
Annual Report on Community Development Activity in Fargo

HUD - Consolidated Annual Performance and Evaluation Report

City of Fargo, North Dakota
Fiscal Year 2025
(May 1, 2025 - April 30, 2026)



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CR-05 - Goals and Outcomes

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

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

This CAPER covers the first year of the 2025-2029 Consolidated Plan. It includes accomplishments of 2025 Action Plan activities and prior year activities that were accomplished in the 2025 program year (May 1, 2025 – April 30, 2026). The 2025 Action Plan projects focused on the housing, homelessness, and public infrastructure improvements goals. CDBG funds were used for projects related to operational support for street outreach services, public infrastructure improvements, and fair housing. HOME-funded projects included tenant-based rental assistance and a Community Housing Development Organization (CHDO) set-aside placeholder project. CDBG-CV funds were used for a project related to homelessness, including the provision of a mobile medical unit, which was used to help close healthcare service gaps for vulnerable populations. Allocation priorities were a result of the citizen participation and plan development process, including the impacts of COVID-19.

The proposed versus executed activities are outlined in the charts in this section, and even further in the *Assessment of Objectives and Accomplishments* document, which is attached. This attachment shows any progress or accomplishments made in the 2025 program year from 2025 and pre-2025 Action Plan activities, including CDBG-CV projects.

To note, as of the beginning of June 2026, the City of Fargo completed a 30-day public comment period for substantial amendments to its 2025 Action Plan (also included in this 30-day public comment period was Fargo's 2026 Action Plan and amendments to Fargo's Citizen Participation Plan). As of the end of June 2026, the City submitted its 2026 Action Plan in HUD's Integrated Disbursement and Information System (IDIS). In addition, the City submitted its substantial amendments for the 2025 Action Plan. Since the 2025 CAPER is due at the end of July (and the public hearing and public comment period for the 2025 CAPER will not be completed until the end of July), the substantial amendments for the 2025 Action Plan may not yet be reviewed and approved (with an IDIS status of "review completed") by the time the 2025 CAPER is entered into IDIS, due to time constraints. As a result, these amendments will not have carried over into the IDIS version of the 2025 CAPER by the time the CAPER is to be submitted in IDIS. These amendments are related to identification of the proposed service area for one of the approved 2025 Action Plan projects. Attached is a packet (titled *Amendments to 2025 Action Plan*) which includes documentation of these recent, substantial amendments.

Provided below are specific narratives for both the 2025 Action Plan Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, including narratives on recently-amended activities:

Community Development Block Grant (CDBG) Progress

Low-Mod Benefit

Over a period of three years (2023-2025), the City is required to spend a cumulative minimum of 70% of its CDBG funds on projects benefiting low- to moderate-income people. At the end of the third year, PY2025, 88.64% of the funds subject to this requirement (non-administrative funds) were spent on such projects. The CDBG-funded projects include: homeless prevention and diversion efforts, eviction prevention, public infrastructure improvements, and fair housing.

Public Infrastructure Improvements Activity (2025)

As part of the 2025 Action Plan, \$1,189,000 in CDBG funding was allocated to a project titled *Public Infrastructure Improvements*. This project will include improvements to existing public infrastructure located in areas that qualify as low- to moderate-income area neighborhoods.

This project remained in the “planning” phase during the 2025 program year. This included preliminary project coordination and procurement of environmental review services, which are required prior to the start of construction activities. As a result, no accomplishments for this project were completed during the 2025 program year. Project implementation is anticipated to begin during the 2026 program year.

In addition, a recent substantial amendment process for the 2025 Action Plan was completed and approved by City Commission in June 2026, which included identification of the proposed service area for this project, subject to completion of environmental review requirements.

Public Service Homeless Outreach Activity (2025)

CDBG funds were also used to provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. Accomplishments from this activity, that were completed in the 2025 program year, are outlined in the below charts in this section and even further in the *Assessment of Objectives and Accomplishments* document, which is attached.

HOME Investment Partnerships Program (HOME) Progress

Tenant-Based Rental Assistance Activity (2025)

HOME-funded activities in the 2025 Action Plan focused on improving housing stability. This work will include utilizing HUD HOME funds for

tenant-based rental assistance, to be carried out by a subrecipient. Planning for a tenant-based rental assistance program is still underway, with an anticipated start to the program in late 2026.

Community Housing Development Organization (CHDO) Set-Aside Activity (2025)

In accordance with HOME Program regulations, the City reserved 15% (\$70,000) of its 2025 HOME fund allocation for a CHDO Set-Aside activity. No CHDO projects were identified or undertaken during the 2025 program year.

Community Development Block Grant – Coronavirus (CDBG-CV) Progress

During program year 2020, the City of Fargo received over \$1 million in funding from HUD through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). At the beginning of program year 2025, only one of the five projects identified to reduce the spread of COVID-19 remained open. By the end of program year 2025, all remaining CDBG-CV funding for the project was expended and the final accomplishments realized. The CDBG-CV grant will be closed out in the coming months.

Accomplishments realized during program year 2025 are outlined in the attached *Assessment of Objectives and Accomplishments* document. This attachment also includes accomplishments from pre-2025 Action Plan activities that were made during the 2025 program year.

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

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

Goal	Category	Funding	Outcome				
			Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing		Homeowner Housing Added	1	0	Household Housing Unit	0.00%
			Tenant-Based Rental Assistance / Rapid Rehousing	50	0	Households Assisted	0.00%
Ending and Preventing Homelessness	Homeless		Public Service Activities other than Low/Moderate Income Housing Benefit	100	33	Persons Assisted	33.00%
Public Infrastructure-Public Facility Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	500	0	Persons Assisted	0.00%

Table 1 – Accomplishments – Program Year 2025

Goal	Category	Funding	Outcome				
		Source/Amount	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$0 HOME: \$3,626,230	Homeowner Housing Rehabilitated	8	0	Household Housing Unit	0.00%
			Homeowner Housing Added	1	0	Household Housing Unit	0.00%
			Tenant-Based Rental Assistance / Rapid Rehousing	150	0	Households Assisted	0.00%
Ending and Preventing Homelessness	Homeless	CDBG: \$660,000 HOME: \$0	Public Service Activities other than Low/Moderate Income Housing Benefit	500	33	Persons Assisted	6.60%
Public Infrastructure-Public Facility Improvements	Non-Housing Community Development	CDBG: \$3,459,905 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	2,500	0	Persons Assisted	0.00%

Table 2 – Accomplishments – (2025-2029) Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$0 HOME: \$3,626,230	Homeowner Housing Rehabilitated	Household Housing Unit	8	0	0.00%	0	0	0.00%
Affordable Housing	Affordable Housing		Homeowner Housing Added	Household Housing Unit	1	0	0.00%	1	0	0.00%
Affordable Housing	Affordable Housing		Tenant-Based Rental Assistance / Rapid Rehousing	Households Assisted	150	0	0.00%	50	0	0.00%
Ending and Preventing Homelessness	Homeless	CDBG: \$660,000 HOME: \$0	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	33	6.60%	100	33	33.00%
Public Infrastructure-Public Facility Improvements	Non-Housing Community Development	CDBG: \$3,459,905 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,500	0	0.00%	500	0	0.00%

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

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

During the 2025 program year, the City continued to address the priority needs identified in the Consolidated Plan through the strategic use of both CDBG and HOME funds. Activities supported the City’s priorities and the following Consolidated Plan goals, which are the focus of Fargo’s annual community development activities and plans: Affordable Housing, Ending and Preventing Homelessness, and Public Infrastructure-Public Facility Improvements. All of the 2025 activities fit within each of these goals and priorities:

Affordable Housing Goal

- Tenant-Based Rental Assistance (TBRA)
- CHDO Set-Aside Placeholder

Ending and Preventing Homelessness Goal

- Public Service Homeless Outreach

Public Infrastructure-Public Facility Improvements Goal

- Public Infrastructure Improvements

Highest Priority Activities Addressing Plan Priorities & Specific Objectives

CDBG funds were used to support homeless outreach services (the 2025 Action Plan Project titled *Public Service Homeless Outreach*) through the street outreach team, which provided targeted outreach and engagement to individuals who are at risk of homelessness, recently homeless, or who are currently homeless. During the 2025 program year, 33 persons were assisted through these outreach efforts, furthering the City’s priority of preventing and ending homelessness.

The City’s *Public Infrastructure Improvements* project remained in the “planning” phase during the 2025 program year as staff worked to design and develop this new program. Planning activities have included coordination among City departments and procurement of environmental review services. Construction activities are anticipated to begin during the 2026 program year following completion of the environmental review process.

HOME funds were allocated to support the City’s affordable housing priority through the development of a new *Tenant-Based Rental Assistance*

(TBRA) program. During the 2025 program year, the City worked towards developing the program design, policies, and implementation framework necessary to launch the program. Direct rental assistance had not yet begun by the end of the 2025 program year.

Lastly, CDBG and HOME administrative funds supported program administration, monitoring, planning, reporting, and fair housing activities to ensure continued compliance with HUD requirements.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

Race	Total Persons	Hispanic
White	-	-
Black/African American	-	-
Asian	-	-
American Indian/Alaskan Native	-	-
American Indian/Alaskan Native & White	-	-
Black/African American & White	-	-
American Indian/Alaskan Native & Black	-	-
Native Hawaiian/Other Pacific Islander	-	-
Other Multi-Racial	-	-
Total	-	-

Narrative

The quantitative data in the IDIS table in Section CR-10 has been removed. See attached spreadsheets titled *Accomplishment Data Tracking* and *Accomplishment Data Fair Housing Equal Opportunity (FHEO) Report* for comprehensive data.

In summary, beneficiary data indicates City of Fargo HUD funds generally benefit minority groups at rates meeting or exceeding their share of the Fargo population as a whole.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year 2025
CDBG	Federal	\$2,063,495.37	\$578,222.40
HOME	Federal	\$1,704,755.76	\$68,848.53
Other	Federal	\$7,251.48	\$7,251.48

Table 2 - Resources Made Available

Narrative

The City of Fargo received a CDBG award of \$874,861 for program year 2025. This represents an increase of \$52,037 from the prior year. Also available was \$617,600.25 in prior year resources for a total of \$1,492,461.25 in CDBG funding available. The City received a HOME award in the amount of \$457,303.60, an increase of \$12,683.24 from the prior year. Other available HOME funds included \$1,154,711.72 in prior year resources, for a total of \$1,612,015.32 in HOME funding available. Additionally, \$7,251.48 of the \$1,044,369 CARES Act Community Development Block Grant (CDBG-CV) funds awarded in program year 2020, were available to be used for activities to prevent, prepare for, and respond to coronavirus (COVID-19) during program year 2025.

Identify the geographic distribution and location of investments

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

Table 3 – Identify the geographic distribution and location of investments

Narrative

While there were no specified “Target Areas” identified in the 2025 Action Plan, the City of Fargo does prioritize its community development activities to neighborhoods that are predominately low- to moderate-income areas.

Neighborhoods with the highest percentage per capita of residents who live below the poverty level include: Roosevelt/NDSU neighborhood

(43.0%); West Acres (38.7%); Washington (24.8%); Amber Valley/Urban Plains (24.3%); Madison/Unicorn Park (24.1%); Downtown (22.1%); and Stonebridge (20.3%), per 2020-2024 ACS 5-Year Estimates.

Leveraging

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

Federal funds continue to be leveraged with local, state, and private resources to address priority needs and achieve the objectives of this plan. CDBG programs often depend on additional resources to support the particular activity. The City leverages these HUD funds by funding some project proposals with the City General Fund, which opens up more funding and HUD administrative capacity for HUD-assisted projects. Though there is no requirement to leverage CDBG funds, the overall scope of activities requires additional funds or support to meet the performance measurement goals. Subrecipients are encouraged by the City to leverage CDBG funds with public and private sector funding sources such as other federal, state, and local grants and programs, private funding, and other sources to increase the amount of funds available to safeguard the ongoing success of their programs. Additional leveraging includes State and County funds, private funds, local special assessment funds, Public Housing Capital Fund, Section 8 Vouchers, Section 8(bb) HAP vouchers, City General Social Service funds, Neighborhood Revitalization Initiative (NRI) rehabilitation loan funds in partnership with Gate City Bank, state and federal resources including those from the ND Housing Finance Agency, tax credits and incentives, and PILOT and Capital Bonds.

802 32 Street North and 3129 7 Avenue North

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, the City will complete the appropriate processes to identify and advance an eligible project that addresses the housing and community development needs identified in the Consolidated Plan.

Local Housing Nonprofit Organizations

Over the course of its previous Five-Year Consolidated Plan (which went from 2020-2024), the City utilized HOME funds for affordable single-family housing development, to be carried out by Habitat for Humanity and Cass Clay Community Land Trust (CCCLT). The last of these pre-2025 Action Plan projects was completed in the City's 2025 program year. Below is a summary of the project that was completed in the 2025 program year:

Lake Agassiz Habitat for Humanity

The City acquired a vacant, residential, single-family lot, located in the Jefferson/Carl Ben neighborhood, through a tax forfeiture in February

2023. This lot was deeded to Habitat for Humanity in June 2024, for a HOME-funded new construction project (utilizing 2023 HOME funds) of an affordable, single-family housing unit. Construction of the single-family housing unit was completed and a closing between Habitat for Humanity and the income-qualified homebuyers was held in the fall of 2025.

HOME Match

HOME Program regulations require a local match or contribution of nonfederal funds to be permanently committed to the program. Fargo complies with the annual 25% HOME match requirement for each dollar spent on affordable housing activities. The match is met through City contributions such as land, infrastructure, fees, and local payments in lieu of taxes, among other eligible sources listed in 24 CFR 92.220. The amounts are calculated based on the percentage of units within the project that are HOME-assisted in accordance with 24 CFR 92.219 for both waived building permits and payments in lieu of taxes.

Program Income

During program year 2025, a total of \$35,840.00 in HOME program income was received by the Participating Jurisdiction (PJ). In compliance with HOME program requirements, this HOME program income will be allocated as part of the 2026 Annual Action Plan budget. No CDBG program income was received in the program year.

Minority Business Enterprises and Women Business Enterprises

Three (3) HOME-funded projects with contracts totaling \$24,301,159.67 were completed during the reporting period of October 1, 2024 to September 30, 2025. Of the associated contracts, seven (7) subcontracts were with a minority-owned business enterprise or a women-owned business enterprise.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,893,001.72
2. Match contributed during current Federal fiscal year	0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,893,001.72
4. Match liability for current Federal fiscal year	8,192.75

5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,884,808.97
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Table 4 – Fiscal Year Summary - HOME Match Report

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

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
51,005.25	35,840.00	0	0	86,845.25

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Dollar Amount	26,056,790.66	0	0	0	0	26,056,790.66
Number	15	0	0	0	0	15

Sub-Contracts						
Number	73	1	1	0	1	70
Dollar Amount	17,351,820.30	343,970.00	12,036.00	0	17,455.00	16,978,359.30

	Total	Women Business Enterprises	Male
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Contracts			
Dollar Amount	26,056,790.66	0	26,056,790.66
Number	15	0	15

Sub-Contracts			
Number	73	4	69
Dollar Amount	17,351,820.30	874,949.82	16,476,870.48

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	1,247,400	0	0	0	0	1,247,400

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of <i>Homeless</i> households to be provided affordable housing units	0	0
Number of <i>Non-Homeless</i> households to be provided affordable housing units	50	0
Number of <i>Special-Needs</i> households to be provided affordable housing units	0	0
Total	50	0

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through <i>Rental Assistance</i>	50	0
Number of households supported through <i>The Production of New Units</i>	0	0
Number of households supported through <i>Rehab of Existing Units</i>	0	0
Number of households supported through <i>Acquisition of Existing Units</i>	0	0
Total	50	0

Table 11 – Number of Households Supported

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

In the 2025 Action Plan, the City established a goal of assisting 50 households through its HOME-funded *Tenant-Based Rental Assistance* (TBRA) project. During the 2025 program year, no households were assisted because the TBRA program remained in the development and planning phase. As this is a new HOME-funded program for the City, additional time was required to work towards developing the program design, policies, and framework necessary for successful program implementation. Once operational, the TBRA program is intended to assist income-eligible households experiencing housing cost burdens by increasing access to affordable rental housing, consistent with the housing needs identified in the Consolidated Plan. As a result, no affordable housing outcomes were achieved during the reporting period; however, these planning activities represent necessary steps toward implementation, and assistance to eligible households is anticipated within the coming program year.

Discuss how these outcomes will impact future annual action plans.

The planning and program development activities undertaken during the reporting period have helped establish the foundation for future implementation of the HOME-funded Tenant-Based Rental Assistance (TBRA) program, helping to advance the City's affordable housing goals through future action plans. As this newly-created program transitions from development into implementation, and there is continuation of the program throughout the remaining Consolidated Plan years, the City anticipates the positive impact the program will have on housing stability for the assisted low-income renters. Other affordable housing priorities will continue to be addressed and advanced through future annual action plan activities intended to assist income-eligible households experiencing housing cost burdens and other affordable housing needs identified in the Consolidated Plan.

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

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 12 – Number of Persons Served

Narrative Information

The progress and/or accomplishments made by projects during program year 2025, including pre-2025 projects, can be found in the *Assessment of Objectives and Accomplishments* document, which is attached.

Worst-Case Housing Needs & Cost Burdens

The City's affordable housing efforts, along with its ongoing relationships with service providers, help to alleviate some of Fargo's worst-case housing needs. Worst-case housing needs are those related to serious cost burdens or homelessness, substandard housing, or involuntary displacement.

Finding affordable housing in the Fargo area has been difficult for many years, particularly for low- to moderate-income households. Based on 2020-2024 ACS 5-Year Survey data, 16.5% of homeowner households and 39.4% of rental households were housing cost burdened, i.e., spending more than 30% of their income on housing expenses. These households are the most likely to have to prioritize their living costs, including food, clothing, transportation, and medical care. In many cases, some basic needs are being neglected as a result of housing cost burden.

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

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Key accomplishments, milestones, and benchmarks for the City of Fargo in PY2025 include:

- Continued membership and support for the North Dakota Continuum of Care (CoC) which coordinates with the West Central Minnesota CoC to support the use of the region's Coordinated Access Referral Entry & Stabilization system (or "CARES", which can be found at <https://www.careslink.org>) for coordinated entry to services. Coordinated entry is required by HUD and the State if receiving funds, so most area service providers are utilizing CARES. As a centralized database, it quickly connects people to housing assistance, shelter, and other resources, based on an evaluation of their vulnerability and needs.
- Continued membership and support of the FM Coalition to End Homelessness (FMCEH), including its United to End Homelessness Initiative in partnership with the United Way of Cass-Clay. In August 2025, this program began to direct targeted service to individuals experiencing high-visibility homelessness, based on a list identified by community data and cooperation across agencies. In addition, FMCEH continues to lead in enhancing coordination of the local homeless response system, particularly in how individuals can gain access to services and improved synchronization of assessment tools across systems. In addition, it continues to lead the region's Point-in-Time count that involves outreach by several partners to survey all individuals who are unsheltered and unsheltered people experiencing homelessness on a given night.
- Continued support for mobile and street outreach services conducted by Fargo Cass Public Health's Harm Reduction Division, including continued CDBG funding for neighborhood homeless outreach services conducted by the Homeless Engagement and Response Team (HEART). The HEART program assists unsheltered people with crisis intervention, with a focus on downtown and adjacent neighborhoods. It also serves as an extension of the broader homeless response system by proactively building relationships with people and connecting them with resources and housing navigation services to ultimately reduce the number of people sleeping unsheltered. All staff of the HEART team, as well as the City's Mobile Outreach Program, are trained in administering the VI-SPDAT assessment tool to help assess a person's individual needs and connect to appropriate housing or detox interventions.
- Continued support for the Resource and Recovery Center, formerly known as the Downtown Engagement Center, which supports homeless persons by providing a team of case managers,

outreach workers, housing navigators, and various service agencies within the facility to assess needs and encourage applying for mainstream benefits without needing to travel to different locations.

- Continued CDBG-CV funding for Family Healthcare Mobile Outreach, which included services to persons experiencing homelessness throughout the area.
- Participation in the Cass Clay Interagency Council on Homelessness (CCICH), launched spring 2025, led by United Way of Cass-Clay and the FM Coalition to End Homelessness. The CCICH brings together local governments, service providers, and advocates to drive solutions, align resources, and implement strategies that prevent and end homelessness in our region.

The main barriers to progress continue to be insufficient resources to keep up with demand, for which staff continue to advocate.

Addressing the emergency shelter and transitional housing needs of homeless persons

Key accomplishments, milestones, and benchmarks for the City of Fargo in PY2025 include:

- Continued support for the City-owned and operated Gladys Ray Shelter, which primarily uses general funds and other grants. This is a low barrier shelter with capacity for 25 adult males and 10 adult females. It also provides short-term residential, social (non-medical) detoxification services at its Withdrawal Management Unit (WMU).
- Continued support for the City's overnight Winter Warming Center (WWC), which was located at the Downtown Engagement Center, 222 4th St N) for the 2025-2026 winter season. Winter Warming is the City of Fargo's proactive plan to assist individuals experiencing homelessness when area shelters have reached their capacity. It serves to protect some of the most vulnerable members of the community by preventing negative health impacts and cold weather-related injuries during the coldest months.

The main barriers to progress include that emergency shelter and transitional housing needs continue to exceed supply. There are approximately 330 emergency shelter beds and 77 transitional housing beds when shelters are operating at standard capacity. However, demand has consistently outpaced supply, requiring shelters to convert to surge or overflow capacity and/or turn individuals away. There are 1,052 individuals estimated to be experiencing homelessness on any given night.

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

address housing, health, social services, employment, education, or youth needs

Key accomplishments, milestones, and benchmarks for the City of Fargo in PY2025 include:

- Continued support for the Resource and Recovery Center, formerly known as the Downtown Engagement Center, which serves as a central service hub for people who are homeless or at-risk of becoming homeless.
- Several local organizations continued efforts to enhance support for those being discharged from institutions, including but not limited to: Southeast Behavioral Health Clinic, Centre Inc., F5 Project, ShareHouse, Free Through Recovery, and the Red River Recovery Center. Some shelters also provide a limited number of beds for medical respite care programs, including the New Life Center and YWCA.
- For foster care and youth, Youthworks and Fraser, Ltd. continued to work with children and young people who are either experiencing or facing homelessness, including people transitioning out of foster care into adulthood. Not all of the youth served by Fraser lived in foster care, but a significant portion of them have spent at least some time in foster care.

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

Throughout PY2025:

- The City of Fargo continued its partnerships with area service providers and organizations that help homeless persons make the transition to permanent housing and independent living, including the FM Homeless Coalition, Southeastern North Dakota Community Action Agency (SENDCAA), Presentation Partners in Housing, area shelters, and the North Dakota CoC. These agencies focus on planning and delivering housing and services for people who are homeless, including diversion and prevention; and use of the local Coordinated Access Referral and Entry Stabilization system (CARES). It also continued its participation in the Cass Clay Interagency Council on Homelessness, which brings together local governments, service providers, and advocates to drive solutions, align resources, and implement strategies that prevent and end homelessness in our region.
- The Fargo VA continued to operate its Fargo VA Health Care System Homeless Care Team and Community Resource and Referral Center (CRRCC) at 721 1 Avenue North provides veterans who are homeless, or at risk of becoming homeless, opportunities to meet their immediate needs

such as respite from the weather, showers and laundry facilities, meals and clothing. Additional services include referrals to community-based services, advocacy, internet/phone/email access, mail drop services, help with getting prescriptions filled or making appointments, and numerous other support services.

- The City continued to operate its Gladys Ray emergency homeless shelter and its harm reduction programming, which includes dedicated staff for housing navigation. The Gladys Ray Shelter (GRS) is a low barrier shelter and serves people who are unlikely to find shelter elsewhere, including people who have been actively using drugs or alcohol if they are not a harm to themselves or others. GRS continuously works to address core issues of homelessness, including chronic chemical dependency, mental illness and physical disabilities, as well as unemployment and affordable housing issues. GRS is committed to helping ensure that adequate housing options and resources are available to all guests leaving the emergency shelter.

Key barriers that impede progress continue to be the lack of funding; the lack of available, affordable units; and a direct service provider shortage, exacerbated by high turnover of staff.

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

Actions taken to address the needs of public housing

In PY2025, the Fargo Housing & Redevelopment Authority (FHRA) continued to manage its inventory of public and subsidized housing units and vouchers. It completed construction of a 110-unit, low-income apartment building at the site of the demolished Lashkowitz High Rise, for which all units will have a Project Based Voucher attached limiting rent paid by qualified residents to 30% of their income. FHRA also continued planning the redevelopment of a 3-acre site to be redeveloped for a 65-unit affordable housing building expected to be completed in the spring of 2026.

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

The FHRA continued to work to engage, educate, and empower residents by providing opportunities for personal development, economic stability, education, health, and fostering family and community life. In PY2025, it continued to manage programs that promote self-sufficiency and upward mobility, including its Resident Opportunity and Self Sufficiency (ROSS) Program which support tenants' preparation toward economic self-sufficiency and homeownership. The FHRA also worked closely with Job Service of North Dakota to provide necessary training opportunities to poverty-level families.

In PY2025, the FHRA continued to manage its homeownership voucher program for disabled tenant households, which was closed to new participants in 2009 but still has a handful of participants from when it was open. In addition, the FHRA continued to monitor several remaining participants who have not yet sold their soft second mortgage as part of its 1999 5H Homeownership Program.

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.

Actions taken to provide assistance to troubled PHAs

FHRA is not designated as a troubled PHA.

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

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

During the 2025 program year, the City upheld efforts to address barriers to affordable housing consistent with the Consolidated Plan, including limited housing affordability, regulatory constraints related to land use and development, and accessibility challenges.

The City supported ongoing initiatives intended to reduce barriers to housing production, infill redevelopment, neighborhood reinvestment, and housing preservation. This included continued work on the Land Development Code (LDC) update, which is intended to increase housing choice by expanding allowable housing types, encouraging appropriately scaled residential density, simplifying development standards, and streamlining development review processes in alignment with the Fargo Growth Plan 2024 and Go2030 Comprehensive Plan. These efforts are intended to encourage redevelopment of underutilized properties, expand housing choices, improve neighborhood compatibility, and increase the overall supply of housing. Recent zoning amendments have also encouraged increased residential density in areas already served by municipal infrastructure, helping to reduce development costs by making use of existing public facilities and services and supporting more efficient, cost-effective housing production. This long-term effort is expected to further reduce regulatory barriers and expand housing opportunities as it moves through future phases of development and adoption.

The City continued to implement the Core Neighborhoods Master Plan, a comprehensive framework that promotes neighborhood reinvestment through coordinated land use policy, resident engagement, housing rehabilitation and reinvestment, public infrastructure improvements, and enforcement of basic health and safety codes. These efforts are intended to preserve the existing housing stock, encourage private investment, and maintain long-term neighborhood stability.

The City also continued to support housing affordability and residential reinvestment through existing incentive programs, including two-year property tax exemptions for qualifying owner-occupied residential new construction and property tax exemptions for qualifying remodeling and additions to older residential properties. Depending on the age of the property, the exemption excludes the value added by the improvements from taxation for three or five years, encouraging reinvestment in the City's existing housing stock. In addition, the City offers Tax Increment Financing (TIF) and Payments in Lieu of Taxes (PILOT) programs, which may include accommodations that support the development and preservation of affordable housing. State-level property tax relief programs, such as the Homestead Tax Credit for low-income elderly and disabled homeowners, also help reduce the property tax burden for eligible residents.

The City also continued to administer and enforce applicable building code requirements, including accessibility provisions where applicable, for new construction and rehabilitation projects. In addition, the City maintained its building inspection and rental housing code enforcement framework, including enforcement of the International Property Maintenance Code (IPMC), to support housing quality and protect the health and safety of residents. These efforts help extend the life of and preserve the supply of existing housing stock.

Although the HOME-funded Tenant-Based Rental Assistance (TBRA) program was identified in the 2025 Action Plan as a strategy to improve housing affordability, the program remained under development during the 2025 program year and therefore did not yet contribute to barrier reduction outcomes.

Overall, the City's actions during the 2025 program year focused on reducing long-term barriers to affordable housing through regulatory modernization, neighborhood reinvestment, housing preservation, strategic planning, and the continued use of financial incentives that support residential development and rehabilitation.

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

During the 2025 program year, the City continued to address obstacles to meeting underserved needs through coordination with local housing providers, social service agencies, funding partners, and other community stakeholders.

For HOME-funded Tenant-Based Rental Assistance (TBRA), the City worked toward development of the program framework necessary for future implementation and, for CDBG, continued coordination with internal departments to advance the next steps for CDBG-funded public infrastructure improvements. These planning and coordination efforts were intended to build program capacity and position projects for successful implementation in future program years.

The City maintained relationships with funding partners and continued to monitor opportunities for coordination and leveraging of resources. In addition, the City continued to support fair housing outreach and education efforts to promote equitable access to housing opportunities.

While direct assistance through the HOME-funded *Tenant-Based Rental Assistance* (TBRA) project and construction activities associated with the CDBG-funded *Public Infrastructure Improvements* project did not begin during the 2025 program year, the City continued planning and coordination activities to support future implementation. In addition, CDBG-funded *Public Service Homeless Outreach* activities provided targeted outreach and engagement services to individuals who were at risk of homelessness, recently homeless, or who were currently homeless.

The City will build upon these efforts in future program years as planned activities move from development to implementation.

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

In PY2025, no HUD-funded housing rehabilitation activities or other projects subject to lead-based paint requirements were undertaken. As a result, the City did not convert any homes to be “lead-free” and no housing units were tested for lead-based paint hazards or made lead-safe.

Although no lead hazard reduction activities were completed, the City remains committed to complying with all applicable federal lead-based paint regulations. As identified in the Consolidated Plan and 2025 Action Plan, the City will continue to require lead-based paint testing, hazard evaluation, and appropriate hazard reduction measures for all applicable HUD-funded housing projects involving structures built before 1978. All hazards found from the lead-based paint testing will be addressed by a lead-certified contractor. In addition, the City will continue to provide educational information about the hazards of lead-based paint to subrecipients and residents of federal funds on projects involving lead-based paint.

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

The City’s anti-poverty strategy focuses on reducing the number of poverty-level families through investments in affordable housing, public infrastructure, and supportive services, in coordination with local and regional partners.

In PY2025, the City continued to support efforts to reduce poverty through coordination with the Fargo Housing and Redevelopment Authority (FHRA), local service providers, and community partners that provide housing assistance, supportive services, and resources to low-income households.

The City also continued its support for various efforts toward housing stability, namely through programs of its Harm Reduction division and partners such as the FM Coalition to End Homelessness and Southeastern North Dakota Community Action Agency’s (SENDCAA). When housing is the first barrier addressed, things like employment, transportation, and health can become the focus, which tend to lead to fewer numbers of people experiencing poverty.

Although the City is unable to estimate that any families were removed from poverty during the reporting period, CDBG-funded *Public Service Homeless Outreach* project activities provided targeted outreach and engagement services to individuals experiencing homelessness or at risk of homelessness. The City also continued planning and program development for its HOME-funded *Tenant-Based Rental Assistance* (TBRA) project and CDBG-funded *Public Infrastructure Improvements* project, both of which are intended to support long-term housing stability and neighborhood investment.

Going forward, the City will continue to coordinate anti-poverty efforts with community partners while advancing these activities in future program years.

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

In accordance with the strategy outlined in the 2025-2029 Consolidated Plan and 2025 Action Plan, during the 2025 program year, the City continued to strengthen its institutional delivery structure through coordination with public agencies, nonprofit organizations, service providers, and internal departments. The City worked on developing the program framework for its HOME-funded tenant-based rental assistance (TBRA), coordinated with internal departments to advance CDBG-funded infrastructure planning, and continued partnerships supporting homeless outreach and affordable housing initiatives. These collaborative efforts strengthened program capacity and positioned HOME and CDBG-funded activities for implementation in future program years.

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

In PY2025, the City fulfilled its proposed actions to enhance coordination between public and private housing and social service agencies including:

- Continued participation in the Fargo Moorhead Coalition to End Homelessness; the statewide Continuum of Care; the ND Interagency Council on Homelessness; and other community-wide partnerships that discuss a variety of housing issues facing the metropolitan area, including the Cass Clay Interagency Council on Homelessness (CCICH).
- Continued operation of the Resource and Recovery Center, formerly known as the Downtown Engagement Center, which provides a centralized location for social service agencies to operate and coordinate.
- Continued coordination with multiple agencies, including 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.
- Collaboration with local housing organizations to connect them with social service agencies as appropriate and to support them in developing organizational capacity in order to help address local housing needs.

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

In PY2025, the City made efforts to overcome the effects of impediments to fair housing choice as identified in its [2020-2024 Analysis of Impediments to Fair Housing](#) (which can be found at www.FargoND.gov/plansandstudies), including:

- Increased CDBG funding for High Plains Fair Housing Center to support staffing for fair housing

services targeted in Fargo to expanded local efforts for fair housing education, outreach, testing, and mediation for both housing consumers and providers

- Continued financial assistance to low-income homeowners with infrastructure assessments to help maintain the affordability of homeownership.
- Continued partnership with local organizations to create new and/or rehabilitated affordable housing.
- Continued monitoring of city-subsidized rental properties for sufficient affirmative marketing practices.

Going forward, the City will continue efforts to implement these actions as well as several others identified.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

All HOME-funded activities are assigned a project manager who provides technical assistance and conducts monitoring on an annual basis as outlined in Section CR-50 and in accordance to the City's HOME Monitoring policy.

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

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

Announcement of the public comment period for reviewing the City of Fargo's Consolidated Annual Performance and Evaluation Report (CAPER) for the 2025 Action Plan for Housing and Community Development was published as a public notice in *The Forum*, emailed to persons interested in housing and community development, and publicized through a news release and the City's website (www.FargoND.gov) on July 8, 2026. These outreach efforts provided opportunity for public input on the performance report during the 15-day public comment period of July 9 – July 23, 2026 by identifying locations of where the report was available for review, how to obtain a copy, and where to send

comments. An additional public input opportunity occurred on July 20, 2026 when the City Commission held a public hearing on the draft report.

The public notice included contact information for the City of Fargo's Section 504/ADA Coordinator, Bekki Majerus, as well as Relay North Dakota, the statewide TTY-based telecommunications relay service, and noted that Fargo's City Hall is accessible, serviced by public transit, and can accommodate persons with disabilities. The availability of alternative formats of the report (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities, was publicized in the public notice. Also publicized was the availability of interpretation and translation services, as well as contact information for service requests to enable persons with limited English proficiency to fully participate in the public process. The City's website has the capability of translating posted announcements, including public notices, within the website into over 130 languages.

The report, along with any public comments received, was available during the public comment period on the City's website (www.FargoND.gov) and also made available to the public at the Fargo Planning Department, 2nd Floor City Hall, 225 4 Street North, Fargo, ND or by calling 701-241-1474, TTY/ND Relay service 800-366-6888 or 711. A link to the draft CAPER was distributed by staff to the Community Development e-mail distribution list, which includes the City Commission members and the Fargo Housing and Redevelopment Authority (FHRA) and all Fargo public libraries. The City provides a reasonable number of free copies of the CAPER to citizens or groups as requested. The City of Fargo will consider and include within the report all comments or views of citizens received in writing or orally.

Any comments on the 2025 Consolidated Annual Performance and Evaluation Report that were received during the 15-day public comment period, which was from July 9, 2026 through July 23, 2026, will be added to this section.

<<placeholder for comments received>>

CR-45 - CDBG 91.520(c)

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

There were no changes in program objectives in PY2025.

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

CR-50 - HOME 91.520(d)

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

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

Projects that were inspected on-site for program year 2025 included:

Project Name	Project Address	Number of Units Inspected	On-Site Inspection Date
Cooper House	414 11 St N	4	06/17/2026
HomeField 1	4245 28 Ave S	3	06/17/2026
HomeField 2	4235 28 Ave S	3	06/17/2026
HomeField 3	4225 28 Ave S	4	06/17/2026
Milton Earl	708 4 Ave N	4	06/17/2026

CR-50 HOME On-Site Monitoring Table PY2025

These properties were selected based on the City's risk assessments in addition to the frequency of ongoing inspections identified at 24 CFR 92.251(f)(3). All projects that were required to be inspected for program year 2025 were inspected. No deficiencies were identified.

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

The City requires that the owner of each HOME development, with five or more total units, affirmatively markets their units to promote equal housing choice for prospective tenants, regardless of race, color, religion, sex, national origin, familial status, or disability. Owners must develop and execute an "Affirmative Marketing Plan" to detail outreach efforts to prospective applicants identified as "least likely to apply." For 2025, all project owners of HOME projects certified that the project maintains and follows an Affirmative Marketing Policy in compliance with 24 CFR 92.351 and the City of Fargo's Affirmative Marketing Plan. The City reviews each project's plan and supporting documentation to verify compliance.

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

The City did not use any HOME program income for projects or administration during the 2025 program year.

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

During the 2025 program year, the City of Fargo continued to foster and maintain affordable housing through housing preservation, strategic planning, local incentive programs, HOME-funded activities, and partnerships with nonprofit organizations.

Housing preservation remained a priority through the City's Neighborhood Revitalization Initiative (NRI). In 2025, the City recommitted to the NRI, through a \$2 million line of credit provided by Gate City Bank, offering low-interest rehabilitation loans with Annual Percentage Rates (APR's) as low as 4.66% for owner-occupied housing improvements. In program year 2025, 13 housing units were rehabilitated through the NRI Program, helping preserve the existing affordable housing stock while improving housing quality, safety, and energy efficiency.

The City also continued to implement long-term strategies identified in the 2025-2029 Consolidated Plan to support affordable housing. Continued work on the Land Development Code (LDC) update and implementation of the Core Neighborhoods Master Plan are intended to increase housing choice, encourage neighborhood reinvestment, preserve existing housing, and support the efficient development of new housing opportunities. The City also continued to support affordable housing through local incentive programs, including property tax exemptions for qualifying owner-occupied residential new construction and eligible residential rehabilitation projects, as well as Tax Increment Financing (TIF) and Payments in Lieu of Taxes (PILOT) programs that may support affordable housing development and preservation.

The City continued to realize accomplishments from HOME-assisted projects funded in prior program years. During the 2025 program year, construction was completed on a 52-unit affordable rental housing development that was funded through a previous HOME award and is further explained in the *Assessment of Objectives and Accomplishments* attachment. In addition, construction was completed on a HOME-assisted affordable, single-family home developed by Lake Agassiz Habitat for Humanity in the Jefferson/Carl Ben neighborhood. The home was sold to an income-qualified household during the program year, expanding affordable homeownership opportunities within the community.

The City continued to coordinate with the North Dakota Housing Finance Agency and other housing partners to support affordable housing opportunities within Fargo and to leverage available federal, state, local, and private resources.

Although the HOME-funded Tenant-Based Rental Assistance (TBRA) program remained under development during the 2025 program year, the City continued to coordinate with community partners in preparation for implementation. These efforts are intended to expand housing stability and increase access to affordable rental housing for eligible households in future program years.

The City will continue to pursue opportunities to preserve existing affordable housing, encourage new affordable housing development, leverage available federal, state, local, and private resources, and work collaboratively with community partners to address the affordable housing needs identified in the Consolidated Plan.

CR-58 – Section 3

Total Labor Hours:

	CDBG	HOME
Total Number of Activities	1	1
Total Labor Hours	2,098	62,467
Total Section 3 Worker Hours	763	5,633
Total Targeted Section 3 Worker Hours	0	1,953

Qualitative Efforts – Number of Activities by Program:

	CDBG	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers.	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	1
Direct, on-the job training (including apprenticeships).	1	1
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0
Held one or more job fairs.	1	1
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0
Assisted residents with finding child care.	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0

Provided or connected residents with training on computer use or online technologies.	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	1
Other.	1	1

Narrative

The Elliott Place multi-family rental new construction project (HOME-funded) was completed in the 2025 program year and information on Section 3 requirements for that project is noted in the above tables. This project did not meet safe harbor benchmarks but did complete sufficient qualitative efforts.

The YWCA Emergency Shelter Facilities Improvements project was completed in the 2025 program year and information on Section 3 requirements for that project is noted in the above tables. The project did meet the safe harbor benchmark for Section 3 workers. It did not meet the safe harbor benchmark for Targeted Section 3 workers but did complete sufficient qualitative efforts.

Any other HUD-funded projects that must adhere to Section 3 requirements will be reported on in future CAPERs.

Attachments

City of Fargo
2025 Consolidated Annual Performance and Evaluation Report
Citizen Participation Comments and Process

Citizen Participation Public Comments for 2025 CAPER

Any comments received on the 2025 CAPER during the 15-day public comment period, which was from July 9, 2026 through July 23, 2026, will be included below and in Section *CR-40 Monitoring*, Question #2.

<<placeholder for public comments received during 15-day public comment period>>

Public Notice for 2025 CAPER

This was sent to the Fargo Forum for publication on Wednesday, July 8, 2026.

City of Fargo
Notice of Public Comment Period & Public Hearing
Community Development Block Grant (CDBG) & HOME Programs
2025 Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Fargo is opening a 15-day public comment period for review of the draft City of Fargo Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) for the 2025 Action Plan. Comments on this report can be submitted to the Planning and Development Department during the public comment period, which runs from July 9 - 23, 2026, or at the public hearing scheduled for Monday, July 20, 2026 during the regular Fargo City Commission meeting. A copy of the report, along with any current public comments received, is available to the public for review and comment at the locations listed below.

COMMENTS, SCHEDULE, ACCESSIBILITY & NON-DISCRIMINATION NOTICE

Comments and suggestions from the public are encouraged through the public comment period and/or at the public hearing. Comments may be submitted until 4:30 p.m. Central Daylight Time (CDT) on Thursday, July 23, 2026, by email, telephone, or mail. Contact information and schedule are provided below:

15-Day Comment Period:
July 9 - 23, 2026

Public Hearing Details:
Monday, July 20, 2026 - 5:05 PM
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

Contact Information:
City of Fargo
Planning and Development Department, 2nd Floor
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102
Phone: 701.241.1474
Planning@FargoND.gov

City of Fargo Website "Contact Us":
<https://fargond.gov/city-government/departments/planning-development/contact-us>

Draft Report Available At:
Online at www.FargoND.gov/plansandstudies; and
Fargo Housing and Redevelopment Authority at 325 Broadway North, Fargo, ND 58102; and
All Fargo Library locations; and
By requesting a copy through the 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. This recipient does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities. The City is an equal employment/equal housing opportunity agency.



<<placeholder for Affidavit of Publication>>

<<placeholder #1 for News Release>>

<<placeholder #2 for News Release>>

**<<placeholder for E-mail to Community
Development Distribution E-mail List (includes
Fargo Housing and Redevelopment Authority)>>**

<<placeholder for E-mail to Fargo Libraries>>

**<<placeholder for July 20, 2026 City Commission
meeting public hearing memo>>**

Assessment of Objectives and Accomplishments

Annual Goal Supported	CDBG/HOME Project (All projects <i>in progress</i> unless otherwise indicated.)	5 year goal (includes 2015-2019 Con Plan & 2020-2024 Con Plan)	2025 and Pre-2025 AAP Goals (includes 2019 AAP CDBG-CV Projects)	2025 AAP Goals <i>Accomplished in</i> 2025 Program Year (May 1, 2025- April 30, 2026)	Pre-2025 AAP Goals <i>Accomplished in</i> 2025 Program Year (May 1, 2025- April 30, 2026)	Pre-2025 AAP Goals <i>Accomplished in</i> 2015-2024 Program Years	Cumulative Total
Affordable Housing (2023 Action Plan Project – IDIS activity 1088)	Habitat for Humanity Affordable Single-Family Housing for Ownership (HOME) – Jefferson/Carl Ben Neighborhood – <i>Complete</i>	7 units	1 unit	0 units	1 unit	4 units	5 units
Affordable Housing (2019 Action Plan Project – IDIS activity 1060)	Affordable Senior Housing Development (HOME) – Elliott Place - <i>Complete</i>	141 units	5 units	0 units	3 units	134 units	137 units
Ending and Preventing Homelessness (2025 Action Plan Project – IDIS activity 1092)	Homeless Engagement and Response Team Outreach	500 persons	100 persons	33 persons	0 persons	0 persons	33 persons
Ending and Preventing Homelessness (2024 Action Plan Project – IDIS activity 1090)	YWCA Cass-Clay Emergency Shelter Facility Improvements - <i>Complete</i>	400 persons	1,200 persons	0 persons	824 persons	0 persons	824 persons
Ending and Preventing Homelessness (2024 Action Plan Project – IDIS activity 1091)	Downtown Engagement Center Operations - <i>Complete</i>	20 persons	80 persons	0 persons	179 persons	0 persons	179 persons
Homelessness (2019 Action Plan)	CV - Mobile Homeless Health Services Outreach	Not amended into 2015-2019 Con Plan	2,000 persons	0 persons	55 persons	258 persons	313 persons

Project – IDIS activity 1052)							
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*The “expected” and “actual” numbers for the CV projects (5 projects total – 1 project reported on in above table) were not reported in Table 1 or Table 2 of *Section CR-05 Goals and Outcomes* in the 2025 CAPER, nor were they incorporated into the 2015-2019 Consolidated Plan or the 2020-2024 Consolidated Plan or the 2025-2029 Consolidated Plan. The “expected” numbers for these CV projects are, however, noted under the above table’s column titled “2025 and Pre-2025 AAP goals (includes 2019 AAP CDBG-CV Projects)” for informational purposes.

Accomplishment Table Narrative

This CAPER covers the first year of the 2025-2029 Consolidated Plan. Planning for several of the 2025 Action Plan activities is currently underway, with one of these 2025 activities having accomplishments to report on for the 2025 program year (May 1, 2025 – April 30, 2026). The above table includes prior year activities that were accomplished in the 2025 program year. Below is a summary of these activities, as well as the 2025 activities:

Affordable Housing (2019, 2023, & 2025)

HOME Funds – 2019 Action Plan

HOME funds were used for new construction of a 52-unit affordable senior rental housing complex at 4462 30 Avenue South in Fargo called “Elliott Place” (under the 2019 Action Plan project titled *Affordable Senior Housing Development*). This project was marked as “complete” in the 2025 program year. Of this 52-unit rental housing complex, three (3) units are HOME units.

HOME Funds – 2023 Action Plan

As part of the 2023 Action Plan under a project titled *Affordable Single-Family Housing for Ownership*, Lake Agassiz Habitat for Humanity used HOME funds for new construction of an affordable, single-family housing unit in the Jefferson/Carl Ben neighborhood. Construction was completed and the closing between Habitat for Humanity and the income-qualified homebuyers was held in the fall of 2025, at which time the land was deeded to the homebuyers.

HOME Funds – 2025 Action Plan

The 2025 Action Plan includes a project titled *Tenant-Based Rental Assistance (TBRA)*, which will utilize HOME funds for a TBRA program to assist eligible households with their rental housing expenses. During the 2025 program year, the City worked towards developing the program design, policies, and implementation framework. It is anticipated that this TBRA program will start in the 2026 program year.

Also as part of the 2025 Action Plan, and in accordance with HOME Program regulations, fifteen percent (15%) of the City’s 2025 HOME fund allocation was reserved for a Community Housing Development Organization (CHDO) set-aside activity (titled *CHDO Set-Aside Placeholder*). No CHDO projects were identified or undertaken in the 2025 program year.

Homelessness (2019) / Ending and Preventing Homelessness (2024 & 2025)

CDBG-CV Funds – 2019 Action Plan (tied to 2020 Action Plan program year)

CDBG COVID funds continue to provide a *mobile homeless health services outreach program*. The funds helped support staffing for a mobile medical unit to provide flexible COVID-19 testing and treatment capabilities to homeless patients at various FM area shelters. The vehicle contains all of the necessary features to provide flexible, comprehensive testing and medical treatment to combat the COVID-19 disease in locations and populations that are traditionally more difficult to reach and serve. It also services as an alternative to the fixed Family Healthcare Homeless Services clinic. In the 2025 Action Plan program year, this activity served 55 low/moderate income persons in public housing or presumed to be homeless. Services have been delivered at several mobile outreach events at sites serving low/moderate income persons (e.g., homeless shelters and/or public housing sites).

CDBG Funds – 2024 Action Plan

The 2024 Action Plan includes a project titled *Downtown Engagement Center Operations*, which utilized 2024 CDBG funds to provide operational support to maintain a neighborhood response team, named the Homeless Engagement And Response Team (HEART), which is based out of Fargo Cass Public Health – Harm Reduction Division’s Downtown Engagement Center (located at 222 4th Street North in Fargo). The staff positions that make up the team provided street outreach services in the downtown neighborhood. The HEART team connects people with resources and housing navigation services to ultimately reduce the number of people sleeping unsheltered downtown, as well as reducing reliance on emergency services. By maintaining consistent, qualified staff trained in trauma-informed care and harm reduction, the program improves data collection, increases system referrals, and fills critical gaps in mental health and housing response to contribute to the larger goal of ending and preventing homelessness in the community. For the 2025 program year, this activity served 179 persons who were literally homeless, at-risk of homelessness, or housed, through targeted outreach interventions by the HEART street outreach team.

In addition, CDBG funds were utilized (as part of the 2024 Action Plan project titled *YWCA Cass-Clay Emergency Shelter Facility Improvements*) towards substantial rehabilitation of the YWCA Cass-Clay emergency shelter’s HVAC system (specifically replacement of aging heat pumps). Work was completed and final payment was made in the 2025 program year. The shelter served 824 unduplicated persons.

CDBG Funds – 2025 Action Plan

The 2025 Action Plan includes a project titled *Public Service Homeless Outreach*, which utilized 2025 CDBG funds for operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. For the 2025 program year, this activity served a total of 33 persons through targeted outreach done by the Homeless Engagement and Response Team (HEART).

Public Infrastructure-Public Facility Improvements (2025)

As part of the 2025 Action Plan project titled *Public Infrastructure Improvements*, CDBG funds will be used for improvements to existing

public infrastructure located within low- to moderate-income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability such as alley paving, water system improvements, sidewalks, and curb and gutter improvements.

This project remained in the “planning” phase during the 2025 program year, which included preliminary project coordination and procurement of environmental review services, which are required prior to the start of construction activities. As a result, no accomplishments for this project were completed during the 2025 program year. Project implementation is anticipated to begin during the 2026 program year.

To note, a recent substantial amendment process for the 2025 Action Plan was completed and approved by City Commission in June 2026. The substantial amendment included identification of the proposed service area for this public infrastructure improvements’ project (subject to completion of environmental review requirements).

Accomplishment Data Tracking Spreadsheet – 2025 CAPER

Activity Program Year	Activity	Goal Outcome Indicator**	# of Households Assisted	# of Persons Assisted	# Homeless	# At-Risk of Homelessness	# of Persons Housed	# with Unknown Housing Statuses	# with Disability	# 62 years of age or older	# Female Head of Household	# Male Head of Household	# Non-Binary Head of Household	# of Moderate Income 51-80%	# of Low Income 31-50%	# of Very Low Income 0-30%	White		Black/ African American		Asian		American Indian/ Alaskan Native		Native Hawaiian/Other Pacific Islander		American Indian/ Alaskan Native & White		Asian & White		Black/ African American & White		American Indian/ Alaskan Native & Black/ African American		Other Multi-Racial								
																Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino		Hispanic/Latino									
																	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No							
HOME																																											
2019	1060 - Elliott Place	7	3	3	0	0	3	0	3	2	2	1	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2023	1088 - Habitat for Humanity Affordable Single-Family Housing for Ownership (Jefferson/Carl Ben Neighborhood)	9	1	7	0	0	7	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7								
			4	10	0	0	10	0	3	2	2	2	0	0	1	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7									
			4	10										4			10																										
CDBG																																											
2024	1091 - Downtown Engagement Center Operations	3	179	179	158	9	12	0	158	23	60	115	4	179	0	0	2	54	0	17	0	0	0	77	0	11	0	12	0	0	0	0	0	0	2	4							
2024	1090 - YWCA Cass-Clay Emergency Shelter Facility Improvements	1	0	824	824	0	0	0	354	13	232	0	8	0	0	824	41	207	0	223	0	2	0	177	0	2	0	70	0	0	0	0	0	39	63								
2025	1092 - Homeless Engagement and Response Team Outreach	3	33	33	28	2	2	1	25	6	14	19	0	33	0	0	1	12	0	3	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0								
			212	1036	1010	11	14	1	537	42	306	134	12	212	0	824	44	273	0	243	0	2	0	271	0	13	0	82	0	0	0	0	0	41	67								
				1036										1036			1036																										
CDBG-CV																																											
2020	1052 - CV Mobile Homeless Health Svcs	3	55	55	51	0	4	0	4	5	15	36	0	55	0	0	8	23	0	11	0	0	3	10	0	0	0	0	0	0	0	0	0	0	0								
			55	55	51	0	4	0	4	5	15		0	55	0	0	8	23	0	11	0	0	3	10	0	0	0	0	0	0	0	0	0	0	0								
				55										55			55																										
COMBINED TOTALS																																											
			271	1101	1061			1	544	49	323		12	267	1	827	52	299	0	254	0	2	3	281	0	13	0	82	0	0	0	0	0	41	74								
				1101										1095			1101																										
																	96		# Hispanic/Latino																								
	**Goal Outcome Indicator Descriptions:		</																																								

Accomplishment Data Fair Housing Equal Opportunity (FHEO) Report – 2025 CAPER

	CDBG			
	# of Beneficiaries	% of Total Beneficiaries	% of Fargo Population	Point Difference
Total # of Persons Assisted	1,036			
# with Disability ¹	537	51.8%	11.8%	40.0
# 62 years of age or older ²	42	4.1%	16.1%	-12.0
# Female Head of Household ³	306	29.5%	29.0%	0.5
# Male Head of Household ³	134	12.9%	27.1%	-14.2

Race ⁴				
White	317	30.6%	77.4%	-46.8
Black/ African American	243	23.5%	9.1%	14.4
Asian	2	0.2%	4.3%	-4.1
American Indian/ Alaskan Native	271	26.2%	0.9%	25.3
Native Hawaiian/Other Pacific Islander	13	1.3%	0.0%	1.3
American Indian/ Alaskan Native & White	82	7.9%	1.1%	6.8
Asian & White	0	0.0%	0.9%	-0.9
Black/African American & White	0	0.0%	0.6%	-0.6
American Indian/Alaskan Native & Black/African American	0	0.0%	0.0%	0.0
Other Multi-Racial ⁵	108	10.4%	2.7%	7.7

Ethnicity				
Hispanic/Latino, any race	85	8.2%	3.8%	4.4

CDBG-CV			
# of Beneficiaries	% of Total Beneficiaries	% of Fargo Population	Point Difference
55			
4	7.3%	11.8%	-4.5
5	9.1%	16.1%	-7.0
15	27.3%	29.0%	-1.7
0	0.0%	27.1%	-27.1

31	56.4%	77.4%	-21.0
11	20.0%	9.1%	10.9
0	0.0%	4.3%	-4.3
13	23.6%	0.9%	22.7
0	0.0%	0.0%	0.0
0	0.0%	1.1%	-1.1
0	0.0%	0.9%	-0.9
0	0.0%	0.6%	-0.6
0	0.0%	0.0%	0.0
0	0.0%	2.7%	-2.7

11	20.0%	3.8%	16.2
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HOME			
# of Beneficiaries	% of Total Beneficiaries	% of Fargo Population	Point Difference
10			
3	30.0%	11.8%	18.2
2	20.0%	16.1%	3.9
2	20.0%	29.0%	-9.0
2	20.0%	27.1%	-7.1

3	30.0%	77.4%	-47.4
0	0.0%	9.1%	-9.1
0	0.0%	4.3%	-4.3
0	0.0%	0.9%	-0.9
0	0.0%	0.0%	0.0
0	0.0%	1.1%	-1.1
0	0.0%	0.9%	-0.9
0	0.0%	0.6%	-0.6
0	0.0%	0.0%	0.0
7	70.0%	2.7%	67.3

0	0.0%	3.8%	-3.8
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COMMENTS:

1: Fargo Disability source: Table S1810, 2020-2024 5-Year ACS Estimates, Fargo city, ND ("Disability status of the total noninstitutionalized population" used as proxy)

2: Fargo age 62 years and over source: Table S0101, 2020-2024 5-Year ACS Estimates, Fargo city, ND

3: Fargo Female/Male HoH source: Table DP02, 2020-2024 5-Year ACS Estimates, Fargo city, ND "Female householder, no spouse/partner present" and "Male householder, no spouse/partner present", used as proxy

4: Fargo Race/Ethnicity source: Table DP05, 2020-2024 5-Year ACS Estimates, Fargo city, ND

5: "White and Some Other Race" + "Black or African American and Some Other Race", used as proxy

PR 26 CDBG Financial Summary Report



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,188,634.37
02 ENTITLEMENT GRANT	874,861.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,063,495.37

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	529,538.10
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	529,538.10
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	48,684.30
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	578,222.40
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,485,272.97

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	529,538.10
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	529,538.10
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2023 PY: 2024 PY: 2025
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,142,658.88
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,012,798.88
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	88.64%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	189,666.69
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	30,250.68
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	87,917.37
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	132,000.00
32 ENTITLEMENT GRANT	874,861.00
33 PRIOR YEAR PROGRAM INCOME	35,258.25
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	910,119.25
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.50%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	48,684.30
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	259,099.75
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	143,379.59
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	164,404.46
42 ENTITLEMENT GRANT	874,861.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	874,861.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.79%



Office of Community Planning and Development
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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	4	1090	7054547	YWCA Cass-Clay Emergency Shelter Facility Improvements	03C	LMC	\$32,700.00
2024	4	1090	7088624	YWCA Cass-Clay Emergency Shelter Facility Improvements	03C	LMC	\$105,401.00
2024	4	1090	7118868	YWCA Cass-Clay Emergency Shelter Facility Improvements	03C	LMC	\$146,936.16
2024	4	1090	7166975	YWCA Cass-Clay Emergency Shelter Facility Improvements	03C	LMC	\$54,834.25
					03C	Matrix Code	\$339,871.41
2024	3	1091	7047236	Downtown Engagement Center Operations	03T	LMC	\$34,140.84
2024	3	1091	7063855	Downtown Engagement Center Operations	03T	LMC	\$28,699.54
2024	3	1091	7074932	Downtown Engagement Center Operations	03T	LMC	\$14,243.02
2024	3	1091	7101109	Downtown Engagement Center Operations	03T	LMC	\$10,833.97
2025	3	1092	7101109	Homeless Engagement and Response Team Outreach	03T	LMC	\$39,112.43
2025	3	1092	7118873	Homeless Engagement and Response Team Outreach	03T	LMC	\$15,236.59
2025	3	1092	7141950	Homeless Engagement and Response Team Outreach	03T	LMC	\$27,911.27
2025	3	1092	7153627	Homeless Engagement and Response Team Outreach	03T	LMC	\$6,273.76
2025	3	1092	7166975	Homeless Engagement and Response Team Outreach	03T	LMC	\$13,215.27
					03T	Matrix Code	\$189,666.69
Total							\$529,538.10

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	3	1091	7047236	No	Downtown Engagement Center Operations	B24MC380001	EN	03T	LMC	\$34,140.84
2024	3	1091	7063855	No	Downtown Engagement Center Operations	B24MC380001	EN	03T	LMC	\$28,699.54
2024	3	1091	7074932	No	Downtown Engagement Center Operations	B24MC380001	EN	03T	LMC	\$14,243.02
2024	3	1091	7101109	No	Downtown Engagement Center Operations	B24MC380001	EN	03T	LMC	\$10,833.97
2025	3	1092	7101109	No	Homeless Engagement and Response Team Outreach	B25MC380001	EN	03T	LMC	\$39,112.43
2025	3	1092	7118873	No	Homeless Engagement and Response Team Outreach	B25MC380001	EN	03T	LMC	\$15,236.59
2025	3	1092	7141950	No	Homeless Engagement and Response Team Outreach	B25MC380001	EN	03T	LMC	\$27,911.27
2025	3	1092	7153627	No	Homeless Engagement and Response Team Outreach	B25MC380001	EN	03T	LMC	\$6,273.76
2025	3	1092	7166975	No	Homeless Engagement and Response Team Outreach	B25MC380001	EN	03T	LMC	\$13,215.27
								03T	Matrix Code	\$189,666.69
					No	Activity to prevent, prepare for, and respond to Coronavirus				\$189,666.69
Total										\$189,666.69

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	1	1082	7047236	CDBG Planning and Administration	21A		\$316.92
2023	1	1082	7054547	CDBG Planning and Administration	21A		\$1,000.00
2024	1	1086	7054547	2024 CDBG Planning and Administration	21A		\$76.00
2024	1	1086	7101101	2024 CDBG Planning and Administration	21A		\$27.36
2024	1	1086	7141950	2024 CDBG Planning and Administration	21A		\$774.50
2024	1	1086	7153627	2024 CDBG Planning and Administration	21A		\$457.40
2024	1	1086	7166975	2024 CDBG Planning and Administration	21A		\$3,489.12
					21A	Matrix Code	\$6,141.30

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	1	1089	7047236	Fair Housing - High Plains Fair Housing Center	21D		\$3,329.85
2024	1	1089	7063855	Fair Housing - High Plains Fair Housing Center	21D		\$907.80
2024	1	1089	7074932	Fair Housing - High Plains Fair Housing Center	21D		\$1,196.83
2024	1	1089	7088624	Fair Housing - High Plains Fair Housing Center	21D		\$4,543.43
2024	1	1089	7101109	Fair Housing - High Plains Fair Housing Center	21D		\$4,708.80
2024	1	1089	7118868	Fair Housing - High Plains Fair Housing Center	21D		\$5,275.82
2024	1	1089	7128891	Fair Housing - High Plains Fair Housing Center	21D		\$4,746.29
2024	1	1089	7141950	Fair Housing - High Plains Fair Housing Center	21D		\$6,449.45
2024	1	1089	7153627	Fair Housing - High Plains Fair Housing Center	21D		\$11,384.73
Total					21D	Matrix Code	\$42,543.00
							\$48,684.30

PR26 - CDBG Financial Summary Report Explanation - 2025 CAPER

Line	Amount	IDIS #	Description
24	\$ 239,215.31	NA	Line 11 - 2023 PR26 – CDBG Financial Summary Report
24	\$ 373,905.47	NA	Line 11 - 2024 PR26 – CDBG Financial Summary Report
24	\$ 529,538.10	NA	Line 11 - 2025 PR26 – CDBG Financial Summary Report
24	\$ 1,142,658.88	CUMULATIVE	Net Expenditures Subject to Low/Mod Benefit Calculation
25	\$ 138,915.31	NA	Line 21 - 2023 PR26 – CDBG Financial Summary Report
25	\$ 344,345.47	NA	Line 21 - 2024 PR26 – CDBG Financial Summary Report
25	\$ 529,538.10	NA	Line 21 - 2025 PR26 – CDBG Financial Summary Report
25	\$ 1,012,798.88	CUMULATIVE	Expenditures Benefitting Low/Mod Persons
28	\$ 30,250.68	1092	2025 HEART Operations
28	\$ 30,250.68	TOTAL	PS Unliquidated Obligations at End of Current Program Year
29	\$ 87,917.37	1091	2024 Neighborhood Response Team Operations
29	\$ 87,917.37	TOTAL	PS Unliquidated Obligations at End of Previous Program Year
38	\$ 92,099.75	1086	2024 Planning and Administration
38	\$ 122,000.00	Pending	2025 Planning and Administration
38	\$ 45,000.00	Pending	2025 Fair Housing
38	\$ 259,099.75	TOTAL	PA Unliquidated Obligations at End of Current Program Year
39	\$ 3,774.64	1082	2023 Planning and Administration
39	\$ 97,058.38	1086	2024 Planning and Administration
39	\$ 42,546.57	1089	2024 Fair Housing
39	\$ 143,379.59	TOTAL	PA Unliquidated Obligations at End of Previous Program Year

PR 26 CDBG Activity Summary by Selected Grant 2023, 2024, & 2025

PR26 - Activity Summary by Selected Grant

Date Generated: 06/30/2026

Grantee: FARGO

Grant Year: 2025, 2024, 2023

Formula and Competitive Grants only

Total Grant Amount for CDBG 2025 Grant year B25MC380001 Grant Number = \$874,861.00															
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)	
ND	FARGO	2025	B25MC380001	Public Services	03T	LMC	1092	No	Open	\$132,000.00	\$101,749.32		\$132,000.00	\$101,749.32	
				Non CARES Related Public Services							\$132,000.00	\$101,749.32	11.63 %	\$132,000.00	\$101,749.32
				Total 2025							\$132,000.00	\$101,749.32	11.63 %	\$132,000.00	\$101,749.32
Total Grant Amount for CDBG 2024 Grant year B24MC380001 Grant Number = \$822,824.00															
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)	
ND	FARGO	2024	B24MC380001	Administrative And Planning	21A		1086	No	Open	\$96,924.13	\$4,824.38		\$96,924.13	\$4,824.38	
ND	FARGO	2024	B24MC380001	Administrative And Planning	21D		1089	No	Completed	\$42,597.43	\$42,597.43		\$42,597.43	\$42,597.43	
				Total Administrative And Planning							\$139,521.56	\$47,421.81	5.76 %	\$139,521.56	\$47,421.81
ND	FARGO	2024	B24MC380001	Public Improvements	03C	LMC	1090	No	Open	\$547,134.25	\$547,134.25		\$547,134.25	\$547,134.25	
				Total Public Improvements							\$547,134.25	\$547,134.25	66.49 %	\$547,134.25	\$547,134.25
ND	FARGO	2024	B24MC380001	Public Services	03T	LMC	1068	No	Cancel	\$0.00	\$0.00		\$0.00		
ND	FARGO	2024	B24MC380001	Public Services	03T	LMC	1091	No	Completed	\$100,000.00	\$100,000.00		\$100,000.00	\$100,000.00	
				Non CARES Related Public Services							\$100,000.00	\$100,000.00	12.15 %	\$100,000.00	\$100,000.00
				Total 2024							\$786,655.81	\$694,556.06	84.41 %	\$786,655.81	\$694,556.06
Total Grant Amount for CDBG 2023 Grant year B23MC380001 Grant Number = \$840,957.00															
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)	
ND	FARGO	2023	B23MC380001	Acquisition	04	SBS	1083	No	Completed	\$107,981.62	\$107,981.62		\$129,860.00	\$129,860.00	
				Total Acquisition							\$107,981.62	\$107,981.62	12.84 %	\$129,860.00	\$129,860.00
ND	FARGO	2023	B23MC380001	Administrative And Planning	21A		1082	No	Completed	\$32,542.28	\$32,542.28		\$32,542.28	\$32,542.28	
ND	FARGO	2023	B23MC380001	Administrative And Planning	21D		1084	No	Completed	\$5,000.00	\$5,000.00		\$5,000.00	\$5,000.00	
				Total Administrative And Planning							\$37,542.28	\$37,542.28	4.46 %	\$37,542.28	\$37,542.28

ND	FARGO	2023	B23MC380001	Public Services	03T	LMC	1085	No	Completed	\$111,539.75	\$111,539.75		\$125,000.00	\$125,000.00
Non CARES Related Public Services										\$111,539.75	\$111,539.75	13.26 %	\$125,000.00	\$125,000.00
Total 2023										\$257,063.65	\$257,063.65	30.57 %	\$292,402.28	\$292,402.28
Grand Total										\$1,175,719.46	\$1,053,369.03	41.49 %	\$1,211,058.09	\$1,088,707.66

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PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	1,044,369.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL CDBG-CV FUNDS AWARDED	1,044,369.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,040,516.06
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	3,852.94
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	1,044,369.00
09 UNEXPENDED BALANCE (LINE 04 - LINE8)	0.00

PART III: LOWMOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,040,516.06
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	1,040,516.06
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	1,040,516.06
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	991,150.38
17 CDBG-CV GRANT	1,044,369.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	94.90%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	3,852.94
20 CDBG-CV GRANT	1,044,369.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	0.37%



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LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

No data returned for this view. This might be because the applied filter excludes all data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

No data returned for this view. This might be because the applied filter excludes all data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	1	1036	6440547	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$6,270.81
			6448034	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$16,475.29
			6469457	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$2,879.02
			6596509	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$33,837.61
			6607505	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$10,710.22
			6618678	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$525.00
		1037	6440547	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$14,215.56
			6460266	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$10,000.00
			6483963	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$4,987.49
			6487807	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,214.35
			6505321	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$12,646.59
			6516635	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,589.16
			6607505	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$5,518.02
			6618678	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,324.79
			6631192	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$10,255.88
			6645463	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,909.38
			6655523	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,594.38
			6668244	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$13,188.54
			6678534	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,983.60
			6689728	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$5,572.26



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2020	1	1045	6469457	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$10,088.99
			6483963	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$17,663.03
			6487807	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$17,412.51
			6505321	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$18,194.23
			6516635	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$1,037.55
			6607505	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$4,260.74
			6668244	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$24,620.28
			6689728	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$13,494.80
			6730400	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$6,495.21
			6730883	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$10,629.25
			6753468	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$25,837.89
			6778974	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$14,188.94
			6788184	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$26,060.63
			6812527	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$1,800.54
			6838989	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$33,007.60
			6852308	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$52,574.71
			6911546	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$46,720.34
		1046	6483963	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$14,063.64
			6487807	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$9,362.28
			6505321	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$28,412.43
			6516635	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$32,357.78
			6596509	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$14,365.72
			6607505	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$40,070.28
			6618678	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$16,595.04
			6631192	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$42,417.36
			6655523	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$15,439.98
			6730400	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$18,328.12
		1047	6483963	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$156.00
			6487807	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$6,741.65
			6505321	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$8,369.57
			6516635	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$9,213.99
			6668244	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$12,603.18
			6678534	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,950.92



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2020	1	1047	6689728	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,481.34
			6700674	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,481.34
			6710546	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,627.86
			6718557	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$20,402.64
			6730400	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.99
			6741814	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.99
			6753468	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.98
			6766713	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$13,790.11
	2	1040	6430749	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds	03C	LMC	\$22,525.00
			6440547	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds	03C	LMC	\$25,740.68
			6483963	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds	03C	LMC	\$650.00
			6564205	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds	03C	LMC	\$450.00
	5	1052	6631192	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$9,256.72
			6700674	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,166.30
			6802114	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,729.50
			6852308	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,208.01
			6865714	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,977.33
			6898787	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,453.85
			6978012	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,670.43
			6995377	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,030.05
			7037847	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$836.33
			7101083	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,381.97
			7128892	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,369.81
			7166972	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$3,499.70
	6	1044	6487807	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$871.00
			6505321	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,257.49
			6527300	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$3,189.01
			6551872	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,610.04
			6574612	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$803.75
			6581412	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$2,075.89
			6618678	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$5,469.67
			6631192	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,417.77
			6655523	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$2,072.10
			6678534	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,218.99
			6710546	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$14.29
Total							\$1,040,516.06

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	1	1036	6440547	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$6,270.81
			6448034	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$16,475.29
			6469457	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$2,879.02
			6596509	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$33,837.61
			6607505	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$10,710.22
			6618678	CV-Emergency Subsistence Payments/Homeless Prevention and Diversion Efforts - SENDCAA	05Q	LMC	\$525.00
		1037	6440547	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$14,215.56



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2020	1	1037	6460266	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$10,000.00
			6483963	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$4,987.49
			6487807	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,214.35
			6505321	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$12,646.59
			6516635	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,589.16
			6607505	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$5,518.02
			6618678	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$11,324.79
			6631192	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$10,255.88
			6645463	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,909.38
			6655523	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,594.38
			6668244	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$13,188.54
			6678534	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$9,983.60
			6689728	CV-Emerg Subsistence/Homeless Prevent/Diversion Operational Support - Presentation Partners Housing	03T	LMC	\$5,572.26
		1045	6469457	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$10,088.99
			6483963	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$17,663.03
			6487807	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$17,412.51
			6505321	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$18,194.23
			6516635	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$1,037.55
			6607505	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$4,260.74
			6668244	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$24,620.28
			6689728	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$13,494.80
			6730400	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$6,495.21
			6730883	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$10,629.25
			6753468	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$25,837.89
			6778974	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$14,188.94
			6788184	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$26,060.63
			6812527	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$1,800.54
			6838989	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$33,007.60
			6852308	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$52,574.71
			6911546	CV-Emergency Subsistence/Homeless Prevention & Diversion Operational Support - SENDCAA	03T	LMC	\$46,720.34
		1046	6483963	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$14,063.64
			6487807	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$9,362.28
			6505321	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$28,412.43



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	1	1046	6516635	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$32,357.78
			6596509	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$14,365.72
			6607505	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$40,070.28
			6618678	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$16,595.04
			6631192	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$42,417.36
			6655523	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$15,439.98
			6730400	CV-Emerg Subsistence/Homeless Prevention/Diversion Efforts-Presentation Partners in Housing	05Q	LMC	\$18,328.12
		1047	6483963	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$156.00
			6487807	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$6,741.65
			6505321	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$8,369.57
			6516635	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$9,213.99
			6668244	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$12,603.18
			6678534	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,950.92
			6689728	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,481.34
			6700674	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,481.34
			6710546	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,627.86
			6718557	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$20,402.64
			6730400	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.99
			6741814	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.99
			6753468	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$14,517.98
			6766713	CV-Housing Navigators for Gladys Ray Shelter/Homeless Prevention, Diversion, Emergency Housing	03T	LMC	\$13,790.11
	5	1052	6631192	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$9,256.72
			6700674	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,166.30
			6802114	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,729.50
			6852308	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,208.01
			6865714	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,977.33
			6898787	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,453.85
			6978012	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,670.43
			6995377	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,030.05
			7037847	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$836.33
			7101083	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$1,381.97
			7128892	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$2,369.81
			7166972	CV-Mobile Homeless Health Services Outreach Program	03T	LMC	\$3,499.70
	6	1044	6487807	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$871.00
			6505321	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,257.49
			6527300	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$3,189.01
			6551872	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,610.04
			6574612	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$803.75
			6581412	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$2,075.89
			6618678	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$5,469.67
			6631192	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,417.77
			6655523	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$2,072.10
			6678534	CV-Eviction Prevention Efforts - High Plains Fair Housing	05K	LMC	\$1,218.99

[illegible]

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

[illegible]

City of Fargo
Amendments to 2025 Action Plan
(Includes 2026 Action Plan, and Amendments to Citizen Participation Plan)

Citizen Participation Comments for Amendments to 2025 Action Plan (includes 2026 Action Plan and Amendments to Citizen Participation Plan):

Comments received on the Amendments to the 2025 Action Plan (including the 2026 Action Plan and Amendments to the Citizen Participation Plan) *during the 30-day public comment period*, which was from May 7 through June 5, 2026, are summarized below:

Summary of Public Comments Received during May 7 through June 5, 2026 Public Comment Period						
Topic	Date & Time Comment was Received	Name of Person Submitting Comment	Name of Organization Submitting Comment	Method Comment Submitted (E- mail, Phone, In-person, Meeting)	Comment Received	Staff Review
Long-Term Affordable Housing Development	5/26/2026 (Tues) at City Commission Meeting (which started at 5:00 p.m.)	Dan Madler	Beyond Shelter, Inc.	Statement read out loud at the City Commission Meeting and e-mailed to City Commissioners and City staff after the City Commission meeting	See attached e-mail & statement. These comments are regarding the 2026 Action Plan.	While affordable housing development remains an eligible activity under HUD programs, the City determined that the proposed funding allocations continue to best address the priority needs identified through the Consolidated Plan planning and development process.

From: [Dan Madler](#)
To: [Tim Mahoney](#); [Denise Kolpack](#); [Dave Piepkorn](#); [John Strand](#); [Michelle Turnberg](#)
Cc: [Michael Redlinger](#); [Brenda Derrig](#); [Nicole Crutchfield](#); [Kristi Sylskar](#)
Subject: Follow-Up: 2026 HUD Action Plan Public Hearing Comments
Date: Wednesday, May 27, 2026 3:01:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[2026 HUD Action Plan Public Hearing Comments_Dan Madler_05.26.2026.pdf](#)

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

Mayor and Commissioners,

I am sharing this follow-up with the full Commission and City staff for awareness as you move toward final consideration of the 2026 HUD Action Plan on June 8.

Thank you for the opportunity to provide comments at last night's public hearing.

For your convenience, I've attached a written copy of my remarks for your consideration.

As shared during the hearing, my primary request is straightforward: prior to final adoption, I encourage the City to revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just as a placeholder, but through clearly defined, implementable projects.

As currently structured, the plan allocates the majority of resources toward public infrastructure and tenant-based rental assistance, with only a limited placeholder for housing development and no identified project. While those priorities serve important purposes, affordable housing development remains one of the highest long-term value investments the City can make, creating durable community assets that serve Fargo residents for decades.

The need in our community is clear. Beyond Shelter currently has only 3 vacancies across 406 affordable senior housing units in Fargo, less than a 1% vacancy rate, which reflects sustained demand for additional housing supply, particularly for extremely low-income seniors.

There are also near-term opportunities to put these funds to work. Beyond Shelter owns land in Fargo that could support development and allow for efficient deployment of CDBG funds, and we have an affordable senior housing development scheduled to

break ground later this year that could accommodate CDBG and HOME as part of the capital stack. More broadly, these types of development-ready opportunities demonstrate that housing investments can be structured in a way that is both timely and compliant.

Beyond Shelter stands ready to partner with the City to help identify and advance housing development opportunities that align with program requirements and community needs.

Thank you again for your time, your service, and your thoughtful consideration.

Respectfully,
Dan



 D: (701) 551-0488 C: (701) 730-2734
 dmadler@BeyondShelterinc.com
 www.BeyondShelterinc.com
 1393 25th Ave S, Fargo, ND 58103-0003

Impacting Lives through the Power of Housing



Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, copy, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and then delete this communication from all data storage devices and destroy all hard copies.

Public Hearing Statement – City of Fargo 2026 HUD Action Plan
May 26, 2026
By: Dan Madler

Mayor and Commissioners, for the record, my name is Dan Madler, and I serve as CEO of Beyond Shelter. Thank you for the opportunity to comment on the City's 2026 HUD Action Plan.

I appreciate the work that goes into administering CDBG and HOME funds. These are important federal resources, but they also come with significant compliance requirements and risk for City staff. I also appreciate that tonight is a public hearing and that final action is scheduled for June 8.

I want to be direct: I strongly urge the City to revise this Action Plan before final adoption and re-center a meaningful portion of its CDBG and HOME funds on affordable housing development within Fargo. Based on the meeting packet, the City expects to have a little over \$835,000 in CDBG funds and a little over \$508,000 in HOME funds. As currently proposed, \$550,000 in CDBG is allocated to public infrastructure, \$390,000 in HOME is allocated to tenant-based rental assistance, and only \$70,000 is identified as a CHDO set-aside placeholder, with no project identified.

Respectfully, that is not a meaningful investment in housing production. It is a plan weighted toward short-term assistance and infrastructure, while the City's most limited federal housing dollars are not being used to create long-term affordable housing assets.

To be clear, I am **not** saying the proposed tenant-based rental assistance program lacks value. It can absolutely serve a purpose as a bridge for households in crisis. I am also **not** dismissing the need for neighborhood infrastructure improvements in the Madison/Unicorn Park area. Those are real needs. But **rental assistance once it is spent, it is gone, it does not create lasting housing**, and infrastructure projects, while important, do not expand the City's affordable housing supply. **Housing development does**. Housing development creates long-term community assets that can serve Fargo residents for decades and represents one of the highest long-term strategic investments the City can make.

The local demand is clear. Beyond Shelter has developed **406 affordable senior housing units in Fargo**, and as of **April 2026**, only **3 units are vacant**, that is a vacancy rate of **less than 1%**. That is not a soft market. That is a signal of sustained demand and undersupply. As of December 31, 2025, those 406 units were serving **423 residents**, with an average resident age of **73**. Average household income was approximately **\$22,500 per year**. These are extremely low-income seniors, and they need more options, not fewer. One Fargo resident on Beyond Shelter's waitlist, **Diana, age 76**, described rent as "**maxing my budget down to pennies**" and said she is "**trying to keep a roof over my head, but it's getting more and more difficult**." Those are the voices this plan should answer.

I understand timeliness pressures and administrative constraints. But those challenges should not prevent the City from making strategic, long-term investments in housing. A predictable housing funding pipeline and partnerships with experienced developers can allow the City to remain compliant while still producing meaningful housing outcomes.

My request is straightforward:

Before the June 8 vote, revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just a placeholder, but through real projects that will deliver measurable housing outcomes.

Fargo needs more housing supply, and these federal funds are one of the few tools the City has to create it.

And Beyond Shelter stands ready to be a partner.

Thank you for your time and your consideration.

Public Notice for Amendment #1 of the 2025 Action Plan

This was sent to the Fargo Forum for publication on Wednesday, May 6, 2026.

**Public Notice
City of Fargo
Notice of Public Hearing & 30-Day Public Comment Period
Community Development Block Grant (CDBG) & HOME Investment Partnerships (HOME) Programs
2026 HUD Action Plan & Budget
Amendments to 2025 Action Plan and Citizen Participation Plan**

The City of Fargo announces the opening of the 30-day public comment period for Fargo's 2026 Action Plan, which allocates the City's annual federal funds received from the United States Department of Housing and Urban Development (HUD). The 30-day public comment period will also include amendments to Fargo's 2025 Action Plan and Citizen Participation Plan. The public comment period begins on May 7, 2026 and includes a public hearing on Tuesday, May 26, 2026 during the regular Fargo City Commission meeting. All items will be given final consideration at the June 8, 2026 City Commission meeting. Comments on these draft plans should be provided during the public comment period (May 7 through June 5, 2026). Each item is summarized in this notice.

2026 HUD ACTION PLAN

The City of Fargo has prepared a draft version of the 2026 HUD Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The Action Plan provides a summary of actions, activities, and specific federal and non-federal resources that will be used during the year to address priority needs and goals identified in the 2025-2029 Consolidated Plan and plans for allocating the U.S. Department of Housing and Urban Development Office of Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant and HOME Investment Partnerships Program. The priorities established within the 2026 Action Plan resulted from community meetings and citizen participation in the development of the 5-Year Consolidated Plan, including a public input meeting held on April 29, 2026. The City of Fargo's 5-Year goals include affordable housing, ending and preventing homelessness, and public infrastructure-public facility improvements. The 2026 Action Plan describes how funds from these HUD programs will be distributed during the 2026 program year, which begins on May 1, 2026. Funds are expected to be made available to the City by the end of 2026.

AVAILABLE RESOURCES FOR PROGRAM YEAR 2026

Community Development Block Grant (CDBG):

- | | |
|----------------|--|
| • \$828,465.00 | 2026 Community Development Block Grant (CDBG) allocation from HUD |
| • \$ 6,922.54 | Available for Reallocation at Prior Year-End (unused 2025 contingency dollars) |

\$835,387.54	Total CDBG
---------------------	-------------------

HOME Investment Partnerships Program (HOME):

- | | |
|----------------|--|
| • \$447,443.90 | 2026 HOME PJ allocation from HUD |
| • \$ 5,015.32 | Available for Reallocation at Prior Year-End (unused 2025 contingency dollars) |
| • \$ 55,840.00 | 2025 HOME PJ Program Income/Recaptured Funds (actual) |

\$508,299.22	Total HOME
---------------------	-------------------

Total = \$1,343,686.76	CDBG & HOME
-------------------------------	------------------------

PROPOSED ACTIVITIES FOR 2026

Planning, Administration & Fair Housing

1. **CDBG Planning and Administration** - \$115,000 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(a).*
2. **HOME Planning and Administration** - \$42,000 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. **Fair Housing Services** - \$45,000 in CDBG funds. Support of fair housing services in Fargo, which may include fair housing education, outreach, test coordination, and technical assistance 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. **Public Infrastructure Improvements** - \$550,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The proposed service area of this project, subject to completion of environmental review requirements, includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

Public Service

1. **Public Service Homeless Outreach** - \$120,000 in CDBG funds. Provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods of Fargo, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. *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

1. **Tenant Based Rental Assistance** - \$390,000 in HOME funds. Assist eligible households with their rental housing expenses. *HOME Eligible Activity under 24 CFR Part 92.205(a)(1).*
2. **CHDO Set-Aside Placeholder** - \$70,000 in HOME funds. In accordance with HOME Program regulations, fifteen percent (15%) of the annual HOME allocation must be set aside for an eligible housing activity, to be undertaken by a Community Housing Development Organization (CHDO). At this time, no CHDO projects have been identified. *HOME Eligible Activity under 24 CFR 92.205(a)(1).*

Contingency Funds

1. **Contingency** - Funds held in contingency for issues that may arise during the program year – \$5,387.54 CDBG funds and \$6,299.22 HOME funds.

CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2026 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts from one eligible activity to another that are considered substantial amendments.
- Unanticipated program income may result in a substantial amendment to amend activities and budgets.

- Unused funds will be reallocated in an amendment or the following year's action plan, either of which may require a 30-day public comment period.

PROPOSED AMENDMENTS TO 2025 HUD ACTION PLAN

1. **Project Sites/Service Area Identified for Public Infrastructure Improvements Project (CDBG)** - the proposed service area, subject to completion of environmental review requirements, for the public infrastructure improvements project has been identified. The proposed service area of this project includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

PROPOSED AMENDMENTS TO CITIZEN PARTICIPATION PLAN

1. 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. Comments (including written comments) must be received by 11:59 p.m. Central Daylight Time (CDT) on June 5, 2026. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: May 7 through June 5, 2026

PUBLIC HEARING: Tuesday, May 26, 2026 - 5:05 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, June 8, 2026 – 5:00 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/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 Florida, County of Broward, ss:

Anjana Bhadoriya, 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 6, 2026**, as required by law or ordinance.

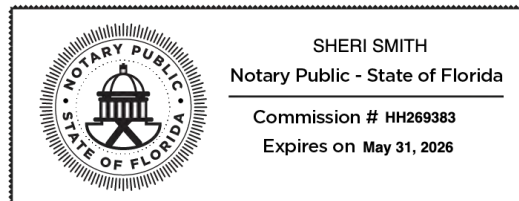
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 05/08/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

Public Notice
City of Fargo
Notice of Public Hearing & 30-Day
Public Comment Period
Community Development Block
Grant (CDBG) & HOME Invest-
ment Partnerships (HOME)
Programs

**2026 HUD Action Plan & Budget
Amendments to 2025 Action Plan
and Citizen Participation Plan**
The City of Fargo announces the
opening of the 30-day public com-
ment period for Fargo's 2026 Ac-
tion Plan, which allocates the City's
annual federal funds received from
the United States Department of
Housing and Urban Development
(HUD). The 30-day public comment
period will also include amendments
to Fargo's 2025 Action Plan and Cit-
izen Participation Plan. The public
comment period begins on May 7,
2026 and includes a public hearing
on Tuesday, May 26, 2026 during
the regular Fargo City Commission
meeting. All items will be given final
consideration at the June 8, 2026
City Commission meeting. Com-
ments on these draft plans should be
provided during the public comment
period (May 7 through June 5, 2026).
Each item is summarized in this no-
tice.

2026 HUD ACTION PLAN
The City of Fargo has prepared a
draft version of the 2026 HUD Ac-
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nity Development for the Community
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and HOME Programs. The Action
Plan provides a summary of ac-
tions, activities, and specific federal
and non-federal resources that will
be used during the year to address
priority needs and goals identified
in the 2025-2026 Consolidated Plan
and plans for allocating the U.S.
Department of Housing and Urban
Development Office of Community
Planning and Development (CPD)
formula block grant programs: Com-
munity Development Block Grant and
HOME Investment Partnerships Pro-
gram. The priorities established with-
in the 2026 Action Plan resulted from
community meetings and citizen par-
ticipation in the development of the
5-Year Consolidated Plan, including
a public input meeting held on April
29, 2026. The City of Fargo's 5-Year
goals include affordable housing,
ending and preventing homeless-
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facility improvements. The 2026 Ac-
tion Plan describes how funds from
these HUD programs will be distrib-
uted during the 2026 program year,
which begins on May 1, 2026. Funds
are expected to be made available
to the City by the end of 2026.

**AVAILABLE RESOURCES FOR
PROGRAM YEAR 2026**
**Community Development Block
Grant (CDBG):**
• \$928,465.00 2026 Community
Development Block Grant (CDBG)
allocation from HUD
• \$ 6,922.54 Available for Real-
location at Prior Year-End (unused
2025 contingency dollars)
\$935,387.54 Total CDBG
**HOME Investment Partnerships
Program (HOME):**
• \$447,443.90 2026 HOME PJ al-
location from HUD
• \$ 5,015.32 Available for Real-
location at Prior Year-End (unused
2025 contingency dollars)
• \$ 55,840.00 2025 HOME PJ
Program Income/Recaptured Funds

(actual)
\$508,299.22 Total HOME
Total = \$1,343,686.76 CDBG & HOME
PROPOSED ACTIVITIES FOR 2026 Planning, Administration & Fair Housing
1. CDBG Planning and Administration - \$115,000 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 570.208(a).*
2. HOME Planning and Administration - \$42,000 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. Fair Housing Services - \$45,000 in CDBG funds. Support of fair housing services in Fargo, which may include fair housing education, outreach, test coordination, and technical assistance 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 570.208(c).*
Capital/Neighborhood Improvements
1. Public Infrastructure Improvements - \$550,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The proposed service area of this project, subject to completion of environmental review requirements, includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*
Public Service
1. Public Service Homeless Outreach - \$120,000 in CDBG funds. Provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods of Fargo, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. *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
1. Tenant Based Rental Assistance - \$390,000 in HOME funds. Assist eligible households with their rental housing expenses, *HOME*

Eligible Activity under 24 CFR Part 92.205(a)(1).
2. CHDO Set-Aside Placeholder - \$70,000 in HOME funds. In accordance with HOME Program regulations, fifteen percent (15%) of the annual HOME allocation must be set aside for an eligible housing activity, to be undertaken by a Community Housing Development Organization (CHDO). At this time, no CHDO projects have been identified. *HOME Eligible Activity under 24 CFR 92.205(a)(1).*
Contingency Funds
1. Contingency - Funds held in contingency for issues that may arise during the program year - \$5,387.54 CDBG funds and \$6,299.22 HOME funds.
CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2026 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts from one eligible activity to another that are considered substantial amendments.
- Unanticipated program income may result in a substantial amendment to amend activities and budgets.
- Unused funds will be reallocated in an amendment or the following year's action plan, either of which may require a 30-day public comment period.

PROPOSED AMENDMENTS TO 2025 HUD ACTION PLAN
1. Project Sites/Service Area Identified for Public Infrastructure Improvements Project (CDBG) - the proposed service area, subject to completion of environmental review requirements, for the public infrastructure improvements project has been identified. The proposed service area of this project includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*
PROPOSED AMENDMENTS TO CITIZEN PARTICIPATION PLAN
1. 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. Comments (including written comments) must be received by 11:59 p.m. Central Daylight Time (CDT) on June 5, 2026. Contact information and schedule are provided below:
30-DAY PUBLIC COMMENT PERIOD: May 7 through June 5, 2026
PUBLIC HEARING: Tuesday, May 26, 2026- 5:05 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND

58102
CITY COMMISSION VOTE:
Monday, June 8, 2026 - 5:00 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/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.
(May 6, 2026)



Notice of Public Hearing & Public Comment Period for the Department of Housing and Urban Development (HUD) 2026 Action Plan & Budget and Amendments to 2025 Action Plan & Citizen Participation Plan

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

05/06/2026

The City of Fargo has prepared a draft version of the 2026 Action Plan for review, along with proposed amendments to the 2025 Action Plan and Citizen Participation Plan. For more information, view the [full public notice](#) published online and in The Forum newspaper on May 6, 2026. Plans are available on the City of Fargo website at FargoND.gov/PlansandStudies, or by request through the Planning and Development Department at 701.241.1474 or Planning@FargoND.gov.

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 7 through June 5, 2026, with a public hearing scheduled at the City Commission meeting on Tuesday, May 26, 2026. After final consideration by the City Commission on Monday, June 8, 2026, at 5 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 5, 2026, and should be directed to either Planning@FargoND.gov or by calling 701.241.1474.

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

समाचार विज्ञप्ति



आवास तथा शहरी विकास विभाग (HUD) २०२६ कार्ययोजना र बजेट र २०२५ कार्ययोजना र नागरिक सहभागिता योजनामा संशोधनहरूको लागि सार्वजनिक सुनुवाइ र सार्वजनिक टिप्पणी अवधिको सूचना

फार्गो शहरको सामुदायिक विकास ब्लक अनुदान (CDBG) र गृह लगानी साझेदारी (HOME) कार्यक्रमको लागि मस्यौदा योजना र संशोधनहरू समीक्षाको लागि उपलब्ध छन्।

२०२६/०६/०५

फार्गो शहरले २०२६ कार्य योजनाको मस्यौदा संस्करण समीक्षाको लागि तयार पारेको छ, साथै २०२५ कार्य योजना र नागरिक सहभागिता योजनामा प्रस्तावित संशोधनहरू पनि समावेश छन्। थप जानकारीको लागि, मे ६, २०२६ मा अनलाइन र द फोरम पत्रिकामा प्रकाशित [पूर्ण सार्वजनिक सूचना हेर्नुहोस्। योजनाहरू फार्गो शहरको वेबसाइट FargoND.gov/PlansandStudies](#) मा उपलब्ध छन्, वा योजना तथा विकास विभाग मार्फत ७०१.२४१.१४७४ वा Planning@FargoND.gov मा अनुरोध गरेर उपलब्ध छन्।

सबै नागरिकहरूलाई सार्वजनिक टिप्पणी अवधि वा सार्वजनिक सुनुवाइमा जुनसुकै समयमा टिप्पणी पेश गर्न स्वागत छ। सार्वजनिक टिप्पणी अवधि मे ७ देखि जुन ५, २०२६ सम्म चल्नेछ, जसको सार्वजनिक सुनुवाइ मंगलबार, मे २६, २०२६ मा शहर आयोगको बैठकमा हुने तय गरिएको छ। शहर आयोगले सोमबार, जुन ८, २०२६, साँझ ५ बजे अन्तिम विचार गरेपछि, यी कार्यहरू सम्बन्धी सिफारिस HUD लाई उनीहरूको विचार र अनुमोदनको लागि पठाइनेछ।

इमेल वा टेलिफोन मार्फत पेश गरिएका टिप्पणीहरूलाई प्राथमिकता दिइन्छ। टिप्पणीहरू जुन ५, २०२६ सम्म सार्वजनिक टिप्पणी अवधिमा प्राप्त गरिनेछ, र Planning@FargoND.gov मा वा ७०१.२४१.१४७४ मा कल गरेर निर्देशित गरिनुपर्छ।

सार्वजनिक सूचना, मस्यौदा योजना र/वा प्रस्तावित संशोधनहरूमा अनुवाद सेवाहरूको लागि, फार्गो शहरलाई ७०१.२४१.१४७४ मा सम्पर्क गर्नुहोस्।

E-mail Notification to Community Development Partners (includes FHRA) for 2026 Action Plan, Amendments to 2025 Action Plan, & Amendments to Citizen Participation Plan 30-Day Public Comment Period

From: [Planning E-mails](#)
Bcc: ["Abdishakur Mohamed"; "Abdiwali Sharif"; "Adam Martin"; "Adil Abdelnour"; "Afro American Development Association"; "Ahmed Makaraan"; "Aimee Livdahl"; "Alanna Zeller"; "Alli Fast"; "Amber Metz"; "Amie Lahren"; "Anna Frissell"; "AnnMarie Campbell"; "Arbors"; "Barry Nelson"; "Barry Nelson"; "Ben Griffith"; "Blake Strehlow"; "Brady Scribner"; "Brandon Baity"; "Brandon Kjelden"; "Brenda Derrig"; "Bryce Johnson"; "Cani Aden"; "Cassie Skalicky"; "Catholic Charities of North Dakota"; "Catlyn Christie"; "Chandler Esslinger"; "Chase Gerer"; "Chelsey Matter"; "Chris Althoff"; "Chris Brungardt"; "Chris Johnson"; "Christine Holland"; "Churches United"; "Cody Schuler"; "Cody Severson"; "Cole Baker"; "Cole Hansen"; "Community Living Services"; "Cynthia Boston"; "Dan Hannaher"; "Dan Hodgson"; "Dan Madler"; "Dane Bloch"; "Darci Asche"; "Dave Piepkorn"; "Dawn Morgan"; "Denise Kolpack"; "Don Arvidson"; "Donald Sterhan"; "Dori Leslie - CHI Friendship"; "Dralu Karlo"; "Elizabeth Smith"; "Emily McCallister"; "Eric Wilkie"; "Erin Prochnow"; "Erinn Dosch"; "Ezzat Haider"; "Families United for Self-Empowerment"; "Fargo Park District"; "Fowzia Adde"; "Fraser Ltd."; "Freedom Resource Center"; "Gadi Edward"; "Gail Bollinger"; "Gateway Fiber"; "George Anderson"; "Gibson Jerue"; "Greg Larson"; "Handi-Wheels Transportation, Inc."; "Hospice of The Red River Valley"; "Hukun Dabar"; "Indigenous Association"; "Jack Wood"; "James Hand"; "Jasmine Markusen"; "Jason Benson"; "Jeff Stenseth"; "Jenn Faul"; "Jen Sahr"; "Jennifer Erickson"; "Jennifer Frueh"; "Jennifer Henderson"; "Jennifer Illich"; "Jessa C."; "Jesse Jahner"; "Jesseca Braewell"; "Jessica Miller"; "Jim Nelson"; "Joe Raso"; "John Strand"; "Jordan McCormick - FMRRV"; "Jordan Moe"; "Josh Helmer"; "Julie Haugen"; "Julie Otto"; "Julie Rivenes"; "Julie Sorby Engen"; "Kamaludin Mustafa Mohamed"; "Karen Pifher"; "Katie Smith"; "Kawar Farouk"; "Kenneth Masungu"; "Kim Ekart"; "Kim Seeb"; "Krista Berggren"; "Krista Opstedal"; "Kristi Sylskar"; "Kyle Litchy"; "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"; "Mark Heinert"; "Mary Jean Dehne"; "Matt Niemeyer"; "Matt Yetzer"; "Matuor Alier"; "Megan Even"; "Megan Jensen"; "Melanie Faure"; "Melanie Heitkamp"; "Melissa Hinkemeyer"; "Metro Flood Diversion Authority"; "Metrocog"; "Michael Maddox"; "Michael Redlinger"; "Michelle Rydz"; "Michelle Turnberg"; "Mike Little"; "Missy Eidsness"; "Mohammed S"; "Nathan Joseph"; "Nicole Crutchfield"; "Nicole Lehn"; "Nidal Omar"; "North Dakota Coalition for Homeless People"; "North Dakota Information Technology"; "Nyamal Dei"; "Nyamal Dei"; "One Family Christian Center"; "Pat Traynor"; "Paul Grindeland"; "Paul Zondo"; "Phyllis Briss"; "Precious Dweh"; "Prem Rei"; "Pride Collective and Community Center"; "Rebuilding Together"; "Red River Children's Advocacy Center"; "Rhoda Elmi"; "Rikki Roehrich"; "Rob Swiers"; "Robert Grosz"; "Robert Wilson"; "Robin Nelson"; "Rocky Schneider"; "Sandra Leyland"; "Sara Wiederholt"; "Sarah Bagley"; "Sarah Hasbargen"; "Sarah Kennedy"; "SENDCAA"; "Shane Walk"; "Sharon White Bear"; "Shawna Croaker"; "Shawnel M. Willer"; "Stacey Penoncello"; "Stacie Loegering"; "State Bar Association of ND"; "Tania Blanche"; "Taylor Kaushagen"; "Taylor Syvertso"; "Ted Goltzman"; "Temple Beth El"; "Thomas Hill"; "Thomas Knakmuhs"; "Thomas Taban"; "Tim Mahoney"; "Tim Mathern"; "Tom Soucy"; "Tonya Forderer"; "Tonya Sirleaf"; "Trenton Gerads"; "Tyler Kirchner"; "Ubiquity Fiber"; "Victoria Johnson"; "Yoke-Sim Gunaratne"](#)

Subject: Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2026 Action Plan & Budget, and Amendments to the 2025 Action Plan & Amendments to the Citizen Participation Plan
Date: Wednesday, May 6, 2026 11:16:00 AM
Attachments: [News Release for 2026 Action Plan & Amendments to 2025 Action Plan and Citizen Participation Plan.docx](#)
[News Release for 2026 Action Plan & Amendments to 2025 Action Plan and Citizen Participation Plan.pdf](#)
[image001.png](#)

Community Development Partners,

Attached, please see an announcement of the public comment period for the City of Fargo's 2026 HUD Action Plan, as well as proposed amendments to the 2025 Action Plan and proposed amendments to the Citizen Participation Plan. The comment period is from May 7 through June 5, 2026.

If you have any questions or comments, please e-mail Planning@FargoND.gov.

Thank you,

THE CITY OF FARGO | PLANNING & DEVELOPMENT

Office: 701.241.1474

Planning@FargoND.gov

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At The City of Fargo, We Work for You.



E-mail Notification to Fargo Libraries for 2026 Action Plan, Amendments to 2025 Action Plan, & Amendments to Citizen Participation Plan 30-Day Public Comment Period

From: [Planning E-mails](#)
Bcc: [Beth Postema; "AskReference@FargoLibrary.org"](#)
Subject: Notice of Public Hearing & Public Comment Period for the Department of Housing & Urban Development 2026 Action Plan & Budget, and Amendments to the 2025 Action Plan & Amendments to the Citizen Participation Plan
Date: Wednesday, May 6, 2026 11:16:00 AM
Attachments: [News Release for 2026 Action Plan & Amendments to 2025 Action Plan and Citizen Participation Plan.docx](#)
[News Release for 2026 Action Plan & Amendments to 2025 Action Plan and Citizen Participation Plan.pdf](#)
[image001.png](#)

Greetings,

Attached, please see an announcement of the public comment period for the City of Fargo's 2026 HUD Action Plan, as well as proposed amendments to the 2025 Action Plan and proposed amendments to the Citizen Participation Plan. The public comment period is from May 7 through June 5, 2026.

If you have any questions or comments, please e-mail Planning@FargoND.gov.

Thank you,

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

Office: 701.241.1474

Planning@FargoND.gov

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At The City of Fargo, We Work for You.



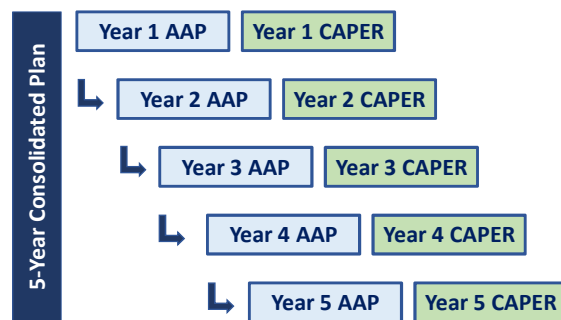
**PLANNING &
DEVELOPMENT**



Background on HUD Plans & 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. Annually, the City reports on its progress through its Consolidated Annual Performance and Evaluation Report ("CAPER").

We are currently in the public comment period for Fargo's "draft" 2026 Annual Action Plan (the 2026 Action Plan is Year 2 of Fargo's Con Plan).



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, but not limited to: public infrastructure/public facilities improvements, property acquisition, 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 rehabilitation, tenant based rental assistance, construction, or demolition.



2025-2029 Consolidated Plan Goals & Priority Needs

Goals Identified in the 5-Year Con Plan

1. Affordable Housing (housing stability, housing preservation)
2. Ending & Preventing Homelessness (services for individuals with extremely low incomes)
3. Public Infrastructure-Public Facility Improvements (public infrastructure and facilities improvements in low- and moderate-income area neighborhoods)
4. Fair Housing (required)



HUD Public Hearing CDBG & HOME Programs

2026 Action Plan Funding Categories

1. \$202,000 – Planning, Administration & Fair Housing
2. \$120,000 – Public Services
3. \$550,000 – Capital/Neighborhood Improvements
4. \$460,000 – Housing
5. \$11,686.76 – Contingency

= \$1,343,686.76 Combined total of
CDBG & HOME funds

2026 Action Plan Proposed Activities		
	CDBG	HOME
Planning, Administration and Fair Housing		
1. CDBG Planning and Administration	115,000	
2. HOME Planning and Administration		42,000
3. Fair Housing Services	45,000	
4. Contingency	5,387.54	6,299.22
Public Service Projects		
5. Public Service Homeless Outreach	120,000	
Capital/Neighborhood Improvements		
6. Public Infrastructure Improvements	550,000	
Housing		
7. Tenant Based Rental Assistance (TBRA)		390,000
8. CHDO Set-Aside Placeholder		70,000
Total Budgeted	\$835,387.54	\$508,299.22

Timeline for 2026 Annual Action Plan

Date*	Item
April 16	Public Notice & News Release of "Public Input Meeting"
April 29	Public Input Meeting
May 7 – June 5	30-Day Public Comment Period for 2026 HUD Action Plan
May 26	Public Hearing at City Commission Meeting
June 8	Final Consideration at City Commission Meeting (on consent agenda)
Late June 2026	Submit 2026 Action Plan to HUD
Late 2026 / Early 2027 (estimate)	2026 funding availability

*The dates listed in this table are subject to change.



HUD Public Hearing CDBG & HOME Programs

2025 Action Plan Amendments

1. Identification of Project Sites/Service Area for Public Infrastructure Improvements Project (CDBG)

Citizen Participation Plan (CPP) Amendments

1. Continued updates & improvements to the current, adopted CPP, including:
 - Revised criteria that defines what constitutes a “substantial amendment”
 - Relocated and revised language related to an “emergency amendment” to the section for “Alternative Participation Timelines in the Event of Emergency”
 - Revised section addressing “Residential Anti-Displacement & Relocation Assistance” to instead reference a separate document where this information can be found
 - Enhanced language identifying methods in which the City may make its HUD notices and/or HUD documents available, including a table summarizing notice, comment, and meeting timelines
 - Added section addressing “Changes due to HUD Issued Guidance and Waivers”
 - Other clerical & formatting edits



HUD Public Hearing CDBG & HOME Programs

30-Day Public Comment Period: *Ends June 5, 2026*

**Final Consideration and Action at City Commission Meeting:
*June 8, 2026***

If you have any formal public comments, please contact:

- Planning@FargoND.gov (Planning Dept E-mail)
- 701.241.1474 (Planning Dept Phone Number)
- City Hall Planning & Development Department,
2nd Floor (225 4th Street North, Fargo, ND 58102)



**PLANNING &
DEVELOPMENT**

FARGO CITY HALL
225 4th Street North
Fargo, ND 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
FargoND.gov

RECEIVED AND FILED BY THE
BOARD OF CITY COMMISSIONERS

5-26-26

(58)

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

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

DATE: MAY 21, 2026

RE: PUBLIC HEARING FOR HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) / HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) 2026 ACTION PLAN, AND PROPOSED AMENDMENTS TO 2025 ACTION PLAN & CITIZEN PARTICIPATION PLAN

Planning & Development Department staff has prepared the 2026 Action Plan for the use of U.S. Department of Housing and Urban Development (HUD) funds. A total of \$1,343,686.76 is anticipated to be available for the 2026 Community Development budget. In addition, at this time, staff is also proposing amendments to the City's 2025 Action Plan and the required Citizen Participation Plan.

At the May 26th City Commission meeting, an overview of the proposed 2026 Community Development Block Grant (CDBG) and HOME projects, and the amendments to the 2025 Action Plan and Citizen Participation Plan, will be presented and a public hearing is scheduled to be held at this meeting.

Details of the proposed 2026 Action Plan funding sources and projects, along with proposed amendments to the 2025 Action Plan and Citizen Participation Plan, are outlined in the public notice published in *The Forum* newspaper on May 6, 2026 (attached). A process timeline, including the 30-day public comment period, May 7 – June 5, 2026, is outlined in the public notice. Once approved locally, the 2026 Action Plan, 2025 Action Plan amendments, and Citizen Participation Plan amendments, along with a summary of all comments received, will be submitted to HUD for federal approval.

The 2026 Action Plan has been drafted in compliance with federal regulations. The draft plan and amendments are available on the City website at www.FargoND.gov/plansandstudies (posted May 6, 2026). No action is intended for the May 26, 2026 City Commission meeting. Staff will confirm public input received during the public hearing and through the open comment period as we seek action at the June 8, 2026 City Commission meeting.



Recommended Motion: No action is required at this time; public hearing only. Final consideration of the 2026 Action Plan, and proposed amendments to the 2025 Action Plan and Citizen Participation Plan, is scheduled for June 8, 2026.

EXHIBIT
(for reference only)

Public Notice
City of Fargo
Notice of Public Hearing & 30-Day Public Comment Period
Community Development Block Grant (CDBG) & HOME Investment Partnerships (HOME) Programs
2026 HUD Action Plan & Budget
Amendments to 2025 Action Plan and Citizen Participation Plan

The City of Fargo announces the opening of the 30-day public comment period for Fargo's 2026 Action Plan, which allocates the City's annual federal funds received from the United States Department of Housing and Urban Development (HUD). The 30-day public comment period will also include amendments to Fargo's 2025 Action Plan and Citizen Participation Plan. The public comment period begins on May 7, 2026 and includes a public hearing on Tuesday, May 26, 2026 during the regular Fargo City Commission meeting. All items will be given final consideration at the June 8, 2026 City Commission meeting. Comments on these draft plans should be provided during the public comment period (May 7 through June 5, 2026). Each item is summarized in this notice.

2026 HUD ACTION PLAN

The City of Fargo has prepared a draft version of the 2026 HUD Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The Action Plan provides a summary of actions, activities, and specific federal and non-federal resources that will be used during the year to address priority needs and goals identified in the 2025-2029 Consolidated Plan and plans for allocating the U.S. Department of Housing and Urban Development Office of Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant and HOME Investment Partnerships Program. The priorities established within the 2026 Action Plan resulted from community meetings and citizen participation in the development of the 5-Year Consolidated Plan, including a public input meeting held on April 29, 2026. The City of Fargo's 5-Year goals include affordable housing, ending and preventing homelessness, and public infrastructure-public facility improvements. The 2026 Action Plan describes how funds from these HUD programs will be distributed during the 2026 program year, which begins on May 1, 2026. Funds are expected to be made available to the City by the end of 2026.

AVAILABLE RESOURCES FOR PROGRAM YEAR 2026

Community Development Block Grant (CDBG):

• \$828,465.00	2026 Community Development Block Grant (CDBG) allocation from HUD
• \$ 6,922.54	Available for Reallocation at Prior Year-End (unused 2025 contingency dollars)
\$835,387.54	Total CDBG

HOME Investment Partnerships Program (HOME):

• \$447,443.90	2026 HOME PJ allocation from HUD
• \$ 5,015.32	Available for Reallocation at Prior Year-End (unused 2025 contingency dollars)
• \$ 55,840.00	2025 HOME PJ Program Income/Recaptured Funds (actual)
\$508,299.22	Total HOME

Total = \$1,343,686.76 CDBG & HOME

PROPOSED ACTIVITIES FOR 2026

Planning, Administration & Fair Housing

1. CDBG Planning and Administration - \$115,000 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(a).*

2. HOME Planning and Administration - \$42,000 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. Fair Housing Services - \$45,000 in CDBG funds. Support of fair housing services in Fargo, which may include fair housing education, outreach, test coordination, and technical assistance 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. Public Infrastructure Improvements - \$550,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The proposed service area of this project, subject to completion of environmental review requirements, includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

Public Service

1. Public Service Homeless Outreach - \$120,000 in CDBG funds. Provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods of Fargo, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. *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

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- Budget adjustments transferring amounts from one eligible activity to another that are considered substantial amendments.
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Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Comments (including written comments) must be received by 11:59 p.m. Central Daylight Time (CDT) on June 5, 2026. Contact information and schedule are provided below:

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PUBLIC HEARING: Tuesday, May 26, 2026- 5:05 pm
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225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, June 8, 2026 – 5:00 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

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Today's Purpose

Report and act on the allocation for 2026 funding
(2026 Program Year Start Date = May 1, 2026)

1. Year 2 of the 5-year plan (otherwise known as Consolidated Plan)
2. Receive public comments – last step in the timeline of allocation process



Background on HUD Programs

- Fargo is an “Entitlement” community and a “Participating Jurisdiction (PJ)”, meaning it receives annual federal funding from the U.S. Department of Housing & Urban Development (HUD).
- The timing that funds are awarded to the City varies from year-to-year, 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.



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, but not limited to: public infrastructure/public facilities improvements, property acquisition, or homelessness services.

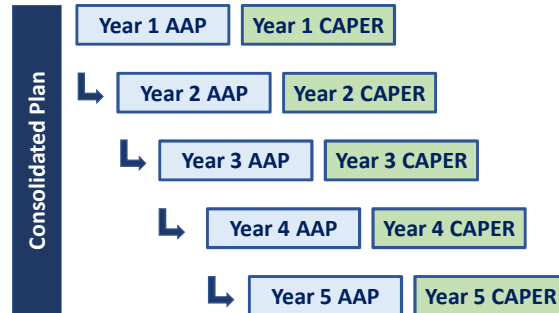
2. HOME Investment Partnerships Program (HOME)

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



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. (2025)
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 2025-2029 Con Plan and have completed the public comment period for the 2026 Annual Action Plan (the 2026 Action Plan is "Year 2" of Fargo's Con Plan).



Administration Changes

- HUD Regional changes (Denver)
- Local changes
- Procedural changes
- Strategy changes
 - Succession planning
 - Organizational changes
 - Technical assistance
 - Risk analysis



Input on Current Community Needs

1. What are the greatest housing needs?
2. Are there new factors influencing the housing issues?
3. Do you have questions or concerns on federal funding requirements or how allocation works?
4. Do you have comments on the programs the City is introducing?
5. Other considerations?



Community Needs Identified

1. Previous Consolidated Plan
2. 2024 Growth Plan
3. MetroCOG Regional Housing Study
4. Downtown Affordable Housing Study
5. Downtown InFocus
6. Core Neighborhoods Plan

Findings:

- Needed subsidies in housing
- Needed operational support in housing
- Emergency housing
- Eviction prevention
- Poverty/cost burden
- Capacity building



Needs Overview

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	108,371	129,064	19%
Households	48,044	58,629	22%
Median Income	\$45,458	\$66,029	45%

Table 1 - Housing Needs Assessment Demographics

Number of Households Table

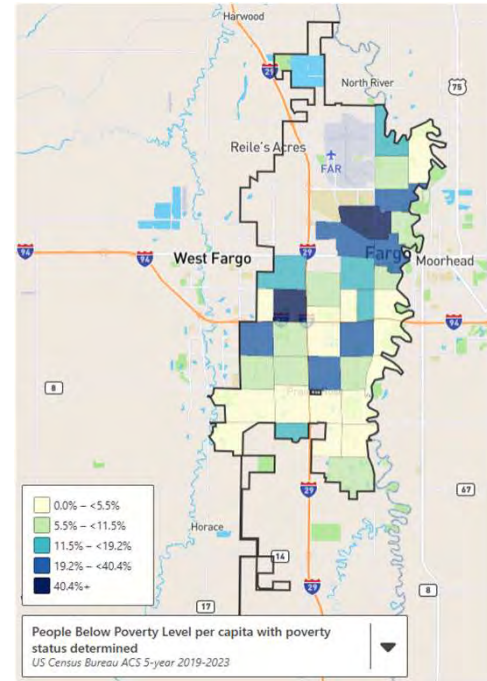
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,670	7,405	11,195	6,485	22,100
Small Family Households	1,705	1,735	3,180	1,258	8,971
Large Family Households	160	154	325	282	1,320
Household contains at least one person 62-74 years of age	1,015	975	1,625	1,025	4,685
Household contains at least one person age 75 or older	880	720	1,000	485	1,210
Households with one or more children 6 years old or younger	1,030	1,019	1,680	765	3,065

Table 2 - Total Households Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

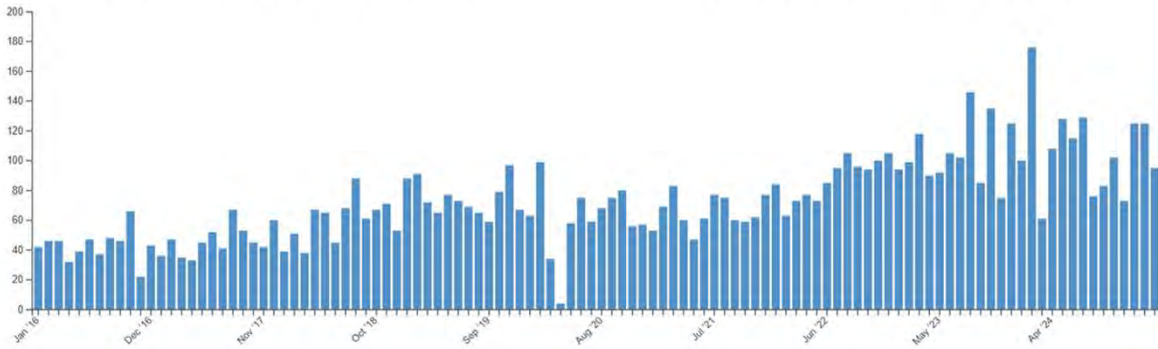


Maxfield Research Study

SUMMARY OF AFFORDABLE RENTAL DEMAND FARGO STUDY AREA - CORE NEIGHBORHOODS 2021 to 2030				
	New Households	Renter Turnover	Total Demand New/Existing HH	Excess Demand
Deep-Subsidy (30% AMI)	494	381 - 572	875 - 1,066	1,099 - 1,371
Shallow-Subsidy (30% to 60% AMI)	525	405 - 608	930 - 1,132	732 - 1,022
Moderate-Income (60% to 80% AMI)	417	322 - 483	738 - 899	923 - 1,124
Source: Maxfield Research & Consulting LLC				

Eviction Data

Eviction Filings in Cass County, ND between 01/01/2016 and 02/01/2025



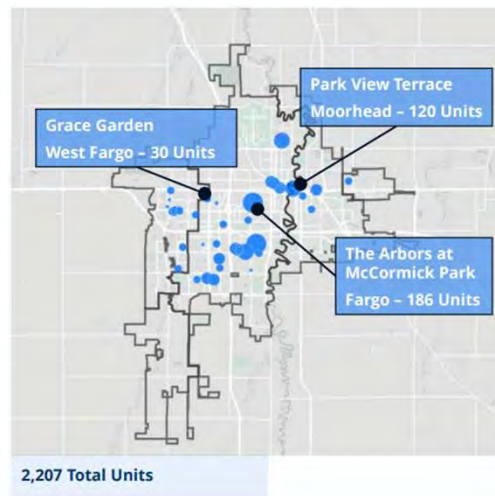
Legal Services Corporation Civil Court Data Initiative

Most affordable units in the region come from LIHTC and some federal funding sources. On a typical project, multiple sources of federal and state funding in fund the project.

Most of the region's Low-Income Housing Tax Credit (LIHTC) development is in Fargo as the city is particularly competitive in the ND allocation process. Meanwhile, Moorhead has seen fewer LIHTC projects because it must compete with the Twin Cities for this funding.

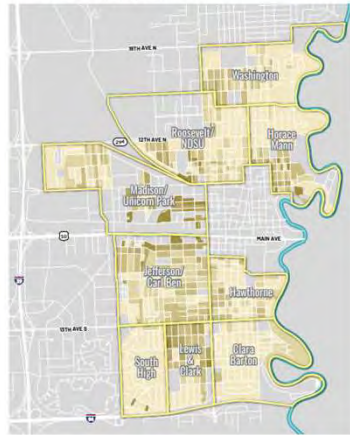
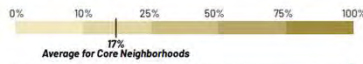
Program Type	Units
Total	2,207
4% and 9% Low-Income Housing Tax Credits (LIHTC)	1,190
LIHTC 4% Tax Credit	243
LIHTC 9% Tax Credit	719
Home Investment Partnerships Program (HOME)	12
Tax Credit Exchange Program (TCEP)	43

Source(s): NHPD



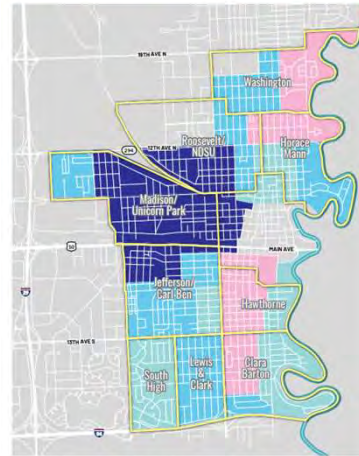
Core Neighborhoods Plan

Share of Properties that are Slipping or Distressed
According to Field Survey



Source: 2020 Field Survey of Residential Conditions

Housing Market Demand by Block Group



Source: czb Summary of Neighborhood and Housing Market Analysis for the Core Neighborhoods Master Plan, June 2020

2025-2029 Consolidated Plan Goals & Priority Needs

Needs Identified in Development of the 5-Year Plan

1. Affordable Housing (housing stability, housing preservation)
2. Ending & Preventing Homelessness (services for individuals with extremely low incomes)
3. Public Infrastructure-Public Facility Improvements (public infrastructure and facilities improvements in low- and moderate-income area neighborhoods)
4. Fair Housing (required)



Plan Goal #1: Affordable Housing

Housing Stability, Housing Preservation

1. Tenant-Based Rental Assistance (TBRA) – to assist eligible households with rental housing expenses
2. Housing Rehabilitation

How? Taking lessons from the State and other granting programs and their successes or challenges.



Plan Goal #2: Ending and Preventing Homelessness

Services for Individuals with Extremely Low Incomes

1. Public Service Homeless Outreach – provide operational support for homeless and housing-related outreach services, for people who are at-risk of homelessness, recently homeless, or who are currently homeless, i.e., Homeless Engagement and Assistance Response Team (HEART)

How? Responding to downtown feedback with targeted staff response



Plan Goal #3: Public Infrastructure – Public Facility Improvements

Public Infrastructure and Facilities Improvements in Low- and Moderate-Income Area Neighborhoods

1. Public Infrastructure Improvements – improvements to existing public infrastructure located within areas that qualify as low-to-moderate income area neighborhoods, to address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability

How? Partnering with Engineering to administrate federal funds for improving alleys in Core Neighborhoods.



Fair Housing

Education on Fair Housing in Fargo (required)

1. Fair Housing Services – to support fair housing education, outreach, test coordination, and assistance as part of the requirements to affirmatively further fair housing

How? Partnering with High Plains Fair Housing for education programs, training, and triaging concerns.



Annual Goals/Priority Needs Summary

Sort Order	Goal Name	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	Housing Needs	HOME: \$460,000	Tenant-Based Rental Assistance/Rapid Rehousing: 25 Households Assisted
2	Ending and Preventing Homelessness	Homeless and Special Needs	CDBG: \$120,000	Public Service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Public Infrastructure – Public Facility Improvements	Non-Housing Community Development Needs	CDBG: \$550,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted



2026 CDBG & HOME Allocations

CDBG	
2026 HUD CDBG Annual Allocation	\$828,465
Unused Contingency from 2025	\$6,922.54
Total CDBG Funds	\$835,387.54
HOME	
2026 HUD HOME Annual Allocation	\$447,443.90
Unused Contingency from 2025	\$5,015.32
Program Income/Recaptured Funds	\$55,840.00
Total HOME Funds	\$508,299.22

Timeline for 2026 Annual Action Plan

Date*	Item
April 16	Public Notice & News Release of “Public Input Meeting”
April 29	Public Input Meeting
May 7 – June 5	30-Day Public Comment Period for 2026 HUD Action Plan
May 26 (Tues)	Public Hearing at City Commission Meeting
June 8 (Mon)	Final Consideration at City Commission Meeting
Late June 2026	Submit 2026 Action Plan to HUD
Late 2026 / Early 2027 (estimate)	2026 funding availability

*The dates listed in this table are subject to change.



Ongoing Community-Wide Work

- Keep in touch with the Planning Department on your strategic plans
- Share community findings
- Submit letters, emails, and correspondence with your assessment
- Participate in strategic planning opportunities
- Lean on key government agencies with your information on:
 - Housing, Food, Transportation
 - Social determinants of health



Contact Information

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

Planning Department General Phone Number: (701) 241-1474
E-mail: planning@fargond.gov

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

MEMORANDUM

25

APPROVED BY THE BOARD
OF CITY COMMISSIONERS

June 8, 2026

TO: BOARD OF CITY COMMISSIONERS

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

DATE: JUNE 4, 2026

**RE: APPROVE HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
/ HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) 2026
ACTION PLAN, AND PROPOSED AMENDMENTS TO 2025 ACTION
PLAN & 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 May 26, 2026 City Commission meeting, staff is seeking approval of the proposed 2026 Action Plan for Community Development Block Grant (CDBG) and HOME programming and expenditures. In addition, staff have proposed amendments to the City's 2025 Action Plan and Citizen Participation Plan. A summary of the comments received to-date is attached.

The proposed 2026 Action Plan, and amendments to the 2025 Action Plan and Citizen Participation Plan have been drafted in compliance with federal regulations for the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs and are detailed in the public notice, which was published in *The Forum* newspaper on May 6, 2026 (attached). The draft plans are also available on the City website at www.FargoND.gov/plansandstudies (posted May 6, 2026).

This proposed 2026 Action Plan represents "year two" of the current 2025-2029 Five-Year Consolidated Plan. The 2025-2029 Consolidated Plan, approved in 2025 by the City Commission, encompasses a five-year strategy in response to the City's adopted master plans and extensive public outreach. Goals are established as part of the Consolidated Plan, in response to priority needs that meet the funding objectives of the HUD programs.

With last year's adoption of the current Five-Year Consolidated Plan, the City of Fargo made commitments to set up two new programs in order to respond to increasing community needs, while at the same time, reduce financial risk and create more consistent operations. These two new programs are working with core neighborhoods that are low-moderate income qualifying neighborhoods to improve alleys and stormwater



utilities, and partnering with our local action agency for a tenant-based rental assistance program.

Next month, as part of HUD requirements, staff will present a report (the 2025 Consolidated Annual Performance and Evaluation Report or "CAPER") on its progress towards and accomplishments of the goals that the City of Fargo has committed to that took place in last year's program year. In addition, in the Fall, staff will begin planning for "year three" (the 2027 Action Plan) of its 2025-2029 Five-Year Consolidated Plan. All of these steps are memorialized with public hearings, public advertisements, routine meetings with our partners, and monitoring of recipients as we manage the funds allocated to the City of Fargo by HUD. Through all of these public processing steps, staff receives and considers testimonies and public comments.

Upon approval by the City Commission, the 2026 Action Plan, 2025 Action Plan amendments, and Citizen Participation Plan amendments, along with a summary of all comments received, will be submitted to HUD for federal approval. Due to the delay in Congress budget approval, in order to meet regulatory deadlines, the City is under a tight deadline for filing the plan.

Recommended Action: Approve the 2026 Action Plan for HUD Community Development Block Grant (CDBG) / HOME Investment Partnerships Program (HOME) funding, and proposed amendments to the 2025 Action Plan and Citizen Participation Plan, and authorize submittal to the U.S. Department of Housing and Urban Development.

EXHIBIT
(for reference only)

Public Notice
City of Fargo
Notice of Public Hearing & 30-Day Public Comment Period
Community Development Block Grant (CDBG) & HOME Investment Partnerships (HOME) Programs
2026 HUD Action Plan & Budget
Amendments to 2025 Action Plan and Citizen Participation Plan

The City of Fargo announces the opening of the 30-day public comment period for Fargo's 2026 Action Plan, which allocates the City's annual federal funds received from the United States Department of Housing and Urban Development (HUD). The 30-day public comment period will also include amendments to Fargo's 2025 Action Plan and Citizen Participation Plan. The public comment period begins on May 7, 2026 and includes a public hearing on Tuesday, May 26, 2026 during the regular Fargo City Commission meeting. All items will be given final consideration at the June 8, 2026 City Commission meeting. Comments on these draft plans should be provided during the public comment period (May 7 through June 5, 2026). Each item is summarized in this notice.

2026 HUD ACTION PLAN

The City of Fargo has prepared a draft version of the 2026 HUD Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The Action Plan provides a summary of actions, activities, and specific federal and non-federal resources that will be used during the year to address priority needs and goals identified in the 2025-2029 Consolidated Plan and plans for allocating the U.S. Department of Housing and Urban Development Office of Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant and HOME Investment Partnerships Program. The priorities established within the 2026 Action Plan resulted from community meetings and citizen participation in the development of the 5-Year Consolidated Plan, including a public input meeting held on April 29, 2026. The City of Fargo's 5-Year goals include affordable housing, ending and preventing homelessness, and public infrastructure-public facility improvements. The 2026 Action Plan describes how funds from these HUD programs will be distributed during the 2026 program year, which begins on May 1, 2026. Funds are expected to be made available to the City by the end of 2026.

AVAILABLE RESOURCES FOR PROGRAM YEAR 2026

Community Development Block Grant (CDBG):

• \$828,465.00	2026 Community Development Block Grant (CDBG) allocation from HUD
• \$ 6,922.54	Available for Reallocation at Prior Year-End (unused 2025 contingency dollars)
\$835,387.54	Total CDBG

HOME Investment Partnerships Program (HOME):

• \$447,443.90	2026 HOME PJ allocation from HUD
• \$ 5,015.32	Available for Reallocation at Prior Year-End (unused 2025 contingency dollars)
• \$ 55,840.00	2025 HOME PJ Program Income/Recaptured Funds (actual)
\$508,299.22	Total HOME

Total = \$1,343,686.76 CDBG & HOME

PROPOSED ACTIVITIES FOR 2026

Planning, Administration & Fair Housing

1. CDBG Planning and Administration - \$115,000 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(a).*

2. HOME Planning and Administration - \$42,000 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. Fair Housing Services - \$45,000 in CDBG funds. Support of fair housing services in Fargo, which may include fair housing education, outreach, test coordination, and technical assistance 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. Public Infrastructure Improvements - \$550,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The proposed service area of this project, subject to completion of environmental review requirements, includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

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1. Public Service Homeless Outreach - \$120,000 in CDBG funds. Provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods of Fargo, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. *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).*

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PROPOSED AMENDMENTS TO 2025 HUD ACTION PLAN

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COMMENTS, ACCESSIBILITY, & SCHEDULE

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PUBLIC HEARING:	Tuesday, May 26, 2026 - 5:05 pm Fargo City Commission Chambers 225 4th Street North, Fargo, ND 58102
CITY COMMISSION VOTE:	Monday, June 8, 2026 – 5:00 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/plansandstudies OR request through Planning & Development Department

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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.

A summary of the comments listed below is included in the 2026 Action Plan.

Summary / Log of Public Comments Received prior to / during Wednesday, April 29, 2026 Initial Public Input Meeting						
Topic	Date & Time Comment was Received	Name of Person Submitting Comment	Name of Organization Submitting Comment	Method Comment Submitted (E- mail, Phone, In-person, Meeting)	Comment Received	Staff Review
Housing & Neighborhoods	4/28/2026 (Tues) at 2:28 p.m.	Katrina Lang	Fargo Resident	E-mail	See attached e-mail.	As these comments were related to broader land use, zoning, and housing policy considerations that are outside of the 2026 Action Plan, no changes were made to the Plan itself in response to these comments. This input may be considered in future discussions regarding housing policy, development review processes, public engagement practices, and related planning efforts, as appropriate.
Housing & Neighborhoods	4/29/2026 (Wed) at 12:00 p.m.	Trisha Pearson	Fargo Resident	Letter read out loud and given to City staff at the 2026 HUD Action Plan Public Input Meeting	See attached public comment sheet & letter.	As the comments did not pertain to the proposed activities, priorities, or HUD funding allocations contained in the 2026 Action Plan, no changes were made

						to the Plan itself in response to these comments. The City may consider the comments during future discussions regarding housing policy, public engagement practices, and project oversight, as appropriate.
Housing & Neighborhoods	4/29/2026 (Wed) at 12:00 p.m.	Jessica Alsop	The Historic Union	Letter given to City staff at the 2026 HUD Action Plan Public Input Meeting	See attached public comment sheet & letter.	As the comments did not pertain to the proposed activities, priorities, or HUD funding allocations contained in the 2026 Action Plan, no changes were made to the Plan itself in response to these comments. The City may consider the comments during future discussions regarding housing policy, public engagement practices, and project oversight, as appropriate.
Long-Term Affordable Housing Development	4/29/2026 (Wed) at 12:00 p.m.	Dan Madler	Beyond Shelter, Inc.	Statement read out loud at the 2026 HUD Action Plan Public Input Meeting and e- mailed to City	See attached public comment sheet & statement.	While affordable housing development remains an eligible activity under HUD programs, the City determined that the proposed funding allocations continue to

				staff after the input meeting		best address the priority needs identified through the Consolidated Plan planning and development process.
Fair Housing	4/29/2026 (Wed) at 12:00 p.m.	Kelly Gorz / Michelle Rydz	High Plains Fair Housing Center	Letter read out loud and given to City staff at 2026 HUD Action Plan Public Input Meeting	See attached letter.	The City recognizes the importance of affirmatively furthering fair housing and will continue to consider fair housing education, outreach, technical assistance, and evaluation efforts as it implements HUD-funded programs and assesses community needs. No changes to the proposed 2026 Action Plan were made in response to these comments.
Tenant Protections & Evictions	4/29/2026 (Wed) at 12:00 p.m.	Victoria Johnson	Families United for Self-Empowerment (FUSE)	Public input provided verbally at the 2026 HUD Action Plan Public Input Meeting	Public comments focused on concerns about tenant protections and the impacts of eviction. Expressed a desire for additional legal assistance and stronger tenant protections related to eviction proceedings. Concerns were raised that tenants often receive help only after an eviction has already been filed, leaving a negative mark on their rental history and creating barriers to securing future housing.	The City recognizes that eviction prevention, housing stability, and access to fair housing and legal assistance resources are important factors in helping residents maintain housing. The comments will be considered as the City continues to assess community housing needs and evaluate

						Concerns about landlord practices were also shared, including situations where landlords charge maintenance fees for needed repairs and deduct those costs from rent payments. This can leave tenants short on rent, potentially resulting in eviction for non-payment despite having initially paid their rent. Overall, comments highlighted the need for improved tenant advocacy, legal support, and protections against unfair housing practices.	activities that support fair housing and housing stability objectives. No changes were made to the proposed 2026 Action Plan funding allocations in response to these comments.
Summary of Public Comments Received during May 7 through June 5, 2026 Public Comment Period							
Topic	Date & Time Comment was Received	Name of Person Submitting Comment	Name of Organization Submitting Comment	Method Comment Submitted (E- mail, Phone, In-person, Meeting)	Comment Received	Staff Review	
Long-Term Affordable Housing Development	5/26/2026 (Tues) at City Commission Meeting (which started at 5:00 p.m.)	Dan Madler	Beyond Shelter, Inc.	Statement read out loud at the City Commission Meeting and e-mailed to City Commissioners and City staff after the City Commission meeting	See attached e-mail & statement.	While affordable housing development remains an eligible activity under HUD programs, the City determined that the proposed funding allocations continue to best address the priority needs identified through the Consolidated Plan planning and development process.	

From: [Katrina Lang](#)
To: [Planning E-mails](#)
Subject: HUD Grant Administrator 2026 Action Plan
Date: Tuesday, April 28, 2026 2:28:04 PM

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

Please consider these comments to the HUD 2026 Action Plan. I am unable to attend the meeting in person. First, I want to stress the neighborhood involvement when proposing where HUD housing will be going, especially when the housing is exclusively used as HUD housing.

I reside in the Lincoln neighborhood and the introduction of transitional homeless housing in our neighborhood came with no notice to the neighborhood.

There needs to be reasonable regulation regarding the location of permanent supportive and transitional housing for the chronically homeless, similar to homeless shelters and group living facilities. The residents of any neighborhood should have the right to notice that a community agency intends to use its property for such housing.

For example, the YWCA applied for and received zoning approval as an Institutional Master Plan. The Institutional Master Plan stated the YWCA would be moving "domestic violence survivors from homeless to housed". However, men and individuals being released from incarceration qualify under the HUD permanent supportive housing vouchers. <https://targohousing.org/housing/lantern-light/>. The neighborhood had no notice that this property was going to be used as transitional housing for residents of the city and not just those women and children involved with the YWCA's services.

The YWCA has opened 24 transitional housing units for the chronically homeless known as Lantern's Light, which has dramatically changed the historic nature of the neighborhood. Only 4 of the housing units are occupied by individuals referred from the YWCA; the remaining units are occupied by recipients of HUD vouchers which allows most felons and non-lifetime registrant sex offenders.

Housing should not be exclusively low income or transitional. This stigmatizes the properties surrounding the housing and adds additional problems for the neighborhood residents. The proposed property across from the Boys and Girls Club should not be limited to those experiencing homelessness and low income housing.

Transitional homeless housing should not be in low density neighborhoods that are primarily residential in nature. It stigmatizes the neighborhood and puts increased burdens on the neighborhood for safety and decreases property values.

Best regards,

Katrina Lang



Comment Sheet

City of Fargo
Public Input Meeting
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

Contact Information

(Please Print)

Name: Trisha Pearson

Organization: _____

Address: _____

E-mail: _____

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

see attached document.

As the City evaluates its low-income housing initiatives and partnerships, I am writing to advocate for increased accountability measures for nonprofit organizations receiving public funds. To ensure that taxpayer dollars are used effectively, it is essential that these organizations are held to rigorous standards regarding outcomes for their clients and the broader community.

I recommend that future funding agreements include clear, performance-based metrics that evaluate the following:

- **Client Outcomes:** Beyond just providing "beds" or "units," nonprofits should demonstrate measurable success in resident stability, such as progress in workforce integration, health improvements, and long-term housing retention.
- **Community Integration:** Organizations must be accountable for their impact on the surrounding neighborhood. This includes maintaining the physical property to high standards and actively participating in neighborhood safety and communication protocols. I urge the City to adopt a formal "Citizen Participation Process" for all housing assessments, including public hearings, community surveys, and stakeholder focus groups. Our goal should be to build a city that is not only affordable but also responsive to the voices of all its residents. While expanding affordable housing is a critical priority for our community, these projects are most successful when they are informed by the lived experiences and local expertise of the people who reside in the affected neighborhoods.
- **Transparent Reporting:** The City should require annual, publicly accessible reports detailing how specific goals were met. If a nonprofit fails to deliver positive outcomes for its residents or negatively impacts the community's quality of life, there should be clear mechanisms for corrective action or funding reallocation.

Public-private partnerships are vital, but they must be built on a foundation of mutual responsibility. By prioritizing results over intentions, the City can ensure that housing initiatives truly uplift those in need while remaining good neighbors to the existing community.

Comment Sheet

City of Fargo
Public Input Meeting
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

Contact Information

(Please Print)

Name: Jessica Alsop

Organization: _____

Address: _____

E-mail: _____

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

See attached document.

As the City evaluates its low-income housing initiatives and partnerships, I am writing to advocate for increased accountability measures for nonprofit organizations receiving public funds. To ensure that taxpayer dollars are used effectively, it is essential that these organizations are held to rigorous standards regarding outcomes for their clients and the broader community.

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- **Transparent Reporting:** The City should require annual, publicly accessible reports detailing how specific goals were met. If a nonprofit fails to deliver positive outcomes for its residents or negatively impacts the community's quality of life, there should be clear mechanisms for corrective action or funding reallocation.

Public-private partnerships are vital, but they must be built on a foundation of mutual responsibility. By prioritizing results over intentions, the City can ensure that housing initiatives truly uplift those in need while remaining good neighbors to the existing community.

Comment Sheet

City of Fargo
Public Input Meeting
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

Contact Information

(Please Print)

Name: DAN MADLER

Organization: BEYOND SHELTER, INC.

Address: 1393 25th Ave S, Fargo, ND 58103-0003

E-mail: [REDACTED]

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

"See attached pages."

Public Hearing Statement – City of Fargo Consolidated Plan Comments
April 29, 2026

My name is Dan Madler, CEO of Beyond Shelter. Thank you for the chance to comment on the City's Consolidated Plan.

I appreciate that CDBG and HOME funds come with heavy compliance requirements and real risk for staff. I also appreciate the City's stated focus on providing the greatest benefit to the community. With that standard in mind, I'm here with an objective recommendation: Fargo should re-center a meaningful share of these federal resources on affordable housing development in Fargo because it creates long-term community assets and lasting benefit.

I want to acknowledge and support the City's top three goals for the year:

- 1) Launching a Tenant-Based Rental Assistance program with a local community partner;
- 2) In the next year or two, bringing back a housing rehabilitation program in partnership with a local community partner; and
- 3) Starting a Public Facilities program to improve unpaved alleys in the Madison Neighborhood, where residents do not have the income to afford much-needed alley improvements.

Those are thoughtful priorities, and my recommendation is not "either/or." It's "yes/and." Yes, move forward on these goals. And, within that framework, set clear housing production goals in the Plan and dedicate a meaningful share of CDBG and HOME funds to long-term affordable housing development in Fargo, because that is how these federal dollars can create durable assets that serve the community for decades. (HUD's consolidated planning framework is intended to strengthen partnerships and expand decent, affordable housing.)

Here is why this matters in very practical terms:

- In Fargo, Beyond Shelter's senior portfolio as of 12/31/2025 is serving 406 households (423 residents)
- Average vacancy rate: 2% or less
- Average resident age is 73
- Average household income is about \$22,500 a year
- The typical household pays about \$530 a month, around 28% of income toward rent. 94% are at or below 50% of Area Median Income
- About two-thirds (66.75%) are at or below 30% AMI, extremely low-income seniors

One Fargo resident, Diana, age 76, has been on our waitlist for five years. She said her rent is “maxing my budget down to pennies,” that she buys food only on sale, and that she’s “trying to keep a roof over my head, but it’s getting more and more difficult.”

Tenant-based rental assistance can be a helpful bridge, and rehabilitation can preserve existing housing and stabilize neighborhoods. But once rental assistance is spent, it’s gone. In contrast, affordable housing development creates long-term assets, units that serve households year after year for decades, delivering the greatest benefit over time.

I also understand timeliness pressures, CDBG has a timeliness standard tied to undisbursed balances. That is a real constraint. But a predictable annual housing pipeline and partnerships with experienced developers can produce compliant, timely housing while reducing staff burden.

My request: Please keep moving forward on the City’s three priority goals, and also set clear housing production goals in the Plan and dedicate a meaningful share of CDBG and HOME to long-term affordable housing development in Fargo, because it creates long-term community assets and lasting benefit. Beyond Shelter is ready to be a low-burden partner.

Thank you for your time, the opportunity to comment, and for your consideration.



April 29, 2026

Dear City of Fargo Planning & Development Staff,

On behalf of High Plains Fair Housing Center, we appreciate the opportunity to provide input on the development of the 2026 Annual Action Plan. We value the City's continued commitment to supporting housing stability, infrastructure improvements, and community development through its use of Community Development Block Grant (CDBG) and HOME funds. We also appreciate the City's inclusion of fair housing activities within prior plans, including support for education, outreach, and technical assistance. These investments are meaningful and reflect an understanding that fair housing plays an important role in the overall housing ecosystem.

Building on these efforts, we encourage continued attention to fair housing as a foundational priority as the City prepares its 2026 Action Plan. We respectfully offer the following considerations to strengthen the impact of these investments:

1. Center Fair Housing Within Funding Priorities

Fair housing is most effective when it is integrated across all housing and community development activities rather than addressed solely through a single line item or program. As funding decisions are made for 2026, we encourage the City to consider how fair housing principles can be incorporated into:

- Infrastructure and neighborhood investments
- Housing rehabilitation and rental assistance programs
- Public service funding and homelessness response efforts

Embedding fair housing considerations across programs helps ensure that public investments expand access to opportunity and do not unintentionally reinforce existing disparities.

2. Support Ongoing Fair Housing Education and Technical Assistance

Housing providers, property managers, and community partners benefit from clear and consistent guidance on fair housing responsibilities. Continued investment in education and technical assistance can help prevent discrimination before it occurs and strengthen compliance across the housing market.

www.highplainsfhc.org

High Plains Fair Housing Center | info@highplainsfhc.org

PO Box 5222 | Grand Forks, ND 58206 | 701-203-1077

Nothing in this letter is legal advice, for legal advice please see an attorney.



We encourage the City to continue investing in:

- Housing provider and community partner training
- Policy and practice review
- Technical assistance and outreach

3. Strengthen Data and Evaluation Around Fair Housing Outcomes

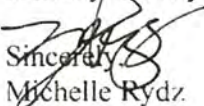
Continuing and expanding efforts to better understand and measure fair housing outcomes is crucial to advancing equitable access and opportunity within the community. As the City implements its Consolidated Plan goals, we encourage activities that may include:

- Tracking patterns in housing access and disparities
- Identifying barriers that impact protected classes
- Evaluating how funded programs contribute to equitable outcomes

Ongoing evaluation will help ensure that investments are aligned with the City's broader goals of equity, access, and community well-being.

We appreciate the City of Fargo's openness to public input and its continued partnership with community organizations. High Plains Fair Housing Center remains committed to supporting the City's efforts to expand access to fair and equitable housing opportunities for all residents.

Thank you for your consideration.


Sincerely,
Michelle Rydz

Executive Director, High Plains Fair Housing Center

www.highplainsfhc.org

High Plains Fair Housing Center | info@highplainsfhc.org

PO Box 5222 | Grand Forks, ND 58206 | 701-203-1077

Nothing in this letter is legal advice, for legal advice please see an attorney.

From: [Dan Madler](#)
To: [Tim Mahoney](#); [Denise Kolpack](#); [Dave Piepkorn](#); [John Strand](#); [Michelle Turnberg](#)
Cc: [Michael Redlinger](#); [Brenda Derrig](#); [Nicole Crutchfield](#); [Kristi Sylskar](#)
Subject: Follow-Up: 2026 HUD Action Plan Public Hearing Comments
Date: Wednesday, May 27, 2026 3:01:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[2026 HUD Action Plan Public Hearing Comments Dan Madler 05.26.2026.pdf](#)

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Mayor and Commissioners,

I am sharing this follow-up with the full Commission and City staff for awareness as you move toward final consideration of the 2026 HUD Action Plan on June 8.

Thank you for the opportunity to provide comments at last night's public hearing.

For your convenience, I've attached a written copy of my remarks for your consideration.

As shared during the hearing, my primary request is straightforward: prior to final adoption, I encourage the City to revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just as a placeholder, but through clearly defined, implementable projects.

As currently structured, the plan allocates the majority of resources toward public infrastructure and tenant-based rental assistance, with only a limited placeholder for housing development and no identified project. While those priorities serve important purposes, affordable housing development remains one of the highest long-term value investments the City can make, creating durable community assets that serve Fargo residents for decades.

The need in our community is clear. Beyond Shelter currently has only 3 vacancies across 406 affordable senior housing units in Fargo, less than a 1% vacancy rate, which reflects sustained demand for additional housing supply, particularly for extremely low-income seniors.

There are also near-term opportunities to put these funds to work. Beyond Shelter owns land in Fargo that could support development and allow for efficient deployment of CDBG funds, and we have an affordable senior housing development scheduled to

break ground later this year that could accommodate CDBG and HOME as part of the capital stack. More broadly, these types of development-ready opportunities demonstrate that housing investments can be structured in a way that is both timely and compliant.

Beyond Shelter stands ready to partner with the City to help identify and advance housing development opportunities that align with program requirements and community needs.

Thank you again for your time, your service, and your thoughtful consideration.

Respectfully,
Dan



Dan Madler
CEO
Beyond Shelter Inc.



 **D: (701) 551-0488 C: (701) 730-2734**
 **dmadler@BeyondShelterinc.com**
 **www.BeyondShelterinc.com**
 **1393 25th Ave S, Fargo, ND 58103-0003**

Impacting Lives through the Power of Housing



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Public Hearing Statement – City of Fargo 2026 HUD Action Plan
May 26, 2026
By: Dan Madler

Mayor and Commissioners, for the record, my name is Dan Madler, and I serve as CEO of Beyond Shelter. Thank you for the opportunity to comment on the City's 2026 HUD Action Plan.

I appreciate the work that goes into administering CDBG and HOME funds. These are important federal resources, but they also come with significant compliance requirements and risk for City staff. I also appreciate that tonight is a public hearing and that final action is scheduled for June 8.

I want to be direct: I strongly urge the City to revise this Action Plan before final adoption and re-center a meaningful portion of its CDBG and HOME funds on affordable housing development within Fargo. Based on the meeting packet, the City expects to have a little over \$835,000 in CDBG funds and a little over \$508,000 in HOME funds. As currently proposed, \$550,000 in CDBG is allocated to public infrastructure, \$390,000 in HOME is allocated to tenant-based rental assistance, and only \$70,000 is identified as a CHDO set-aside placeholder, with no project identified.

Respectfully, that is not a meaningful investment in housing production. It is a plan weighted toward short-term assistance and infrastructure, while the City's most limited federal housing dollars are not being used to create long-term affordable housing assets.

To be clear, I am **not** saying the proposed tenant-based rental assistance program lacks value. It can absolutely serve a purpose as a bridge for households in crisis. I am also **not** dismissing the need for neighborhood infrastructure improvements in the Madison/Unicorn Park area. Those are real needs. But **rental assistance once it is spent, it is gone, it does not create lasting housing**, and infrastructure projects, while important, do not expand the City's affordable housing supply. **Housing development does**. Housing development creates long-term community assets that can serve Fargo residents for decades and represents one of the highest long-term strategic investments the City can make.

The local demand is clear. Beyond Shelter has developed **406 affordable senior housing units in Fargo**, and as of **April 2026**, only **3 units are vacant**, that is a vacancy rate of **less than 1%**. That is not a soft market. That is a signal of sustained demand and undersupply. As of December 31, 2025, those 406 units were serving **423 residents**, with an average resident age of **73**. Average household income was approximately **\$22,500 per year**. These are extremely low-income seniors, and they need more options, not fewer. One Fargo resident on Beyond Shelter's waitlist, **Diana, age 76**, described rent as "**maxing my budget down to pennies**" and said she is "**trying to keep a roof over my head, but it's getting more and more difficult.**" Those are the voices this plan should answer.

I understand timeliness pressures and administrative constraints. But those challenges should not prevent the City from making strategic, long-term investments in housing. A predictable housing funding pipeline and partnerships with experienced developers can allow the City to remain compliant while still producing meaningful housing outcomes.

My request is straightforward:

Before the June 8 vote, revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just a placeholder, but through real projects that will deliver measurable housing outcomes.

Fargo needs more housing supply, and these federal funds are one of the few tools the City has to create it.

And Beyond Shelter stands ready to be a partner.

Thank you for your time and your consideration.