \$ |
| Requested HOME Amount | \$ |
| Requested Combined Amount | \$ |

Exhibit B – Proposal Score Sheet



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME FUNDS SCORE SHEET

2024 Notice of Funding Opportunity (NOFO)

Final funding decisions are within the sole and complete discretion of the City of Fargo and may not be reflective of score.

| | |
|------------------------------------|--------------|
| Organization | |
| Project Title | |
| SCORE (119 points possible) | / 119 |

THRESHOLD REQUIREMENTS:

Proposals that do not meet the following criteria are ineligible under this NOFO:

| | Yes | No |
|--|-----|----|
| 1. Proposed Activity Meets a National Objective | | |
| 2. Proposed Activity Serves Primarily Fargo Residents | | |
| 3. Activity Type is Sought this Funding Round | | |
| 4. Organization is Eligible to Apply for Federal Funds | | |
| 5. Proposed Project Meets a Goal in the 2020-2024 Con Plan | | |

a. MINIMUM SUBMISSION REQUIREMENTS: ____ / 9

| | Yes – 1 | No – 0 |
|---|---------|--------|
| 1. Complete Proposal Submitted | | |
| 2. Proposal Submitted On Time | | |
| 3. System for Award Management (SAM) Registration | | |
| 4. Unique Entity Identifier (UEI) Provided | | |
| 5. IRS Determination of Non-Profit Status | | |

| | | | |
|----|--|--|--|
| 6. | ND State Certificate of Good Standing | | |
| 7. | Most Recent Financial Audit or Certification of Compliance with Financial Standards at 2 CFR 200 | | |
| 8. | Award/Commitment Letters from other Funding Sources | | |
| 9. | Non-Discrimination Policy | | |

b. FUNDING INFORMATION: ____ / 25

| BUDGET | | | | | | |
|--|---|--|---|---|---|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Provided a highly detailed and realistic budget with a strong use of funds | | Budget appears to support the project as described. Some gaps in detail identified | | Budget is significantly incomplete or insubstantial | No budget provided; budget not reflective of actual costs | |

| OTHER FUNDING SOURCES (i.e., fees, donations, other grants) that organization has received or will pursue to support the proposed project | | | | | | |
|---|---|---|---|--|---|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Significant financial support from other funding sources is demonstrated | | Some financial support from other funding sources is demonstrated | | Minimal financial support from other funding sources is demonstrated | | |

| FUNDING IMPACT Organization's ability to carry out the project if this request is not funded or only partially funded – these funds are generally available to fill final gaps on projects, but City of Fargo at times will fully fund projects that would not happen at all without HUD funds | | | | | | |
|--|---|--|---|---|---|-------|
| 5 | 4 | 3 | 2 | 1 | 0 | Score |
| Project will still occur or continue, but it will not thrive at its full capacity without City of Fargo funding or subsidy will be limited | | Project will still occur or continue, but its sustainability or long term affordability is at risk | | Project will not likely be successful without City of Fargo funding | Project will not happen without City of Fargo funding | |

Notes:

c. **PROJECT/PROGRAM OVERVIEW: ____ / 40**

| DEMONSTRATED KNOWLEDGE OF COMMUNITY NEEDS/5-YEAR PLAN GOALS | | | | | | |
|--|--|--|--|--|---|-------|
| 15 | | 10 | | 5 | 0 | Score |
| Project has a clear relationship to the priority needs stated within the City of Fargo's Consolidated Plan; it will fulfill a unique or otherwise unfulfilled goal | | Project has a general relationship to the needs stated within the City of Fargo's Consolidated Plan; however, the need is not a priority; it will fulfill a goal | | Project has a relationship to the needs stated within the City of Fargo's Consolidated Plan, but the goal has already been met, or is not (or no longer) a priority need | Project is not identified as a community need in any local plans or studies | |

| PROJECT DESCRIPTION | | | | | | |
|---|---|--|---|---|---------------------|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Provided a clear summary of the project with specific details | | Somewhat clear summary of the project with some specific details | | Vague, incomplete, or unclear summary of the project with few details | No details provided | |

| MEASURES AND OUTCOMES | | | | | | |
|---|---|---|---|--|---|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Clear definition of success for the project; clear explanation given for demonstrating how outcomes are met | | Good understanding of anticipated and specific results of success, but some details are missing | | Success is difficult to ascertain, method to measure outcomes is deficient (e.g., untestable or unreportable outcomes) | Measurement of goals and outcomes not described | |

| PROPOSED TIMELINE | | | | | | |
|---|---|--|---|---|----------------------|-------|
| 5 | 4 | 3 | 2 | 1 | 0 | Score |
| Timeline provided is reasonable and realistic; funds are likely to take 6 months or less to expend (HOME – 12 months) | | Timeline provided is sufficient, but some details are missing; funds may take 7 – 10 months to expend (HOME – 1-2 years) | | Timeline provided is lacking in detail/unrealistic; funds are likely to take 10+ months to expend (HOME – 2+ years) | No timeline provided | |

Notes:

d. ORGANIZATION CAPACITY AND HISTORY: ____ / 25

| PREVIOUS EXPERIENCE WITH HUD GRANTS AND FUNDING | | | | | | |
|--|---|--|---|--|---------------------|-------|
| 5 | 4 | 3 | 2 | 1 | 0 | Score |
| Organization is very familiar with HUD grant requirements, received 3 or more HUD grants throughout its lifespan | | Organization has some familiarity with HUD grant requirements, received 1 – 2 HUD grants throughout its lifespan | | Organization is unfamiliar with HUD grant requirements. Has never received HUD grants before | No details provided | |

| ORGANIZATION ADMINISTRATIVE CAPACITY | | | | | | |
|--|---|--|---|---|--|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Organization will likely need minimal oversight from City of Fargo staff to correctly complete all required HUD and City paperwork, documentation and reporting requirements | | Organization will likely need some oversight from City of Fargo staff to correctly complete all HUD and City paperwork, documentation and reporting requirements | | Organization will likely need extensive oversight from City of Fargo staff to correctly complete all HUD and City paperwork, documentation and reporting requirements | Organization does not demonstrate capacity to carry out project/program; no details provided | |

| ORGANIZATION GRANT HISTORY | | | | | | |
|--|---|--|---|---|--|-------|
| 10 | 7 | 5 | 3 | 1 | 0 | Score |
| Organization has received grants from the City of Fargo with a positive history of successfully carrying out and completing projects; has positive outcomes and effective grant management | | Organization has received grants from the City of Fargo; demonstrated challenges, but still had successful outcomes and general ability to manage grant requirements | | Organization has no grant history with the City of Fargo and limited history with other funders; has poorly executed grant history/management; failed to complete a project within reasonable time. | Has been required to repay or forfeit grant funds, had to cancel a project, has mismanaged grant funds | |

Notes:

e. CITY STAFF CAPACITY AND CONSIDERATIONS: ____ / 20

| STAFF CAPACITY | | | | | | |
|--|----|--|---|--|---|-------|
| 20 | 16 | 12 | 8 | 4 | 0 | Score |
| Project will require an average amount of staff time to oversee; staff are familiar with the federal regulations required for this project and are able to manage it along with other projects | | Project will require an additional amount of staff time to oversee due to federal regulations and requirements; some consideration would have to be taken for what other projects could be funded if this project was accepted | | Project will require extensive staff time due to federal regulations and requirements involved with activity type; the required staff time would significantly impact the office's ability to fund and manage additional and existing projects | Staff has not carried out the project and does not foresee ability or time to carry out project type in the 2024 program year | |

Notes:

End of Request for Proposals Notice of Funding Opportunity document.

Public Notice for 2024 Action Plan Public Input Meeting and Notice of Funding Opportunity

This was sent to the Fargo Forum for publication on Wednesday, November 15, 2023.

Notice of Virtual Public Input Meeting & FY 2024 Notice of Funding Opportunity (NOFO) City of Fargo

The City of Fargo is soliciting public input and seeking proposals for the development of its 2024 Community Development & Housing Action Plan. This plan allocates the City's annual entitlement funds from the Department of Housing and Urban Development (HUD). The primary purpose of these funds is to benefit low and moderate income individuals and households.

Program

Department of Housing & Urban Development (HUD)

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program

Funding Opportunity Title

"2024 HUD Grants NOFO"

Virtual Public Input Meeting

November 30, 2023 12:00 – 1:00 PM (Central)

Meeting Link: <https://meet.goto.com/791989845>

Dial-In Phone Option: 1 (571) 317-3112 – Access Code: 791-989-845

Comments and suggestions from the public are also encouraged through email and telephone. The existing plans are available online at www.fargond.gov/planninganddevelopment/plansandstudies or by request through the Planning and Development Department at (701) 241-1474.

Due Date for Proposals

December 6, 2023 by 4:30 p.m.

Submission Instructions

All proposals must be submitted electronically. Full instructions, NOFO, application materials, eligibility requirements, and the submission link are located online at: <https://fargond.gov/work/bids-rfqs-rfps>.

Questions, Comments, or Suggestions

Call 701-241-1474 or email planning@fargond.gov with questions, comments, or suggestions.

Non-Discrimination Notice – 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.

Accessibility – Fargo City Hall is serviced by public transit, accessible and can accommodate persons who are disabled. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or

reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. The contact information to arrange for services (a 48 hour notice may be needed) is City of Fargo's Section 504/ADA Coordinator Bekki Majerus – 701.298.6966. To access TTY/ND Relay service – 800.366.6888 or 711.

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. If services are needed, the contact information is provided above.

AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA

ss.

COUNTY OF CASS


Alyssa Ose, The Forum of Fargo-Moorhead, being duly sworn, states as follows:

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

2. The newspaper listed on the exhibit published the advertisement of: **Legal Notice**; (1) time: *Wednesday, November 15, 2023*, as required by law or ordinance.

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

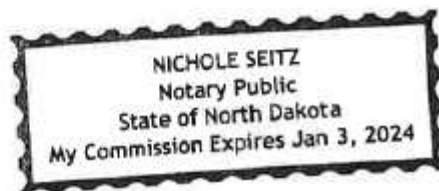
Dated this 15th day of November, 2023



Legals Clerk



Notary Public



NOTICE OF VIRTUAL PUBLIC INPUT MEETING & FY 2024 NOTICE OF FUNDING OP- PORTUNITY (NOFO) CITY OF FARGO

The City of Fargo is soliciting public input and seeking proposals for the development of its 2024 Community Development & Housing Action Plan. This plan allocates the City's annual entitlement funds from the Department of Housing and Urban Development (HUD). The primary purpose of these funds is to benefit low and moderate income individuals and households.

Program
Department of Housing & Urban Development (HUD)
• Community Development Block Grant (CDBG)
• HOME Investment Partnerships Program
Funding Opportunity Title
"2024 HUD Grants NOFO"
Virtual Public Input Meeting
November 30, 2023 12:00-1:00 PM (Central)
Meeting Link:
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Dial-In Phone Option: 1 (571) 317-3112 - Access Code: 791-989-845

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(Nov. 15, 2023) 276059

Attendance for 2024 Action Plan Public Input Meetings

| Attendance | |
|--|--|
| Technical Review & Discussion on Affordable Housing Strategies Meeting | Virtual Public Input Meeting (2024 HUD NOFO) |
| November 7, 2023 | November 30, 2023 |
| Erin Lonoff, HR&A | Julie Haugen, YWCA Cass Clay |
| Kaylin Frappier, Lake Agassiz Habitat for Humanity | Jade Eagle, High Plains Fair Housing Center |
| Dave Piepkorn, Fargo City Commission | Sarah Hasbargen, Southeastern North Dakota Community Action Agency (SENDCAA) |
| Jim Nelson, Lake Agassiz Habitat for Humanity | John Campbell, FM Coalition to End Homelessness |
| Chris Brungardt, Fargo Housing & Redevelopment Authority (FHRA) | Dan Madler, Beyond Shelter Inc. |
| Joel Manske, Department of Housing & Urban Development/State of North Dakota | Christopher Miller, Beyond Shelter Inc. |
| Trenton Gerads, Cass Clay Community Land Trust (CCCLT) | Shawnel Willer, Continuum of Care/North Dakota Housing Finance Agency |
| Dan Madler, Beyond Shelter Inc. | Trenton Gerads, Cass Clay Community Land Trust (CCCLT) |
| Nancy Morris, City of Fargo Attorney | Kavitha Gundala, Jeremiah Program |
| Dawn Morgan, Fargo Planning Commission | Terry Hogan, City of Fargo |
| Arlette Preston, Fargo City Commission | Nicole Crutchfield, City of Fargo |
| Cole Hansen, Cass County Planning | Kristi Sylskar, City of Fargo |
| Adam Altenburg, Fargo-Moorhead Metropolitan Council of Governments (FM Metro COG) | Sydney Quinlan, City of Fargo |
| Chelsea Levorsen, FM Metro COG | Catlyn Christie, City of Fargo |
| Jaron Capps, FM Metro COG | Jasmine Markusen, City of Fargo |
| Denise Kolpack, Fargo City Commission | |
| Rocky Schneider, Fargo Planning Commission and Cass Clay Community Land Trust (CCCLT) | |
| Art Rosenberg, Fargo Planning Commission | |
| Maranda Tasa, Fargo Planning Commission | |
| Brett Shewey, Fargo Planning Commission | |
| Thomas Schmidt, Fargo Planning Commission | |
| Chandler Esslinger, City of Fargo Health/Harm Reduction and Downtown Engagement Center | |
| Jennifer Holtz, Fargo Planning Commission | |
| John Strand, Fargo City Commission | |
| Brenda Derrig, City of Fargo | |
| Michael Redlinger, City of Fargo | |
| Jim Gilmour, City of Fargo | |
| Nicole Crutchfield, City of Fargo | |
| Mark Williams, City of Fargo | |
| Kristi Sylskar, City of Fargo | |
| Maegin Elshaug, City of Fargo | |
| Catlyn Christie, City of Fargo | |
| Sydney Quinlan, City of Fargo | |
| Jasmine Markusen, City of Fargo | |
| Kim Citrowske, City of Fargo | |
| Brad Garcia, City of Fargo | |
| Luke Morman, City of Fargo | |
| Donald Kress, City of Fargo | |
| Alayna Espeseth, City of Fargo | |



Background on HUD Programs

- Fargo is an “Entitlement” community and a “Participating Jurisdiction (PJ)”, meaning it receives annual federal funding from the Department of Housing & Urban Development (HUD).
- Funds must be used to address housing and community development needs for low-to-moderate income households.
- Fargo’s total annual funding amount is approximately \$1.4 million.
- Funds are typically awarded to the City during the summer and projects are awarded in the fall, but this varies depending on the federal budget and appropriations process.
- All projects and funds go through a citizen participation process, including a 30-day public comment period and a public hearing at City Commission.



Purpose of This Meeting

1. Share information about the City’s HUD programs, community development goals, and 2024 funding
2. Hear input on current community needs
3. Answer questions



Background on HUD Programs

There are two separate HUD programs that are funded:

1. Community Development Block Grant (CDBG)

Projects typically include activities to support housing or community programs and facilities, such as property acquisition, public facilities construction or rehabilitation, or homelessness services.

2. HOME Investment Partnerships Program (HOME)

Projects are solely focused on housing (i.e., single & multi-family, homeownership & rental). Specific activities typically include property acquisition, construction, rehabilitation, or demolition.



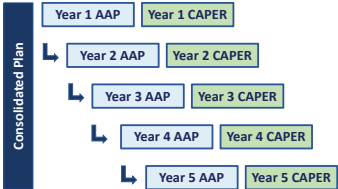
Agenda

1. Background on HUD Programs
2. Priority Needs, Goals, and Progress
3. 2024 Funding Amounts
4. 2024 Timeline for Annual Action Plan
5. Input on current community needs



Background on HUD Programs

1. Every five years, the City creates a 5-Year Consolidated Plan (“Con Plan”) that identifies housing and community development priorities.
2. Each year, the City creates an Annual Action Plan (“AAP”) on how it will use its CDBG & HOME funding to fulfill the goals of the Con Plan.
3. Every year, the City reports on its progress through its Consolidated Annual Performance and Evaluation Report (“CAPER”).



We are currently following the 2020-2024 Con Plan and starting our 2024 Action Plan.



Priority Needs, Goals, and Progress

Needs Identified in 5-Year Plan

1. Affordable Housing
2. Ending & Preventing Homelessness
3. Neighborhood Improvements
4. Assistance for Vulnerable Populations/Poverty Reduction
5. Fair Housing (Required)



2024 Funding Amounts

Please note when applying for 2024 funding:

- Minimum award amount will be \$150,000 (with exception of Fair Housing)
- Public service activities will *not* be funded this round (e.g., health services, childcare services, homeless services, etc.)
- If you have a project or activity idea that does not fit the priorities for this particular funding cycle, we still would like to hear about it for potential funding opportunities in the future.
 - Please feel free to contact Planning staff directly with your ideas.



Priority Needs, Goals, and Progress

| 2020-2024 Con Plan Accomplishment Goals and Progress | | | | |
|--|---|--|---|--|
| | Affordable Housing | Ending & Preventing Homelessness | Neighborhood Improvements | Assistance for Vulnerable Populations |
| Goal | <ul style="list-style-type: none"> • 6 rental units • 7 homeowner units | <ul style="list-style-type: none"> • 20 persons assisted by public service activity(s) • 5,000 persons assisted by overnight shelter • 1,450 persons assisted by homeless prevention • 400 persons assisted by public facility/infrastructure activity | <ul style="list-style-type: none"> • 9,258 persons assisted by public facility/infrastructure activity(s) • 4 building demolished to reduce slum/blight | <ul style="list-style-type: none"> • 150 people assisted by public facility or infrastructure activity(s) |
| Complete | <ul style="list-style-type: none"> • 1 homeowner unit | <ul style="list-style-type: none"> • 23 persons assisted by eviction prevention • 159 persons assisted by housing navigation • 454 assisted by overnight shelter • 4,377 assisted by homeless prevention | <ul style="list-style-type: none"> • 5,080 persons assisted by bike trails/sidewalks project | <ul style="list-style-type: none"> • Persons assisted by after school programming center |
| In Progress | <ul style="list-style-type: none"> • 5 rental units • 3 homeowner units | <ul style="list-style-type: none"> • 4,546 assisted through sheltering (anticipated using 2023/24 public service \$) | <ul style="list-style-type: none"> • 4 buildings demolished | |
| Still Need | <ul style="list-style-type: none"> • 1 rental unit • 3 homeowner units | <ul style="list-style-type: none"> • 400 persons assisted by public facility/infrastructure activity | <ul style="list-style-type: none"> • 4,178 assisted by public facility/infrastructure activity | |

Timeline on 2024 Annual Action Plan

| Date | Item |
|------------------|---|
| Nov. 15 | Public Notice & News Release of "Notice of Funding Opportunity (NOFO) and Virtual Public Input Meeting" |
| Nov. 30 | Virtual Public Input Meeting |
| Dec. 6 by 4:30pm | Electronic Proposals due from NOFO process |
| Dec 11 – 15 | Proposal scoring/review |
| Dec. 22 - 29 | Highest scoring proposals identified, organizations notified |
| Feb. 8 - March 8 | 30 Day Public Comment Period for 2024 HUD Action Plan (includes any selected proposals and award amounts) |
| Feb. 20 | Public Hearing at City Commission Meeting |
| March 4 | Final Consideration at City Commission (on consent) |
| March (estimate) | Submit 2024 HUD Action Plan to HUD |
| May (estimate) | 2024 HUD funds awarded to City of Fargo |
| June (estimate) | Start on 2024 projects |



2024 Funding Amounts

| | |
|---|----------------------|
| 2024 CDBG Allocation | \$540,957 +/- |
| Less Program Admin (20%) | -\$108,191 |
| Less Public Services (15%) (for DT Engagement Center) | -\$81,144 |
| Less Contingency | -\$15,000 |
| Total Available for Program Year 2024 | \$336,622 |

| | |
|--|----------------------|
| 2024 HOME Allocation | \$633,738 +/- |
| Less Program Admin (10%) | -\$63,374 |
| Less CHDO Set-Aside (15% required) | -\$95,061 |
| Total Available for Program Year 2024 | \$475,303 |

Input on Current Community Needs

1. What are some of the greatest needs you are encountering, organizational and/or community-wide?
2. What do you think is important for the City to know?
3. Do you have questions or concerns on federal funding requirements?
4. Ideas, thoughts, or comments about future projects?



Contact Information

Fargo City Hall
Planning & Development Department
225 4th St. N., Fargo, ND 58102

Planning General #: (701) 241-1474
Email: planning@fargond.gov

Existing plans and reports are available online at
www.FargoND.gov/PlansAndStudies or by request.

Notice for 2024 Community Development Action Plan

This was sent to the Fargo Forum for publication on Wednesday, May 22, 2024.

**City of Fargo
Notice of Public Hearing & Public Comment Period
Community Development Block Grant (CDBG) & HOME Programs
2024 Action Plan**

Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan

The City of Fargo is opening a 30-day public comment period on May 23, 2024, which also includes a public hearing on Monday, June 10, 2024 during the regular Fargo City Commission meeting. Multiple items under the City's HUD programs will be open for comment during this period. All items will be given final consideration at the June 24, 2024 City Commission meeting. Each item is summarized in this notice.

2024 HUD ACTION PLAN DRAFT

The City has prepared a draft version of the 2024 HUD Action Plan. The priorities established within the draft plan result from community meetings and citizen participation in the development of the 2020-2024 Consolidated Plan, and from a public input meeting held on November 30, 2023. The City's 5-Year priorities include affordable housing, ending and preventing homelessness, neighborhood improvements and initiatives, and assistance for vulnerable populations. Comments on this draft plan should be provided during the public comment period (May 23 through June 21, 2024).

ESTIMATED RESOURCES FOR 2024

Community Development Block Grant (CDBG):

- **\$822,824** 2024 Community Development Block Grant (CDBG) allocation from HUD
- **\$120,000** Available for Reallocation at Prior Year-End (unused Planning & Admin)
- **\$31,037.38** Available for Reallocation at Prior Year-End (unused Contingency/Blight Demolition)
- **\$135,000** Available for Reallocation at Prior Year-End (canceled 2023 project)
- **\$21,798** 2024 CDBG Program Income (actual)

\$1,130,659.38 Total CDBG

HOME Investment Partnerships Program (HOME):

- **\$444,620** 2024 HOME PJ allocation from HUD
- **\$31,000** Available for Reallocation at Prior Year-End (unused Planning & Admin dollars)
- **\$10,857.14** Available for Reallocation at Prior Year-End (unused Contingency dollars)
- **\$152,228.97** 2023 HOME PJ Program Income (actual)
- **\$5,000** 2023 HOME State Program Income (actual)

\$643,706.11 Total HOME

Total = \$1,774,365.49 CDBG & HOME

PROPOSED ACTIVITIES FOR 2024

Planning, Administration & Fair Housing

- 1. CDBG Planning and Administration** - \$97,058.38 in CDBG funds. Planning, implementation, reporting, and monitoring of CDBG resources. Prior year admin dollars may be used for startup planning and administration costs in future years. *National Objective: Not applicable for administration. Eligibility & Regulation Citation: 21A General Program Administration, 24 CFR Part 570.206.*
- 2. HOME Planning and Administration** - \$40,000 in HOME funds. Planning, implementation, reporting, and monitoring of HOME resources. Prior year admin dollars may be used for startup planning and administration costs in future years. *National Objective: Not applicable for administration.*
- 3. High Plains Fair Housing Center** - \$42,601 in CDBG funds. Support a part-time fair housing specialist who will provide ongoing outreach, test coordination, and technical assistance in Fargo, ND. This includes comprehensive outreach and fair housing education as part of the requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). *Eligibility & Regulation Citation: 21D Fair Housing Activities (subject to 20% Admin. Cap), 24 CFR Part 570.206(c).*

Capital/Neighborhood Improvements

- 1. YWCA Cass-Clay Emergency Shelter Facility Improvements** - \$547,000 in CDBG funds. CDBG funds will be used towards substantial rehabilitation of the emergency shelter's HVAC system. Activities will be carried out by the YWCA Cass Clay. The location of the project is at 3000 University Drive South in Fargo, ND. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele (LMC) Benefit [24 CFR Part 570.208(a)(2)], 03C Homeless Facilities (not operating costs), 24 CFR Part 570.201(c).*

Public Service

- 1. Downtown Engagement Center Operations** - \$100,000 in CDBG funds. Provide operational support for homeless and housing-related services at the Downtown Engagement Center (DEC) located in downtown Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele (LMC) Benefit [24 CFR Part 570.208(a)(2)], 03T Operating Costs of Homeless/Aids Patient Programs, 24 CFR Part 570.201(e).*

Affordable Housing

- 1a. Acquisition for Affordable Multi-Family Rental Housing Project** - \$336,000 in CDBG funds. Acquisition of land for new construction of an affordable multi-family rental housing complex in partnership with Beyond Shelter, Inc. The location of this project is not yet determined. A public comment period will occur at a later date when a project location is identified. *National Objective, Eligibility, & Regulation Citation: Low-Mod Housing (LMH) Benefit [24 CFR Part 570.208(a)(3)], 01 Acquisition of Real Property, 24 CFR Part 570.201(a).*
- 1b. Affordable Multi-Family Rental Housing Project** – \$500,000 in HOME funds. New construction of affordable multi-family senior and elderly rental housing complex, in partnership with Beyond Shelter, Inc. The location of this project shall be identified at a later date. *HOME Eligible Activity under 92.205(a)(1).*
- 1c. Community Housing Development Organization (CHDO) Project** – this \$95,000 in 'set-aside' HOME funds is included in the above dollar amounts noted for the "Affordable Multi-Family Rental Housing" Project. The City will partner with a Community Housing Development Organization (CHDO) to create affordable housing with these HOME set-aside funds in Fargo.

The location of this project shall be identified at a later date. *HOME Eligible Activity under 92.205(a)(1).*

Contingency Funds

Funds held in contingency for issues that may arise during the program year – \$8,000 CDBG funds and \$8,706.11 HOME funds.

CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2024 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts greater than 10% of the amount allocated to the City's entitlement grant programs for program year 2024 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan (www.fargond.gov)
- Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan
- To match actual 2024 allocation amounts and any increase in program income, funding will be applied to affordable housing projects if needed or the contingency line item if less than \$5,000. Any unused funds will be reallocated in an amendment or the following year's action plan, either of which require a 30-day public comment period.
- All funding levels indicated above are estimated amounts

PROPOSED AMENDMENTS TO 2023 HUD ACTION PLAN

1. Cancel Core Neighborhood Affordable Housing Development Project and Reallocate Funds

Additional CDBG funding for a major development project (approved in the 2022 Action Plan) to be located at 3129 7 Avenue North and 802 32 Street North in Fargo, ND was to be provided by this project. Funds were to be used to secure administrative and project management assistance to assist in the development of the project. This activity's timeline has been delayed and the 2023 Action Plan project is being canceled. A total of \$135,000 in CDBG funds is being reallocated to proposed projects in the 2024 Action Plan.

2. Reduce allocation for Core Neighborhood Deteriorated Structure Removal and Reallocate Funds

A total of \$255,000 in CDBG funds was allocated in the 2023 Action Plan for demolition activities to address and eliminate blighted conditions at properties located in the core neighborhoods of Fargo in support of affordable housing development. Of this total, \$240,000 is being used for this project and the remaining \$15,000 will be reallocated to proposed projects in the 2024 Action Plan.

PROPOSED AMENDMENTS TO 2020 – 2024 HUD CONSOLIDATED PLAN

1. Affordable Housing Goal – Remove Goal Outcome Indicator (GOI) #11, Direct Financial Assistance to Homebuyers and GOI #12, Tenant-Based Rental Assistance/Rapid Re-Housing

The Consolidated Plan identified 40 households to be assisted with direct financial assistance for homebuyer activities (down payment/homebuyer assistance) and 460 households to be assisted with Tenant-Based Rental Assistance. These goal outcome indicators shall be removed as the activities were not undertaken during the course of the current Consolidated Plan due to changes in priority needs within the community, particularly during the course of the COVID-19 pandemic. Instead, through CDBG CARES Act funding and annual CDBG funds, the City of Fargo provided \$1,944,570.38 in eviction prevention and emergency rental subsistence payments through 2020 – 2023. These funds helped assist over 10,000 beneficiaries within the City of

Fargo throughout the duration of the projects. These accomplishments are reported in the 2020-2022 Consolidated Annual Performance and Evaluation Reports (CAPERs).

2. Assistance for Vulnerable Populations Goal – Remove GOI #3, Public Service Activities Other than Low/Moderate Income Housing Benefit, and Increase GOI #1, Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit

It was anticipated that 8,150 people were to be assisted under this Goal of the Consolidated Plan. Assistance to vulnerable populations was provided by the City of Fargo through public facility and infrastructure activities rather than public services, so Goal Outcome Indicator #3 is to be removed and Goal Outcome Indicator #1 is to be increased. A total of 30,805 persons under Goal Outcome Indicator #1 were assisted, exceeding expectations for this Goal.

3. Neighborhood Improvements and Initiatives Goal – Add GOI #21, Buildings Demolished

To assist with blight removal within the core neighborhoods, funds were placed into demolishing severely-deteriorated structures. A new Goal Outcome Indicator (21) must be added in order to account for the funds placed into these projects and to track the accomplishments. \$255,000 in CDBG funds was originally allocated to this project through the 2023 Action Plan. In total, up to \$240,000 is to be expended to achieve this Consolidated Plan Goal and applicable Goal Outcome Indicator, with demolition of at least four blighted buildings. The remaining unspent \$15,000 will be reallocated to proposed projects in the 2024 Action Plan.

PROPOSED AMENDMENTS TO THE CITIZEN PARTICIPATION PLAN

HUD requires its Grantees to periodically update and adopt the jurisdiction's Citizen Participation Plan, which sets forth the City's policies and procedures for citizen participation related to its HUD HOME & CDBG programs. A draft copy of the amended plan may be reviewed at www.FargoND.gov or by request through the Planning & Development Department.

COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: May 23 through June 21, 2024

PUBLIC HEARING: Monday, June 10, 2024 - 5:15 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, June 24, 2024 – 5:15 pm

CONTACT INFORMATION: City of Fargo
Planning and Development Department
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102
701.241.1474
Planning@FargoND.gov

DRAFT PLAN AVAILABLE AT: www.fargond.gov/planninganddevelopment/plansandstudies
OR request through Planning & Development Department

Accessibility – Fargo City Hall is serviced by public transit, fully accessible and can accommodate persons with disabilities. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or

reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. Contact City of Fargo's Section 504/ADA Coordinator Bekki Majerus at 701.298.6966 to arrange for services (a 48 hour notice may be needed). To access TTY/ND Relay service dial 800.366.6888 or 711

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. Contact the City of Fargo Planning and Development Department at 701.241.1474 or Planning@FargoND.gov if services are needed.

Non-Discrimination Notice – 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.



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

2. The newspaper listed on the exhibit published the advertisement of: **ND General Public Notice Notice; (1) time: Wednesday, May 22, 2024**, as required by law or ordinance.

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

(Signed)

Yuade Moore

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/28/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

City of Fargo
Notice of Public Hearing & Public
Comment Period
Community Development Block
Grant (CDBG) & HOME Programs
2024 Action Plan
Amendments to 2023 Action Plan,
2020-2024 Consolidated Plan, and
Citizen Participation Plan
The City of Fargo is opening a 30-
day public comment period on May
23, 2024, which also includes a
public hearing on Monday, June 10,
2024 during the regular Fargo City
Commission meeting. Multiple items
under the City's HUD programs will
be open for comment during this pe-
riod. All items will be given final con-
sideration at the June 24, 2024 City
Commission meeting. Each item is
summarized in this notice.
2024 HUD ACTION PLAN DRAFT
The City has prepared a draft ver-
sion of the 2024 HUD Action Plan.
The priorities established within the
draft plan result from community
meetings and citizen participation in
the development of the 2020-2024
Consolidated Plan, and from a public
input meeting held on November 30,
2023. The City's 5-Year priorities in-
clude affordable housing, ending and
preventing homelessness, neighbor-
hood improvements and initiatives,
and assistance for vulnerable popu-
lations. Comments on this draft plan
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COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD:

May 23 through June 21, 2024

PUBLIC HEARING: Monday, June 10, 2024 - 5:15 pm

Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITYCOMMISSION VOTE:

Monday, June 24, 2024 - 5:15 pm

CONTACT INFORMATION:

City of Fargo
Planning and Development Department

ment
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102

701.241.1474
Planning@FargoND.gov

DRAFT PLAN AVAILABLE AT:
www.fargond.gov/planninganddevelopment/plansandstudies
OR request through Planning & Development Department

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Translated to: [English](#)[Show original](#)[Options ▼](#)

City News Room



Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan

Draft plans and amendments to The City of Fargo's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program are available for review

05/22/2024

The City of Fargo has prepared a draft version of its U.S. Department of Housing and Urban Development (HUD) [2024 Action Plan](#) for review along with proposed amendments to its 2023 Action Plan, 2020-2024 Consolidated Plan and [Citizen Participation Plan](#). For more information, view the [full public notice](#) published online and in The Forum newspaper on May 22, 2024.

All citizens are welcome to submit comments at any time during the public comment period or at the public hearing. The public comment period runs from May 23 through June 21, 2024, with a public hearing scheduled during the Monday, June 10, 2024, City Commission meeting. After final consideration by the City Commission on June 24, 2024, at 5:15 p.m., a recommendation regarding these actions will be forwarded to HUD for their consideration and approval.

Comments submitted by email or telephone are preferred. Comments will be received during the public comment period through June 21, 2024, and should be submitted by email to Planning@FargoND.gov or by calling 701.241.1474.

For translation services on the public notice, draft plan and/or proposed amendments, contact The City of Fargo at 701.241.1474.

शहर समाचार कोठा



आवास र शहरी विकास विभाग २०२४ कार्ययोजना र बजेट प्रस्ताव र २०२३ कार्ययोजना, २०२०-२०२४ समेकित योजना र नागरिक सहभागिता योजनामा परिमार्जनका लागि सार्वजनिक सुनुवाइ र सार्वजनिक टिप्पणी अवधिको सूचना

द सिटी अफ फार्गोको सामुदायिक विकास ब्लक अनुदान (CDBG) र गृह लगानी साझेदारी (HOME) कार्यक्रममा मस्यौदा योजनाहरू र संशोधनहरू समीक्षाको लागि उपलब्ध छन्।

०५/२२/२०२४

फार्गोको शहरले आफ्नो 2023 कार्य योजना, 2020-2024 समेकित योजना र [नागरिक सहभागिता योजनामा](#) प्रस्तावित संशोधनहरू सहित समीक्षाको लागि आफ्नो अमेरिकी आवास र शहरी विकास विभाग (HUD) [2024 कार्य योजनाको](#) मस्यौदा संस्करण तयार गरेको छ। थप जानकारीको लागि, मे 22, 2024 मा अनलाइन र फोरम अखबारमा प्रकाशित [पूर्ण सार्वजनिक सूचना हेर्नुहोस्।](#)

सबै नागरिकहरूलाई सार्वजनिक टिप्पणी अवधि वा सार्वजनिक सुनुवाइमा कुनै पनि समयमा टिप्पणीहरू पेश गर्न स्वागत छ। सार्वजनिक टिप्पणी अवधि मे 23 देखि जुन 21, 2024 सम्म चल्छ, सोमबार, जुन 10, 2024, शहर आयोगको बैठकमा सार्वजनिक सुनुवाइ तय गरिएको छ। 24 जुन, 2024 मा, 5:15 बजे शहर आयोग द्वारा अन्तिम विचार पछि, यी कार्यहरू को बारे मा एक सिफारिश को लागी HUD लाई उनीहरूको विचार र स्वीकृति को लागी पठाइनेछ।

इमेल वा टेलिफोन द्वारा पेश गरिएका टिप्पणीहरूलाई प्राथमिकता दिइन्छ। टिप्पणीहरू जुन 21, 2024 सम्म सार्वजनिक टिप्पणी अवधिमा प्राप्त हुनेछन्, र Planning@FargoND.gov मा इमेल मार्फत वा 701.241.1474 मा कल गरेर बुझाउनु पर्छ।

सार्वजनिक सूचना, मस्यौदा योजना र/वा प्रस्तावित संशोधनहरूमा अनुवाद सेवाहरूको लागि, द सिटी अफ फार्गोलाई 701.241.1474 मा सम्पर्क गर्नुहोस्।

Community Development Partners
E-mail Notification on 2024 Action Plan
Public Comment Period

Page 1

From: [Planning E-mails](#)
Bcc: [Abdishakur Mohamed](#); [Abdiwali Sharif](#); [Adam Martin](#); [Adele Page](#); [Adil Abdelnour](#); ["Afro American Development Association"](#); [Ahmed Makaraan](#); [Ahmed Makaraan](#); [Ahmed Shil](#); [Alanna Zeller](#); [Amber Metz](#); [Anna Frissell](#); [Anna Frissell](#); [Arlette Preston](#); [Barry Nelson](#); [Ben Griffith](#); [Blake Strehlow](#); [Brandon Baity](#); [Brandon Kjelden](#); [Brenda Derrig](#); [Bryce Johnson](#); [Canl Aden](#); [Cassie Skalicky](#); ["Catholic Charities of North Dakota"](#); [Cheri Gerken](#); [Chris Althoff](#); [Chris Brungardt](#); [Chris Johnson](#); [Christine Holland](#); [Christine Jaeger](#); ["Churches United"](#); ["Cody Schuler"](#); [Cody Severson](#); [Cynthia Boston](#); [Dan Hannaher](#); [Dan Madler](#); ["Dane Bloch"](#); [Darci Asche](#); [Dave Nilles](#); [Dave Piepkorn](#); [Dawn Morgan](#); [Dawn Morgan](#); [Deanne Sperling](#); [Denise Kolpack](#); [Desi Fleming](#); [Diana Hall](#); [Don Arvidson](#); ["Donald Sterhan"](#); [Dori Leslie](#); [Dralu Karlo](#); [Emily Schwartz](#); [Eric Wilkie](#); [Erin Prochnow](#); [Erinn Dosch](#); [Ezzat Haider](#); [Faith Dixon](#); ["Fargo Park District"](#); [Fowzia Adde](#); [Fraser Ltd.](#); [Freedom Resource Center](#); [Gadi Edward](#); ["Gail Bollinger"](#); [George Anderson](#); [Gibson Jerue](#); [Hospice of The Red River Valley](#); [Hukun Dabar](#); ["Indigenous Association"](#); [Jack Wood](#); [James Berglie](#); [Jeff Stenseth](#); ["Jennifer Erickson"](#); [Jennifer Frueh](#); [Jennifer Illich](#); ["Jessa C."](#); [Jesse Jahner](#); [Jesseca Braewell](#); [Jessica Miller](#); [Jim Nelson](#); [Joe Pederson](#); [Joe Raso](#); [John Campbell](#); [John Strand](#); [Jordan McCormick](#); [Jordan Moe](#); [Josh Helmer](#); [Julie Haugen](#); [Julie Otto](#); ["Julie Rivenes"](#); [Kamaludin Mustafa Mohamed](#); ["Karen Pifher"](#); [Karl Schmidt](#); [Kathy Gilliam](#); [Kawar Farouk](#); [Kaylin Frappier](#); [Kenneth Masungu](#); [Kim Ekart](#); [Kim Kramer](#); [Kim Seeb](#); ["Laetitia Mizero Hellerud"](#); [Lakes and Prairies Community Action Partnership](#); [Libby Skarin](#); [Linda Hogan](#); [Lindsey Oien](#); [Lisa Faul](#); [Lori Schwartz](#); [Lorraine Davis](#); [Maddy Mason](#); [Marcia Paulson](#); [Mardi Ehrmantraut](#); [Mary Ann Allen](#); [Mary Jean Dehne](#); [Matt Niemeyer](#); [Matt Yetzer](#); [Matuor Alier](#); [Megan Even](#); ["Megan Jenson"](#); ["Melanie Faure"](#); [Melanie Heitkamp](#); [Michael Redlinger](#); [Michelle Rydz](#); [Mike Little](#); [Mohammed S](#); ["Nathan Joseph"](#); [Nidal Omar](#); [North Dakota Coalition for Homeless People](#); [Nyamal Dei](#); ["One Family Christian Center"](#); [Pastor Tim Stoa](#); [Pat Gulbranson](#); [Pat Traynor](#); [Paul Grindeland](#); [Paul Zondo](#); [Phyllis Briss](#); [Precious Dweh](#); [Prem Rej](#); ["Pride Collective and Community Center"](#); [Rebuilding Together](#); [Red River Children's Advocacy Center](#); [Rhoda Elmi](#); [Rob Swiers](#); [Robert Wilson](#); [Robin Nelson](#); [Rocky Schneider](#); [Sandra Leyland](#); [Sarah Bagley](#); [Sarah Hasbargen](#); [Sarah Kennedy](#); [Sarah Phillips](#); [SENDCAA](#); [Shane Walk](#); [Sharon White Bear](#); [Shawna Croaker](#); ["Siham Amedy"](#); [Simi Kasakwe](#); [Sky Purdin](#); [South Sudan Lutheran Church](#); [Stacey Penoncello](#); [Stacie Loegering](#); [State Bar Association of ND](#); [Sue Koesterman](#); ["Tania Blamich"](#); [Taylor Kaushagen](#); ["Taylor Syvertson"](#); ["Ted Goltzman"](#); [Temple Beth El](#); [Terry Hogan](#); ["Thomas Hill"](#); [Thomas Taban](#); [Tim Mahoney](#); [Tim Mathern](#); [Tonna Horsley](#); [Tonya Sirleaf](#); [Trenton Gerads](#); [Victoria Johnson](#); [William Ahlfeldt](#); [Yoke-Sim Gunaratne](#)
Subject: Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan
Date: Wednesday, May 22, 2024 3:45:00 PM
Attachments: [image002.png](#)

Community Development Partners,

Please see below for announcement of our public comment period for the 2024 HUD Action Plan as well as proposed amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan.

Please let Kristi Sylskar know if you have any questions, KSylskar@FargoND.gov. Thank you!



THE CITY OF FARGO | PLANNING & DEVELOPMENT
FOR IMMEDIATE RELEASE

05.22.2024

View this release online at FargoND.gov/Newsroom.

Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan

Draft plans and amendments to The City of Fargo's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program are available for review

FARGO, NORTH DAKOTA – The City of Fargo has prepared a draft version of its U.S. Department of Housing and Urban Development (HUD) [2024 Action Plan](#) for review along with proposed amendments to its 2023 Action Plan, 2020-2024 Consolidated Plan and [Citizen Participation Plan](#). For more information, view the [full public notice](#) published online and in The Forum newspaper on May 22, 2024.

All citizens are welcome to submit comments at any time during the public comment period or at the public hearing. The public comment period runs from May 23 through June 21, 2024, with a public hearing scheduled during the Monday, June 10, 2024, City Commission meeting. After final consideration by the City Commission on June 24, 2024, at 5:15 p.m., a recommendation regarding these actions will be forwarded to HUD for their consideration and approval.

Comments submitted by email or telephone are preferred. Comments will be received during the public comment period through June 21, 2024, and should be submitted by email to Planning@FargoND.gov or by calling 701.241.1474.

For translation services on the public notice, draft plan and/or proposed amendments, contact The City of Fargo at 701.241.1474.

- ### -

MEDIA CONTACT:

Nicole Crutchfield – *Director of Planning & Development*
701.297.7782
NCrutchfield@FargoND.gov

Fargo Housing and Redevelopment Authority
E-mail Notification for 2024 Action Plan
Public Comment Period

Page 1

From: [Planning E-mails](#)
To: [Chris Brungardt](#)
Subject: Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan
Date: Wednesday, May 22, 2024 3:48:00 PM
Attachments: [image002.png](#)

Greetings,

Please see below for announcement of our public comment period for the 2024 HUD Action Plan as well as proposed amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan.

Per Fargo's Citizen Participation Plan, the Action Plan is to be made available to the public through various partners, including Fargo Housing & Redevelopment Authority. Would you ensure staff know of the availability of the 2024 Action Plan so they can help direct interested persons to the document?

Please let Kristi Sylskar know if you have any questions, KSylskar@FargoND.gov. Thank you!



THE CITY OF FARGO | PLANNING & DEVELOPMENT
FOR IMMEDIATE RELEASE
05.22.2024

View this release online at FargoND.gov/Newsroom.

Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan

Draft plans and amendments to The City of Fargo's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program are available for review

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All citizens are welcome to submit comments at any time during the public comment period or at the public hearing. The public comment period runs from May 23 through June 21, 2024, with a

Fargo Housing and Redevelopment Authority
E-mail Notification for 2024 Action Plan
Public Comment Period - Page 2

public hearing scheduled during the Monday, June 10, 2024, City Commission meeting. After final consideration by the City Commission on June 24, 2024, at 5:15 p.m., a recommendation regarding these actions will be forwarded to HUD for their consideration and approval.

Comments submitted by email or telephone are preferred. Comments will be received during the public comment period through June 21, 2024, and should be submitted by email to Planning@FargoND.gov or by calling 701.241.1474.

For translation services on the public notice, draft plan and/or proposed amendments, contact The City of Fargo at 701.241.1474.

- ### -

MEDIA CONTACT:

Nicole Crutchfield – *Director of Planning & Development*

701.297.7782

NCrutchfield@FargoND.gov

From: [Planning E-mails](#)
To: [Beth Postema; "AskReference@FargoLibrary.org"](mailto:Beth.Postema@FargoLibrary.org)
Subject: Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan
Date: Wednesday, May 22, 2024 3:49:00 PM
Attachments: [image002.png](#)

Greetings,

Please see below for announcement of our public comment period for the 2024 HUD Action Plan as well as proposed amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan.

Per Fargo's Citizen Participation Plan, the Action Plan is to be made available to the public through all 3 library sites. Would you ensure library staff know of the availability of the 2024 Action Plan so they can help direct interested persons?

Please let Kristi Sylskar know if you have any questions, KSylskar@FargoND.gov. Thank you!



THE CITY OF FARGO | PLANNING & DEVELOPMENT
FOR IMMEDIATE RELEASE
05.22.2024

View this release online at FargoND.gov/Newsroom.

Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2024 Action Plan & Budget Proposal and Amendments to 2023 Action Plan, 2020-2024 Consolidated Plan & Citizen Participation Plan

Draft plans and amendments to The City of Fargo's Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program are available for review

FARGO, NORTH DAKOTA – The City of Fargo has prepared a draft version of its U.S. Department of Housing and Urban Development (HUD) [2024 Action Plan](#) for review along with proposed amendments to its 2023 Action Plan, 2020-2024 Consolidated Plan and [Citizen Participation Plan](#). For more information, view the [full public notice](#) published online and in The Forum newspaper on May 22, 2024.

All citizens are welcome to submit comments at any time during the public comment period or at the public hearing. The public comment period runs from May 23 through June 21, 2024, with a

public hearing scheduled during the Monday, June 10, 2024, City Commission meeting. After final consideration by the City Commission on June 24, 2024, at 5:15 p.m., a recommendation regarding these actions will be forwarded to HUD for their consideration and approval.

Comments submitted by email or telephone are preferred. Comments will be received during the public comment period through June 21, 2024, and should be submitted by email to Planning@FargoND.gov or by calling 701.241.1474.

For translation services on the public notice, draft plan and/or proposed amendments, contact The City of Fargo at 701.241.1474.

- ### -

MEDIA CONTACT:

Nicole Crutchfield – *Director of Planning & Development*
701.297.7782
NCrutchfield@FargoND.gov

APPROVED BY THE BOARD
OF CITY COMMISSIONERS

6/10/24

AA

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: NICOLE CRUTCHFIELD, PLANNING DIRECTOR
KRISTI SYLSKAR, HUD ADMINISTRATOR

DATE: JUNE 6, 2024

RE: PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) / HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) 2024 HUD ACTION PLAN AND PROPOSED AMENDMENTS TO 2023 ACTION PLAN, 2020-2024 CONSOLIDATED PLAN, AND CITIZEN PARTICIPATION PLAN

Planning & Development Department staff has prepared the 2024 Action Plan for the use of U.S. Housing and Urban Development (HUD) funds. A total of \$1,774,365.49 is anticipated to be available for the 2024 Community Development budget. In addition, staff are proposing amendments to the City's 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan.

Details of the proposed 2024 Action Plan funding sources and projects, along with proposed amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan, are outlined in the attached public notice, which was published in *The Forum* newspaper on May 22, 2024. Per the adopted Citizen Participation Plan, this proposal is being presented at the June 10, 2024 City Commission meeting as a Public Hearing. The timeline, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the 2024 Action Plan, 2023 Action Plan amendment, 2020-2024 Consolidated Plan amendment, and Citizen Participation Plan amendment, along with all comments received, will be submitted to HUD for approval.

The 2024 Action Plan has been drafted in compliance with federal regulations and is consistent with the approved 5-Year Consolidated Plan (2020-2024). The draft plans are available on the City website (posted May 22, 2024). To date, no public comments have been received.

Attachment: Notice of Public Hearing & Public Comment Period

Recommended Motion: No action is required at this time; public hearing only. Final consideration of the 2024 Action Plan is scheduled for June 24, 2024.



4/24/24

23

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

**FROM: KRISTI SYLSKAR, HUD ADMINISTRATOR
NICOLE CRUTCHFIELD, PLANNING DIRECTOR**

DATE: JUNE 20, 2024

RE: APPROVE THE 2024 ACTION PLAN; PROPOSED AMENDMENTS TO 2023 ACTION PLAN; 2020-2024 CONSOLIDATED PLAN; AND CITIZEN PARTICIPATION PLAN, AND AUTHORIZE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Following the required 30-day public comment period and Public Hearing held during the June 10, 2024 City Commission meeting, staff is seeking approval of the proposed 2024 Action Plan for Community Development Block Grant (CDBG) and HOME programming and expenditures. In addition, staff have proposed amendments to the City's 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan. To date, two comments have been received during the public comment period (attached).

The proposed 2024 Action Plan and amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan have been drafted in compliance with federal regulations for the Department of Housing and Urban Development (HUD) CDBG and HOME programs and are detailed in the attached public notice, which was published in the May 22, 2024 Forum newspaper. The draft 2024 Action Plan is also available on the City website.

Upon approval by the City Commission, the 2024 Action Plan and amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan will be forwarded to HUD for review and final approval.

Recommended Action: Approve the 2024 Action Plan for Community Development Block Grant (CDBG) / HOME Investment Partnership Grant programming and proposed amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan, and authorize submittal to the U.S. Department of Housing and Urban Development.

**RESOLUTION APPROVING THE 2024 ANNUAL ACTION PLAN AND
AMENDMENTS TO THE 2023 ACTION PLAN, 2020-2024 CONSOLIDATED PLAN,
AND CITIZEN PARTICIPATION PLAN FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) & HOME PROGRAMS**

**BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY
OF FARGO:**

WHEREAS, the City of Fargo receives Community Development Block Grant (CDBG) and HOME funds from United States Department of Housing and Urban Development (HUD); and

WHEREAS, in compliance with federal regulations, the City of Fargo has adopted its 2024 Annual Action Plan for the Community Development Block Grant (CDBG) & HOME programs, and amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan, to make available housing and community development resources that primarily address the needs of low to moderate income persons in Fargo and that identify fair housing issues and other contributing factors; and

WHEREAS, the City of Fargo has conducted a required citizen participation process including a draft publication of the 2024 Annual Action Plan and amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan; a public hearing; and a 30-day public comment period.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fargo, North Dakota that the Mayor is herein authorized and directed to submit the 2024 Annual Action Plan and amendments to the 2023 Action Plan, 2020-2024 Consolidated Plan, and Citizen Participation Plan to the U.S. Department of Housing and Urban Development and enter into and execute contracts and other documents as necessary to effectuate activities identified in the plan.

CERTIFICATE

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

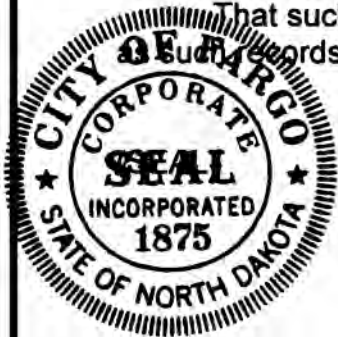
I, Timothy J. Mahoney, the duly elected, qualified and acting Mayor of the City of Fargo, North Dakota; and

I, Steven Sprague, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota,

DO HEREBY CERTIFY:

That the foregoing is a full, true and correct copy of the original Resolution, and the whole thereof approving the City of Fargo's 2024 Annual Action Plan for the Community Development Block Grant (CDBG) & HOME programs as described in the foregoing Resolution; which Resolution was duly adopted by the Board of City Commissioners of the City of Fargo, North Dakota, at the meeting of the Board held June 24, 2024 at which Regular Meeting all members present voted in favor of the adoption of the Resolution; and

That such Resolution is now a part of the permanent records of the City of Fargo,
Such records are now filed in the office of the City Auditor.



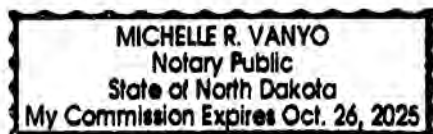
Timothy J. Mahoney,
Mayor of the City of Fargo, North Dakota

ATTEST:


Steven Sprague, City Auditor

On this 24 day of June, 2024, before me, Michelle Kanyo
Notary Public in and for Cass County, in the State of North Dakota, personally appeared
Timothy J. Mahoney, known to me to be the Mayor of the City of Fargo, North Dakota,
and Steven Sprague, City Auditor of the City of Fargo, a municipal corporation under the
laws of the State of North Dakota, and they acknowledged to me that they executed the
foregoing instrument.

Michelle L Wango
Notary Public, Cass County, North Dakota



City of Fargo
2024 Annual Action Plan
Grantee Unique Appendices

City of Fargo Resale/Recapture Policy



Resale & Recapture Policy

Updated & Approved July 2023

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INTRODUCTION TO RESALE & RECAPTURE POLICY

The City of Fargo (City) receives federal funds through the U.S. Department of Housing and Urban Development (HUD), which includes funds under the Home Investment Partnerships Program (HOME). Under this program, the City is considered a HOME Participating Jurisdiction (PJ). The primary purpose of the HOME Program is to provide decent, safe, and affordable housing to lower-income households.

PJs that are implementing HOME-assisted homebuyer activities, including any projects funded with HOME Program Income (PI) (income that is generated by the use of HOME funds), must establish written requirements to ensure long-term affordability for HOME-assisted properties over a specified period of time, referred to as the “Affordability Period”. These requirements are known as resale and recapture provisions and PJs must use only one or the other per activity/program.

Property that is assisted with HOME funds must be the principal residence of a low-income owner household during the Affordability Period. If the property does not continue to be the principal residence of an income-qualified household during the Affordability Period (if the owner were to move, sell, die, or transfer their title to someone else), the resale and recapture provisions are used to determine if any financial obligations are required.

These provisions must also be set forth in the PJ’s Consolidated Plan. The written resale and/or recapture provisions that a PJ submits in its annual Action Plan must clearly describe the terms of the resale and/or recapture provisions, the specific circumstances under which these provisions will be used (if more than one set of provisions is described), and how the PJ will enforce the provisions for HOME-funded ownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process.

The purpose of this document is to provide the “resale” and “recapture” policies used by the City of Fargo in its HOME-assisted ownership programs. As stated above, HOME requires that PJs utilize resale/recapture provisions to ensure continued affordability for low- to moderate-income homeowners and as a benefit to the public through the wise stewardship of federal funds.

The City of Fargo currently uses HOME funds to assist developers of new ownership housing. In addition, the City of Fargo has included HOME-funded home buyer assistance in its current 2020-2024 Consolidated Plan, to be implemented and outlined in future years. Prior to the implementation of homebuyer assistance programming, the City will update its Resale & Recapture Policy to incorporate related provisions.

RESALE POLICY

This option ensures that the HOME-assisted units remain affordable over the entire affordability period because it requires the owner and any subsequent owners to be below specified income limits throughout the affordability period. The resale method is used in cases where HOME funding is provided directly to a developer to reduce development costs, thereby, making the price of the home affordable to the buyer. Referred to as a “Development Subsidy,” these HOME funds trigger the resale requirements that must remain with the property for the length of the affordability period. **The City must use the resale method if no direct subsidy has been provided to the original buyer of a HOME-assisted unit.**

Specific examples where the City of Fargo would use the resale method include:

1. Providing funds to the developer for property acquisition (land or units);
2. Providing funds for permit fees, construction materials, and labor.

Notification of Intent to Purchase from Prospective Buyer(s) to the City of Fargo

The resale policy is explained to the prospective homebuyer(s) prior to signing a purchase agreement/contract to purchase the HOME-assisted unit. The prospective homebuyer(s) sign an acknowledgement that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed purchase agreement/contract. (See attached “Notification of Intent to Purchase from Prospective Buyer(s) to the City of Fargo”)

Enforcement of Resale Provisions

The resale policy is enforced through the use of a Land Use Restrictive Agreement (LURA) signed by the homebuyer at closing. The LURA will specify:

1. The length of the affordability period (based on the dollar amount of HOME funds invested in the unit: either 5, 10, or 15 years);
2. That the home remain the Buyer’s or subsequent Buyers’ principal residence throughout the affordability period; and
3. The conditions and obligations of the owner should the owner wish to sell before the end of the affordability period, including:
 - a. The owner or their real estate agent must contact the City of Fargo Planning and Development Department, in writing, at least fourteen **(14) days prior to listing** the property if intending to sell the home before the end of the affordability period;
 - b. The subsequent Buyer must be low-income at time of purchase as defined by HUD under the HOME Program, and occupy the home as their primary residence for the remaining years of the affordability period.
 - i. If the new Buyer receives direct assistance through a HOME-funded program, the affordability period will be re-set according to the amount of assistance provided; and
 - c. The sales price must be affordable to the subsequent Buyer; “affordable” is defined as limiting the Principal, Interest, Taxes and Insurance (PITI) amount to no more than 38% of the new Buyer’s maximum gross annual income, adjusted to a monthly income. The City of Fargo must determine and approve income eligibility of subsequent Buyers. This process will involve income verification via third party (i.e., employers, bank statements, benefits, etc.).

Fair Return on Investment

The City of Fargo will administer its resale provisions by ensuring that the owner receives a fair return on their investment and that the home will continue to be affordable to a specific range of incomes. “Fair Return on Investment” means the total homeowner investment, which includes the down payment, earnest money, and any approved capital improvement credits, as described below:

1. The amount of the down payment and earnest money paid;
2. The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom, or garage;
 - b. Replacement of heating, ventilation, and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the owner and which were not installed through a federal, state, or locally- funded grant program; and
 - d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Note: All capital improvements must be inspected by the City and must have been completed by licensed contractors with all required building permits obtained. *The City has the right to deny a property improvement if it is determined it would not add to the value and useful life of the property.* The costs for routine maintenance items, replacement of worn/dated components, and cosmetic changes are not considered capital improvements.

3. The value of the owner’s investment will be calculated using the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency. The change in HPI from the original purchase price to the time of sale will be applied to the value of the owner’s investment, so that the value of the improvements is increased or decreased by the amount of increase or decrease in the housing market overall. The HPI Calculator is currently located at <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx>. The calculation shall be performed for the Fargo, ND-MN Metropolitan Statistical Area (MSA).
4. If the market price that provides a fair return to the *initial* homebuyer is too high to be affordable for a *subsequent* Eligible Buyer, the City, at its discretion, may provide additional direct HOME subsidy or other funds, if available, to the subsequent buyer. Such consideration will only be given after the owner has demonstrated they have made all reasonable attempts to sell the unit. The PJ cannot require the homeowner to adjust the resale price in order to achieve affordability for the subsequent Buyer.

It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on their investment because the home sold for less or the same price as the original purchase price. In these situations, this would be considered a fair return.

Affordability to a Range of Buyers

The City will ensure continued affordability to a range of buyers whose total household incomes range from 40% to no greater than 80% of the Area Median Income (AMI).

The subsequent sales price shall be set so that the amount of Principal, Interest, Taxes, and Insurance (PITI) does not exceed 38% of the targeted Buyer's maximum gross annual income. If the subsequent sales price is too high to be affordable for a subsequent Eligible Buyer, the City, at its discretion, may provide additional direct HOME subsidy or other funds, if available, to the subsequent buyer (e.g., down payment assistance, etc.). This is to ensure that the original buyer receives a fair return and the unit is affordable to the defined range of buyers.

Approval of Sales Price and Eligible Buyer

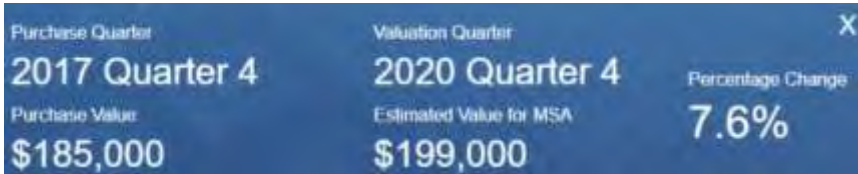
If an owner wants to sell the property, the owner or real estate agent must contact the City of Fargo Planning and Development Department, in writing, at least fourteen **(14) days prior to listing** the property and receive approval for a proposed listing price in accordance with the affordability restrictions.

After receiving approval of the proposed listing price, the Seller may list the property for sale with a real estate agent or broker licensed in the State of North Dakota or the Seller may market the property as a so-called "for sale by owner," and may enter into a purchase agreement/contract for the sale of the property upon such terms and conditions as the Seller deems acceptable, provided that:

1. The amount of Principal, Interest, Taxes, and Insurance (PITI) of the purchase price shall not exceed 38% of the subsequent Buyer's maximum gross annual income. ;
2. The purchase agreement or contract must state, as a contingency, that the Buyer will submit the "Notification of Intent to Purchase from Prospective Buyer(s) to the City of Fargo" (See Attached Form) within three (3) days after the purchase agreement/contract is signed by both parties and that the Seller's obligations under the purchase agreement/contract are expressly contingent upon the City's determination and approval that the Buyer is income eligible to purchase.

Resale Example

A home with a 15-year affordability period was purchased in October 2017 by a person who now wishes to sell in December 2020. The original homeowner purchased through "Entity XYZ", with an original purchase price and mortgage of \$185,000 and has made \$24,000 in principal payments. In addition, the original homeowner was required to put down \$1,000 for the down payment. The current balance of the mortgage is now \$160,000. Finally, a total of \$10,000 in homeowner improvements has been documented.

| | |
|---|------------------|
| Original Purchase Price (purchased in October 2017) | \$185,000 |
| Down Payment (included as part of Original Purchase Price noted above) | \$1,000 |
| Documented Homeowner Improvements | \$10,000 |
| Total Homeowner Investment (Down Payment + Improvements) | \$11,000 |
| Housing Price Index Change (using HPI Calculator for a December 2020 sale/4 th Quarter - https://www.fhfa.gov/DataTools/Tools/Pages/HPI-Calculator.aspx - screenshot below)  (selling in December 2020) | +7.6% |
| Fair Return on Initial and Capital Investments (Gain/Loss) (Total Homeowner Investment x Housing Price Index Change) | \$836 |
| Total Fair Return on Investment (Total Homeowner Investment + Fair Return) | \$11,836 |
| Subsequent Sales Price (Original Purchase Price + Total Fair Return) (\$185,000 + \$11,836) | \$196,836 |

Termination of Resale Restrictions

Resale restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of FHA mortgage, in order to clear title. The PJ may use purchase options, rights of first refusal, or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record (before the termination event) obtains an ownership interest in the housing.

RECAPTURE POLICY

Under HOME recapture provisions, financial assistance must be repaid if it is provided directly to the buyer or the homeowner. Upon resale, the seller may sell to any willing buyer at any price. The written agreement and other applicable legal documents will disclose the net proceeds percentage, if any, that will be allotted to the homebuyer and what proceeds will return to the PJ. Once the HOME funds are repaid to the Participating Jurisdiction (PJ – City of Fargo), the property is no longer subject to any HOME restrictions. The funds returned to the PJ may then be used for other HOME-eligible activities.

Specific examples where the City of Fargo would use the recapture method include (direct homeowner subsidy):

1. Providing funds for homebuyer assistance
2. Providing funds for a sales-price write down

The (HOME) federal assistance will be provided in the form of a 0% interest, deferred payment loan or grant. A fully executed (by all applicable parties) and dated Written Agreement, Mortgage, Promissory Note, and Land Use Restrictive Agreement (LURA) will serve as the security for these loans or grants. The LURA and Mortgage will be recorded with the Cass County Recorder's Office.

Amount Subject to Recapture

The amount subject to recapture is based on the amount of assistance that enabled the homebuyer to buy the unit (referred to as "Direct Home Subsidy"). The recapture amount of the HOME loan or grant is made solely from the net proceeds of sale of the property (except in the event of fraud or misrepresentation by the Borrower described in the applicable legal documents).

Reduction during Affordability Period

The amount of direct HOME subsidy will be forgiven at a rate equal to the percent of the affordability period that is completed. This will determine how much of the HOME subsidy will be recaptured. The City of Fargo will calculate the amount of the HOME grant or loan to be forgiven by:

1. Dividing the (number of years the homebuyer occupied the home) by (the affordability period); and
2. Multiplying the resulting number by the total amount of direct HOME subsidy originally provided to the homebuyer to determine the amount to be forgiven. The difference is the recapture amount, which is limited to the net proceeds available.

Recapture Example

A homebuyer received a direct subsidy of \$10,000 in HOME funds. The affordability period is five years. After three years, they decide to sell the home at which point 60% (3 years/5 years) of the affordability period has elapsed. A total of \$6,000 (60% x \$10,000) is forgiven, resulting in a total of \$4,000 subject to recapture from the net proceeds of the sale (see next section).

Net Proceeds

Net proceeds consist of the sales price minus loan repayment, other than HOME funds, and closing costs (see calculation table below).

Note: Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used.

Net Proceeds Calculation Table

| | | |
|--|-----|-----------|
| Sales Price | | \$ |
| Original Superior Lien(s) Payoff Amount(s) | (-) | \$ |
| Any reasonable and customary sales expenses paid by the Borrower in connection with the sale (Closing costs) | (-) | \$ |
| Net proceeds | | \$ |
| HOME Loan or Grant Prorated Dollar Amount | (-) | \$ |
| Equity to Borrower/Seller | = | \$ |

Other than the actual sale of the property, if the homebuyer or homeowner breaches the terms and if the net proceeds of the sale are insufficient to recapture the full amount due at sale (the entire direct HOME subsidy or the reduced amount of the direct HOME subsidy), the City will recapture all net proceeds (up to what is owed). The City is not required to repay the difference between the reduced direct HOME subsidy due and the amount the City is able to recapture from available net proceeds.

When the net proceeds of the sale are insufficient to pay the HOME subsidy balance that is due, the City of Fargo may not personally seek or obtain a deficiency judgment or any other recovery from the Borrower/Seller. If there are no net proceeds, the City of Fargo will receive no share of net proceeds. If funds remain after the City has recaptured the HOME funds, the homeowner will retain any remaining proceeds.

In the event of an uncured Default, the City of Fargo may, at its option, seek and obtain a personal judgment for all amounts payable under the Note or other applicable legal documents. This right shall be in addition to any other remedies available to the City of Fargo. If there are insufficient funds remaining from the sale of the property and the City recaptures less than or none of the recapture amount due, the City must maintain data in each individual HOME loan or grant file that documents the amount of the sale and the distribution of the funds, including:

1. There were no net sales proceeds; or
2. The amount of the net sales proceeds was insufficient to cover the full amount due; and
3. No proceeds were distributed to the homebuyer/homeowner.

Other than actual sale of the property, if the homebuyer or homeowner breaches the terms and conditions for any other reason (e.g., no longer occupies the property as their principal residence), the

full amount of the loan or grant (which does not include any reductions that would have been made during the affordability period, per the City's recapture requirements) is immediately due and payable.

If Borrower/Seller is in Default, the City may send the Borrower/Seller a written notice stating the reason Borrower/Seller is in Default and telling Borrower/Seller to pay immediately:

1. The full amount of Principal then due on the Promissory Note or other applicable legal documents,
2. All of the City's costs and expenses reimbursable for recovery against the Borrower/Seller responsible for the fraud or misrepresentation is not limited to the proceeds of sale of the property, but may include personal judgment and execution thereon to the full extent authorized by law.

The City of Fargo HOME Recapture requirements allow the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the Affordability Period) if the subsequent homebuyer meets the income limits, and no additional HOME assistance is provided. However, if the subsequent homebuyer meets the income limits and receives direct assistance through a HOME-funded program (e.g., down payment assistance), the Affordability Period will be re-set according to the amount of assistance provided.

AFFORDABILITY PERIODS

| HOME Program Assistance Amount | Affordability Period in Years |
|--------------------------------|-------------------------------|
| Under \$15,000 | 5 |
| \$15,000 to \$40,000 | 10 |
| Over \$40,000 | 15 |

A HOME Written Agreement, Promissory Note (as applicable), Mortgage (as applicable), and LURA will be executed by the Borrower and the City of Fargo that accurately reflects the resale or recapture provisions before or at the time of sale.

CITY OF FARGO SUBORDINATION POLICY

The City of Fargo has a separate Subordination Policy, which is used when homeowners are going to refinance or obtain a home equity loan. The policy outlines the circumstances in which the City would consider subordinating to a position lower than second position.

MONITORING

The City of Fargo will ensure ongoing monitoring of the principal residency requirement is conducted, within the affordability period, for the HOME-assisted projects subject to resale and recapture. The City (or Developer, as applicable) will verify that the property is the principal residence of the current owner (and any subsequent owners) through mailings, records searches, or direct contact with the HOME-assisted owner.

When verification is conducted through mailings, letters will be mailed through certified mail with “do not forward” instructions, to demonstrate whether the buyer is receiving mail at the home. The letters will include information related to the terms of the HOME assistance that was used on the property, including the affordability period.

The principal residency requirement must be verified each year, by one of the methods above, within forty-five (45) days from the anniversary of the closing date (the closing date is noted on the Land Use Restrictive Agreement and other applicable legal documents). If no response and/or documentation verifying principal residency by the owner is received within forty-five (45) days, the owner and/or Developer will be in default of the loan or grant, as well as the Developer and HOME Agreements. Repayment of the HOME funds will then be required as noted below.

For Projects Subject to Recapture Requirements. In the event of noncompliance where the owner is no longer occupying the property during the affordability period, full repayment of the HOME assistance that enabled the homebuyer to buy the unit (the entire direct HOME subsidy, which does not include any reductions that would have been made during the affordability period, per the City’s recapture requirements) will be subject to recapture from the owner.

For Projects Subject to Resale Requirements. In the event of noncompliance where the owner is no longer occupying the property during the affordability period, the HOME investment that was provided directly to the developer to reduce the development costs for the HOME-assisted property must be repaid by the City to HUD.

BASIC TERMINOLOGY

Affordability to a Range of Buyers: means ensuring continued affordability to a range of buyers whose total household income ranges from 40% to no greater than 80% of the Area Median Income and the amount of Principal, Interest, Taxes, and Insurance (PITI) of the subsequent sales price does not exceed 38% of the targeted Buyer's maximum gross annual income. If the subsequent sales price is too high to be affordable for a subsequent Eligible Buyer, the City, at its discretion, may provide additional direct HOME subsidy or other funds, if available, to the subsequent buyer (e.g., down payment assistance, etc.). This is to ensure that the original buyer receives a fair return and the unit is affordable to the defined range of buyers..

Affordable Housing: The City of Fargo follows the provisions established in 24 CFR 92.254, and considers that, in order for homeownership housing to qualify as *affordable housing*, it must:

- Be single-family, modest housing;
- Be acquired by a low-income family as its principal residence; and
- Meet affordability requirements for a specific period of time as determined by the amount of assistance provided.

Area Median Income: Annual income limits, published by HUD, that are based on household size and used to determine the maximum household income.

Capital Improvement: means additions to the property that increase its value or upgrades the facilities. These include upgrading the heating and air conditioning system, upgrading kitchen or bathroom facilities, adding universal access improvements, or any other permanent improvement that would add to the value and useful life of the property. The costs for routine maintenance items, replacement of worn/dated components, and cosmetic changes are excluded.

Capital Improvement Credit: means credits for verified expenditures for Capital Improvements.

City: means the City of Fargo

Direct HOME Subsidy: is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price.

Eligible Buyer: means a person, family, or household with: (1) a minimum gross annual income that is no less than 40% of the Area Median Income for Fargo and a maximum gross annual income that is no more than 80% of the Area Median Income for Fargo, and (2) whose proposed monthly housing expense(s) (principal, interest, taxes, and insurance) do not exceed 38% of the maximum gross annual income, adjusted to a monthly income. This definition of Eligible Buyer is to be used solely to calculate the maximum income level of buyers eligible to purchase the property and shall not be construed as in any way limiting the type of lending program or loan terms (except that such terms or conditions shall not be predatory) which an Eligible Buyer may accept to finance the purchase of the property. A person, family, or household who at the time of purchase qualified as an Eligible Buyer shall continue to be deemed so qualified until such time as the property is transferred.

Fair Return on Investment: means the total homeowner investment, which includes the down payment, earnest payment, and any approved capital improvement credits.

Net proceeds: are defined at 24 CFR 92.254(a)(5)(ii)(A) as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

Participating Jurisdiction (PJ): means the City of Fargo.

Program Income (PI): means income that is generated by the use of HOME funds. Program income is gross income received by the Participating Jurisdiction, State recipient, or a subrecipient directly generated from the use of HOME funds or matching contributions. When program income is generated from the use of HOME funds or matching funds, the income should be prorated to reflect the percentage of HOME funds used.

Recapture: The recapture provisions, established at 24 CFR 92.254(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

Resale: The resale provisions, established at 24 CFR 92.254(a)(5)(i), ensure that the HOME-assisted units remain affordable over the entire affordability period. If the housing does not continue to be the principal residence of the family for the duration of the affordability period, the housing must be made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as the family's principal residence. The resale requirement must also ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers, whose total household incomes range from 40% to no greater than 80% of the Area Median Income.

EXHIBIT A. NOTIFICATION OF INTENT TO PURCHASE

This document must be included with the executed purchase agreement/contract

NOTIFICATION OF INTENT TO PURCHASE FROM PROSPECTIVE BUYER(S) TO THE CITY OF FARGO The [5, 10, or 15]-Year Affordability Period & Land Use Restrictive Agreement (LURA)

I understand that because a certain amount of federal funds were used by [Developer Name] to develop the property at [Property Address], the federal government requires that certain restrictions apply to the occupancy and re-sale of this home for a period of [5, 10, or 15] years. I understand that during that [5, 10, or 15]-year period, those requirements will be enforced through a legally-enforceable document called a "Land Use Restrictive Agreement."

If I choose to purchase this home and execute a purchase agreement/contract, **I will be required to submit income documentation to the City of Fargo** for anyone living in the household who is 18 years of age or older. The City of Fargo must review and verify that my total gross annual household income is no less than 40% of the Fargo Area Median Family Income Limits and no more than 80% of the Fargo Area Median Family Income Limits that are in effect at the time I would buy the home.

At the time the home is sold to me, **I will sign a Land Use Restrictive Agreement**, and it will be filed in the Official Public Records of the Cass County Recorder's Office.

****Please read each statement and initial each line below****

The requirements of the Land Use Restrictive Agreement are:

_____ That **I must occupy the home as my principal residence** during the [5, 10, or 15]-year period in which the LURA is in effect.

_____ If I wish to sell the property before the end of that period, **I am required to sell it to a subsequent buyer whose total gross annual household income is no less than 40% of the Fargo Area Median Family Income Limits and no more than 80% of the Fargo Area Median Family Income Limits** that are in effect for the year I wish to sell the home.

_____ The sales price must be set such that I receive a **fair return**, which shall be defined as:

1. The amount of down payment made and earnest money paid;
2. The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom, or garage;
 - b. Replacement of heating, ventilation, and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the owner and which were not installed through a federal, state, or locally-funded grant program; and
 - d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Grantee SF-424's, SF-424D's, and Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

6-27-2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

HUD

5b. Federal Award Identifier:

B-24-MC-38-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fargo

* b. Employer/Taxpayer Identification Number (EIN/TIN):

45-6002069

* c. UEI:

K2QJQZVH5PM6

d. Address:

* Street1:

225 4th Street North

Street2:

* City:

Fargo

County/Parish:

* State:

ND: North Dakota

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

58102-4817

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kristi

Middle Name:

* Last Name:

Sylskar

Suffix:

Title: HUD Grant Administrator

Organizational Affiliation:

* Telephone Number:

701-476-4131

Fax Number:

701-241-1526

* Email:

ksylskar@FargoND.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

Community Development Block Grant

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Fargo CDBG Program 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment**Delete Attachment****View Attachment****17. Proposed Project:*** a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="822,824.00"/> |
| * b. Applicant | <input type="text"/> |
| * c. State | <input type="text"/> |
| * d. Local | <input type="text"/> |
| * e. Other | <input type="text" value="286,037.38"/> |
| * f. Program Income | <input type="text" value="21,798.00"/> |
| * g. TOTAL | <input type="text" value="1,130,659.38"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment**Delete Attachment****View Attachment**

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:


Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

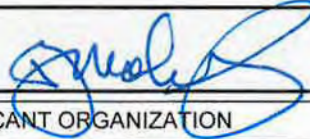
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

| | |
|---|----------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL | TITLE |
|  | Mayor |
| APPLICANT ORGANIZATION | DATE SUBMITTED |
| City of Fargo | 6-27-2024 |

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

6-27-2024

4. Applicant Identifier:

5a. Federal Entity Identifier:

HUD

5b. Federal Award Identifier:

M-24-MC-38-0220

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fargo

* b. Employer/Taxpayer Identification Number (EIN/TIN):

45-6002069

* c. UEI:

K2QJQZVH5PM6

d. Address:

* Street1:

225 4th Street North

Street2:

* City:

Fargo

County/Parish:

* State:

ND: North Dakota

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

58102-4817

e. Organizational Unit:

Department Name:

Planning and Development

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kristi

Middle Name:

* Last Name:

Sylskar

Suffix:

Title: HUD Grant Administrator

Organizational Affiliation:

* Telephone Number:

701-476-4131

Fax Number:

701-241-1526

* Email:

ksylskar@FargoND.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

HOME Investment Partnerships Program

* Title:

HOME Investment Partnerships Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Fargo HOME Program 2024

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

ND

* b. Program/Project

ND

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

05/01/2024

* b. End Date:

04/30/2025

18. Estimated Funding (\$):

* a. Federal

444,620.36

* b. Applicant

* c. State

* d. Local

* e. Other

41,857.14

* f. Program Income

157,228.97

* g. TOTAL

643,706.47

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Timothy

Middle Name:

J.

* Last Name:

Mahoney

Suffix:

* Title:

Mayor

* Telephone Number:

701-241-1310

Fax Number:

701-476-4136

* Email:

tmahoney@FargoND.gov

* Signature of Authorized Representative:

* Date Signed:

6-27-2024

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
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16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

| | |
|--|-----------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  | TITLE Mayor |
| APPLICANT ORGANIZATION City of Fargo | DATE SUBMITTED 6-27-2024 |

CERTIFICATIONS

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

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

6-27-2024
Date

Timothy J. Mahoney, Mayor
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023, 2024, 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

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

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



Signature of Authorized Official

6-27-2024

Date

Timothy J. Mahoney, Mayor

Title

OPTIONAL Community Development Block Grant Certification

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

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



Signature of Authorized Official

6-27-2024

Date

Timothy J. Mahoney, Mayor

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

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



Signature of Authorized Official

6-27-2024

Date

Timothy J. Mahoney, Mayor

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

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