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**Amended (Version 4)**  
**City of Fargo, North Dakota**  
**2018 Annual Action Plan**  
**Housing and Community Development**

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

*Amended January 2, 2019; June 17, 2019; October 21, 2019; and April 20, 2020*

*February 26, 2018*



Amended Annual Action Plan (Version 4)  
2018

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# Executive Summary

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

### 1. Introduction

The 2018 Fargo Community Development Action Plan addresses the City's allocation of \$1 million in Federal funds for the purpose of furthering the creation and retention of affordable housing, revitalizing blighted areas, and assisting low-income households and neighborhoods.

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

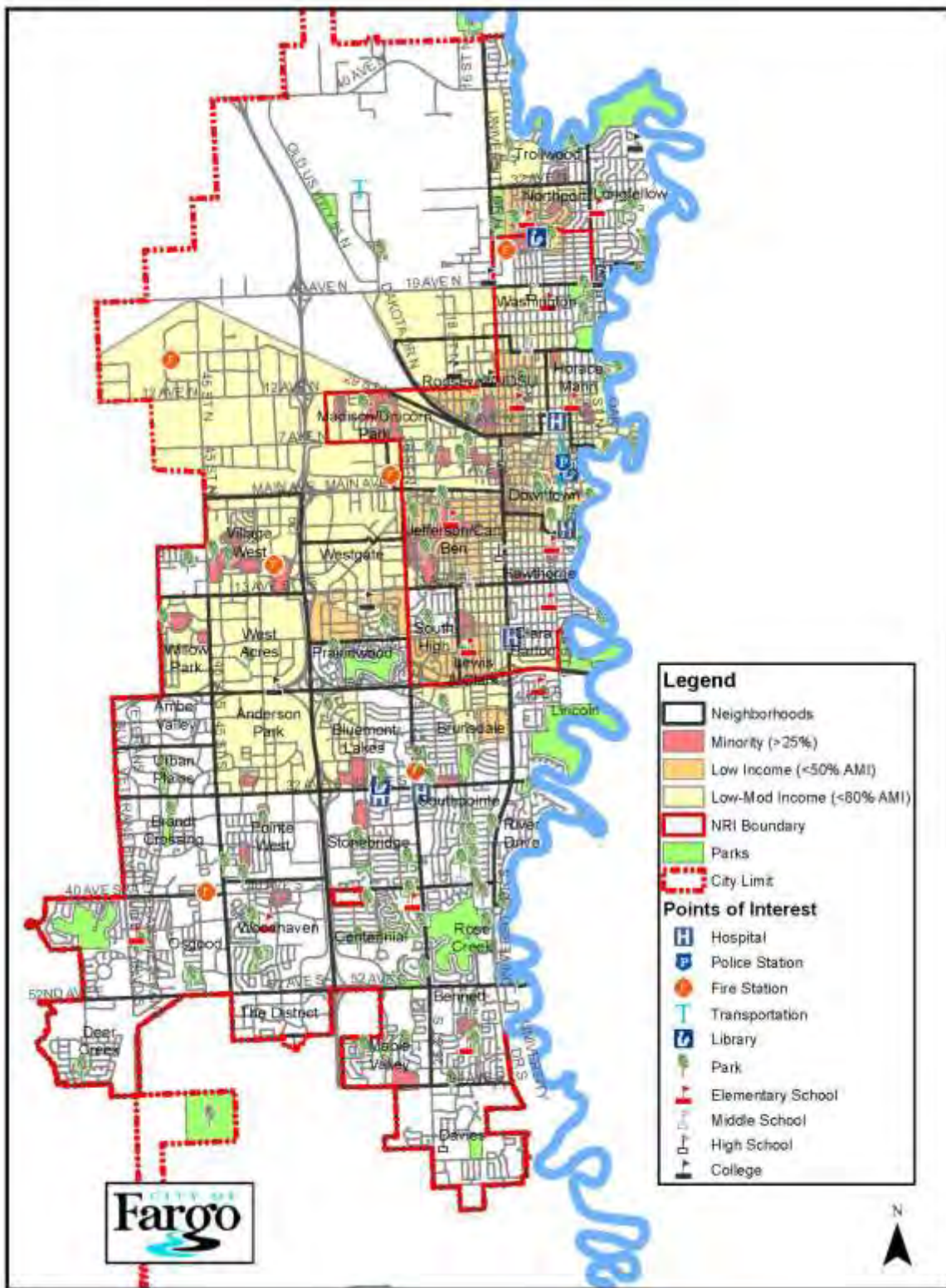
Over the years, the City of Fargo has exhibited a commitment to these issues in previous action plans and has demonstrated capacity in successfully implementing the proposed projects. The 2018 Annual Action Plan outlines the City's approach to sub-recipient and self-monitoring, which includes regular file monitoring and periodic on-site visits to assisted projects.

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME Participating Jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2018 program year (May 1, 2018 to April 30, 2019).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2018 activities
- Summary of 2018 budget and programmatic expenditure limits
- Description of projects included in 2018 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.

<b>SUMMARY</b>		
<b>FY2018 Community Development Budget – proposed</b>		
	<b>CDBG</b>	<b>HOME</b>
<b>Housing</b>		
1. Housing Rehabilitation and Delivery – Owner Occupied	222,846	252,000
2. CHDO Housing Project		100,000
<b>Slum &amp; Blight</b>		
3. Downtown Slum & Blight	15,000	
4. Slum & Blight Abatement/Hazardous Property Clearance	355,585	
<b>Public Service Projects</b>		
5. Housing Education	20,000	
6. Homeless Initiatives	38,000	
7. Metro Transportation Initiative	5,000	
8. Snow Removal Assistance	2,000	
9. NDSCS – Job Training	15,000	
<b>Facilities and Capital Projects</b>		
10. Fraser Ltd	17,850	
11. Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation	150,000	
12. Rebuilding Together	55,000	
13. Washington Elementary School Playground Improvements	150,000	
<b>Planning, Admin &amp; Fair Housing</b>		
14. High Plains Fair Housing Center	5,000	
15. Planning and Administration	137,673	47,993
<b>Total Budgeted</b>	<b>\$1,188,954</b>	<b>\$399,993</b>

# Map of Low-Mod Income Minority Populations



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

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

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

1. Affordable Housing
2. Homelessness
3. Neighborhoods
4. Poverty Reduction

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

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

The following is a summary of accomplishments.

**Affordable Housing** – Create and maintain affordable housing options and increase homeownership in the City of Fargo

- Housing rehab (owner and rental), Neighborhood Revitalization Initiative, lead paint training
- Downtown projects, rental rehab
- CHDO Projects - Cooper House, Crossroads, North Sky, HomeField
- Habitat for Humanity, FM Homebuilders Care projects, Rebuilding Together
- Supportive and Workforce Housing projects
- Downpayment Assistance – Partnership with the North Dakota Housing Finance Agency

**Homelessness** – Participate in collaborative efforts to reduce and prevent homelessness in the community

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

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

- Downtown projects, storefront rehab, rental rehab, accessibility improvements
- Neighborhood Revitalization Initiative
- Neighborhood planning, Neighborhood Resource Center, CHARISM Youth Center, Neighborhood Center in Jefferson Neighborhood, Madison neighborhood Skate/Bike Park, Agassiz neighborhood playground, Golden Ridge Community Center renovations
- Special Assessment Assistance

**Poverty Reduction** – Reduce poverty by supporting efforts to increase the self-sufficiency and self-determination of low and moderate income households in the community

- Skills and Technology project, CHARISM life skills training, Cultural Diversity Resources’ multi-ethnic leadership program and Immigrant Development Center’s entrepreneurial training, Nokomis support for the availability of affordable educational child care
- Metro Transportation Initiative - Head Start Program and Adult Education (English Language Learning or GED)
- Improvements at the Myrt Armstrong Recovery Center/Mental Health America Social Club
- Removal of physical barriers at TNT Kid’s Fitness facility
- Emergency Food Pantry relocation
- Homebuyer and Tenant Education
- Snow Removal Assistance
- Trust Engagement

**Planning, Admin and Fair Housing**

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

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

Summary from citizen participation section of plan.

UPDATE: No comments received during public comment periods for Amended Version 3 (Dec 1 – Dec 30, 2018 & May 13 – Jun 12, 2019)

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



On November 21, 2017, a public meeting was held with the Community Development Committee to give residents an opportunity to discuss community needs and priorities. In addition, another public meeting was held on December 19, 2017, seeking community discussion on needs and priorities. A public notice was published in *The Forum* newspaper, information was posted on the City's website, and 142 notices were mailed to individuals, community agencies, and nonprofit groups. A draft 2018 Action Plan was made available and a 30-day comment period gave citizens, public agencies, or other interested parties an opportunity to provide input. The 2018 Action Plan was presented at a public hearing to the Fargo City Commission on February 26, 2018 in the Commission Room at Fargo City Hall.

Citizens of Fargo are encouraged to participate in the development of housing and community development programs and plans. This participation is of great use to the City in identifying community development needs, assessing the effectiveness of ongoing programs, and developing housing and community development priorities. Citizens are also encouraged to participate through organizations. Participation by low and moderate income persons, residents of blighted areas, residents of predominantly low and moderate income neighborhoods, minority populations, non-English speaking persons, and persons with disabilities is especially encouraged. The City of Fargo will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing or vision impairments. The Community Development division maintains a database which is made up of hundreds of organizations representing these groups and individuals. Staff also attends gatherings of community groups, neighborhood organizations, and ethnic and senior communities. When the Planning and Development Department is notified that a significant number of non-English speaking persons are interested in participating in a community development meeting, contacts are made to obtain translation assistance. Information is also distributed to persons and organizations with an interest in housing and community development through direct mail to stakeholders, public meetings, newsletters, City's website, brochures, and news media.

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

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

- There is a strong need for affordable senior housing and development of affordable housing for individuals and families, as well as a need for increase in homeownership.
- The increasing cost of rent is a concern; there needs to be more landlords willing to reduce rental rates and rent to higher-risk people who experience barriers to housing, such as criminal records or mental health issues.
- There are concerns that many people working minimum wage jobs cannot afford their rent.

- There needs to be more tax breaks and incentives provided to builders to create more affordable housing, as neighborhoods should consist of a balance of all income levels.
- The City is becoming more diverse, many New Americans who move here from other countries run into barriers that prevent them from finding housing, such as not having a credit history background.
- Affordable and convenient transportation options are needed to people living in all areas of the City; more bus stops/routes are needed.
- Many services exist throughout the community, but there are continual barriers such as transportation, childcare for working families, and availability of affordable housing for people based on their wages and the fair market rents.
- To strengthen neighborhoods, it is important to continue the operations of several neighborhood schools.
- There is a need for increased security in schools, availability of parking, safety/security upgrades, and building maintenance and repair issues that need to be addressed in schools.
- The need for leadership development in the New American community is important, so there can be a bridge between the City, other service providers, and New Americans.
- There is an increase in overall demand of medical equipment and supplies, with many people who live in poverty needing affordable healthcare equipment.
- Workforce development programs and job skills training are needed.
- There is a need for recreational and educational programming for New American youth, to allow them to express their talents and integrate smoothly into society.
- There is a need for initiatives to increase minority homeownership.
- There is an ongoing need for acquisition of “development ready” land parcels to be used for low-income housing.
- Housing discrimination issues are prevalent, with the majority of clients falling within the low-moderate income parameters; the highest number of complaints come from 1) persons with disabilities, 2) race and national origin, and 3) familial status and receipt of public assistance.
- There needs to be a focus on providing people with second chances to overcome barriers such as low credit, past records, incarceration, etc. with the first step to empowerment being housing, followed by addressing quality-of-life issues.

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

All comments are accepted and considered in the development of the 2018 Action Plan for Housing and Community Development.

## **7. Summary**

The City has prepared an Annual Action Plan for FY 2018 (May 1, 2018 to April 30, 2019). This plan identifies the funding for projects that address the City’s most critical needs in economic development,

neighborhood revitalization, housing development, and public services for low-and-moderate income households and the homeless populations.

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	FARGO	Community Development Division
CDBG Administrator	FARGO	Community Development Division
HOME Administrator	FARGO	Community Development Division

**Table 1 – Responsible Agencies**

**Narrative (optional)**

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

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

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

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

## **Consolidated Plan Public Contact Information**

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[planning@fargond.gov](mailto:planning@fargond.gov)

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

### **1. Introduction**

For the development of this Action Plan, the City of Fargo followed its Citizen Participation Plan by distributing information that outlines the community development planning process to persons and organizations in the community. On November 21, 2017, the Community Development Committee reviewed the Annual Community Development Action Plan with funding levels for projects and programs and made a recommendation to the Fargo City Commission. In addition, the Division of Community Development sent a notice to 142 organizations and individuals for a December 19, 2017 meeting requesting public input on the preparation of the Action Plan for Housing and Community Development. Information was also posted on the City's website.

Notification of the Action Plan was published in *The Forum* newspaper, distributed to persons interested in housing and community development and the news media, and posted on the City's website ([www.fargond.gov](http://www.fargond.gov)). The notice explains the contents and purposes of the plan, locations of where it is available for review, and how to obtain a copy. The City also provides a reasonable number of free copies of the Action Plan to citizens or groups that request it.

There was a 30-day period given for public comment on the proposed Plan. On February 26, 2018, the City Commission held a public hearing on the proposed Plan, at which time the Commission reviewed and considered all comments received during the public comment period and at the public hearing. The City Commission approved the Annual Community Development Action Plan and directed it to be submitted to HUD.

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

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

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

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

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

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

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

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

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



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

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

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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for initiatives to increase minority homeownership.
12	<b>Agency/Group/Organization</b>	CULTURAL DIVERSITY RESOURCES
	<b>Agency/Group/Organization Type</b>	Diverse Populations
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
13	<b>Agency/Group/Organization</b>	United Way of Cass Clay
	<b>Agency/Group/Organization Type</b>	Local Service Fund Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. It is difficult to find people to work in areas related to housing, community development, nonprofit and support services. Workforce development programs and job skills training are needed. There are also continual barriers such as transportation, childcare for working families, and availability of affordable housing for people based on their wages and the fair market rents.

14	<b>Agency/Group/Organization</b>	Downtown Community Partnership
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is concern about vulnerable neighborhood areas and crime.
15	<b>Agency/Group/Organization</b>	FM Coalition for Homeless Persons
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness. There is a need to obtain data on housing and services to homeless individuals, families, and persons at risk of homelessness. Even though housing units are available, there is a need for willingness to rent to people with barriers. Affordable transportation options are needed. Assistance is lacking for youth leaving foster care and the juvenile justice system, specifically in finding housing, jobs, and education.
16	<b>Agency/Group/Organization</b>	GLADYS RAY SHELTER - CITY OF FARGO
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Continue to address the needs of veterans in the local homeless population, specifically those dealing with mental health, substance abuse, and addiction.
17	<b>Agency/Group/Organization</b>	ND Coalition for Homeless Persons
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.
18	<b>Agency/Group/Organization</b>	FM Metro COG
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Affordable transportation options are needed.

19	<b>Agency/Group/Organization</b>	Native American Center
	<b>Agency/Group/Organization Type</b>	Services - Native American Families
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Native Americans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups.
20	<b>Agency/Group/Organization</b>	Rape & Abuse Crisis Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a growing need for people escaping domestic violence situations, services and secure buildings to ensure safety. There is also a need for affordable housing to people with questionable histories and the barriers their histories may present.
21	<b>Agency/Group/Organization</b>	BEYOND SHELTER
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More can be done to bring private sector resources to private/public housing partnerships. Housing tax credits are a powerful resource. Support for the ND Housing Incentive Fund and Federal Low Income Housing Tax Credits offers additional affordable housing resources and leverage. Specific populations in need include low-income elderly populations, people with disabilities/special needs, workforce populations and families, as well as individuals and families that are homeless or precariously housed. Land is needed to support future affordable housing development. There is a need for continued investment of CDBG and HOME dollars in the production of affordable housing, concentrating on public/private partnerships. Housing tenure in Fargo is weighted toward rental (56% renter/44% owner-occupied). As such, affordable senior and assisted living options are needed, especially in connection with the City’s existing public housing and Low Income Housing Tax Credit properties.
22	<b>Agency/Group/Organization</b>	FirstLink
	<b>Agency/Group/Organization Type</b>	Services - all
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services.
23	<b>Agency/Group/Organization</b>	SKILLS AND TECHNOLOGY TRAINING CENTER - NDSCS
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment



	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and support for coalitions of Native American and New American groups. There is a continued need to provide job skills training to help people develop the skills they need to enter the workforce, preventing poverty and homelessness in families.
24	<b>Agency/Group/Organization</b>	High Plains Fair Housing Center
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. The City is becoming more diverse and social infrastructure is growing. This includes community groups, neighborhood organizations, ethnic communities, and senior communities. Housing discrimination issues are prevalent, with the majority of clients falling within the low-moderate income parameters.
25	<b>Agency/Group/Organization</b>	NEW LIFE CENTER
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. More innovation is needed to serve individuals and families facing homelessness.

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

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

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs – Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for more awareness of where to go to connect to services. More communication is needed to help community programs, as well as housing and service providers, anticipate the needs. It is difficult to find people to work in areas related to housing, community development, nonprofit and support services. Individuals and families in Fargo are facing housing cost burdens, especially for those earning 30% and below Average Median Income.
32	<b>Agency/Group/Organization</b>	Rebuilding Together
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Many low-income homeowners cannot afford necessary home repairs, which in turn can lead to homelessness. There is an increase in requests for mobile home rehabilitation.
33	<b>Agency/Group/Organization</b>	Fraser, Ltd.
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services – Children Services – Homeless Services –Education

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Facilities service more of the homeless population than ever before. Facilities serving the homeless are in need of upgrades and help with covering program costs.
34	<b>Agency/Group/Organization</b>	IMMIGRANT DEVELOPMENT CENTER
	<b>Agency/Group/Organization Type</b>	Services - Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need to focus on the earning potential of New American working families so they can provide for their children, afford childcare, and pay their rent. Affordable transportation options are needed.
35	<b>Agency/Group/Organization</b>	New American Consortium for Wellness and Empowerment
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There are large amounts of elderly refugees who are facing isolation, presenting a need for adult daycares. More options for accessible, viable interpreter services and English language learning are needed. There should be more opportunities for leadership development in the New American community to serve as a bridge between the City, other service providers, and New Americans.

36	<b>Agency/Group/Organization</b>	PATH North Dakota
	<b>Agency/Group/Organization Type</b>	Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Assistance is lacking for youth leaving foster care and the juvenile justice system, specifically in finding housing, jobs, and education.
37	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF ND
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Tenants face challenges, including the debt incurred from unexpected housing issues such as pest control, which often cause tenants to become homeless because they cannot afford to pay for the expenses.
38	<b>Agency/Group/Organization</b>	CHURCHES UNITED FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Many homeless elderly and/or frail populations have chronic conditions, which require care beyond what volunteer organizations can provide. There is a need for more affordable housing and landlords who could rent to people who have barriers to housing, such as criminal records or mental health issues. The cost of rent is a big concern; there is a need for more landlords willing to reduce rental rates and rent to higher-risk people. Many people working minimum wage jobs cannot afford their rent. Neighborhoods should consist of a balance of all income levels. There is a need for more tax breaks and incentives to builders to create more affordable housing.
39	<b>Agency/Group/Organization</b>	Fargo Public Schools
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Workforce development programs and job skills training are needed. There is a need to keep neighborhood schools operating to support neighborhood growth. In addition, maintenance and repair issues need to be addressed at these schools. There is also a need for increased security at the schools as well; many schools have kids from low-income households.
40	<b>Agency/Group/Organization</b>	Somali Community Development of North Dakota
	<b>Agency/Group/Organization Type</b>	Services – Education Services – Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for a cultural community center in the area, which would be for both native-born populations and New Americans. There are concerns regarding minimum wage jobs and increasing rents, preventing many people from finding affordable housing. There needs to be more done to address low homeownership rates among minority populations and housing barriers for New Americans who do not have a credit history background. In addition, there is a need for a plan to help New American youth grow and integrate smoothly into American society.
41	<b>Agency/Group/Organization</b>	Tu'Deako Group
	<b>Agency/Group/Organization Type</b>	Services – Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and supporting coalitions of Native American and New American groups.
42	<b>Agency/Group/Organization</b>	Global Youth United
	<b>Agency/Group/Organization Type</b>	Services – Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Cultural understanding, meeting the needs of diverse people, creating a welcoming atmosphere, and supporting coalitions of Native American and New American groups. There is a need for more neighborhood centers. There is a need for recreational and educational programming for New American youth.



43	<b>Agency/Group/Organization</b>	Healthcare Equipment Recycling Organization (HERO)
	<b>Agency/Group/Organization Type</b>	Health Agency Services - Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Health Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is an increase in overall demand of medical equipment and supplies, with many people who live in poverty needing affordable healthcare equipment. There is also a need for more bus routes/stops through public transportation.
44	<b>Agency/Group/Organization</b>	Fargo Neighborhood Coalition
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Many New American youth are eager to participate in society and bring a lot of value to homes, language skills, and their interpretation of the American way of life.
45	<b>Agency/Group/Organization</b>	Roosevelt Neighborhood Association
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for increased homeownership and affordable housing. A way to achieve this may be through land trusts.
46	<b>Agency/Group/Organization</b>	Lake Agassiz Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. There is a need for affordable housing and acquisition of “development ready” land parcels to be used for low-income housing. Low-income housing helps improve education, health, safety, community involvement, financial stability, and hope for the future for families coming out of poverty, and allows these families’ reliance on government programs to decrease significantly.
47	<b>Agency/Group/Organization</b>	Fargo-Moorhead Dorothy Day House of Hospitality
	<b>Agency/Group/Organization Type</b>	Services - homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Focus on creating second chances and offering low-burden support to assist in making homelessness brief and transition swift. Many people are in need of second chances to overcome barriers of low credit, past records, incarceration, etc. There is a need for housing, affordability, and attainability.

48	<b>Agency/Group/Organization</b>	F5 Project
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – homeless Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agencies were notified of public meetings and consultations. Focus on creating second chances and offering low-burden support to assist in making homelessness brief and transition swift. Many people are in need of second chances to overcome barriers of low credit, past records, incarceration, etc. There is a need for housing, affordability, and attainability.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	North Dakota Coalition for Homeless Persons	Coordinate homeless housing and support programs in the State of North Dakota
GO2030 Comprehensive Plan	Fargo Dept of Planning & Development	Strengthen neighborhoods, improve efficiency, upgrade infrastructure, and provide more housing solutions

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Fargo's 10 Yr Plan to End Long-Term Homelessness	Fargo Dept of Planning & Development	Work to end chronic homelessness
Fargo Growth Plan	Fargo Dept of Planning & Development	Ensure extraterritorial land use plan and growth is appropriate and equitable to residents
FM Long-Range Transportation Plan	Metropolitan Council of Governments	Improve transportation services
Economic Development Plan	Greater Fargo-Moorhead Economic Dev Corp	Grow business and industry partnerships, entrepreneurship, and workforce employment
Fargo Neighborhood Plans	Fargo Dept of Planning & Development	Strengthen neighborhoods
Human Service Transportation Plan	Metropolitan Council of Governments	Improve transportation services for persons with disabilities, older adults, and lower-income residents
FM Bicycle and Pedestrian Plan	Metropolitan Council of Governments	Improve access to multi-modes of transportation and healthy living
FM Workforce Housing Study	Fargo Dept of Planning & Development	Improve housing options
FM Food Systems Plan	Metropolitan Council of Governments	Increase access to healthy food and choices
ND Statewide Housing Needs Assessment	ND Housing Finance Agency	Improve affordable housing options
Fargo-Moorhead Metro Profiles	Metropolitan Council of Governments	Increase understanding of local demographics, transportation and community development needs
Downtown Area Framework Plan	Fargo Dept of Planning & Development	Strengthen Fargo's historic downtown area
City of Fargo Housing Study	City of Fargo & Fargo Housing Authority	Provide analysis of housing market, needs and resources

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
FM Study on Homelessness – Wilder	FM Coalition for Homeless Persons	Point-In-Time study on homelessness in Fargo-Moorhead
Refugee Resettlement in Fargo	Fargo Human Relations Commission	Embrace diversity and improve communication of human relations issues to individuals and groups in Fargo
Downtown InFocus	Fargo Dept of Planning & Development	Strengthen Fargo’s historic downtown area
Public Art Master Plan	Fargo Dept of Planning & Development	Strengthen neighborhoods by stimulating new public art and programming across Fargo

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

**Narrative (optional)**

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

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

Stakeholder participation is central to the City in identifying community development needs, assessing the effectiveness of ongoing housing and community development programs, and developing community development priorities. The City of Fargo published a public notice in *The Forum* announcing the availability of the 2018 Action Plan for review.

The Community Development Committee gathered input in the months leading up to submission of the Plan. The list of consultations in the Consultation section represents the formal contacts made to gather information and to further coordination of program delivery. The City Commission held a public hearing for the Plan on February 26, 2018. The plan was made available to the public on the City's website at [fargond.gov](http://fargond.gov) and in paper format.

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

Prior to the solicitation and selection of the 2018 community development projects, a series of meetings were held. Staff met with representatives of area municipalities and local governments, community-based organizations, in addition to service and housing-related agencies to encourage citizen participation. A city wide public input meeting was held to inform the public about the CDBG and HOME programs, community development assets and needs, types of projects eligible for funding, and the process for selecting projects. The low-moderate income population in Fargo is not in one concentrated area. For that reason, the public forum and hearings were held downtown, which include the City's Census Tracts and Block Groups that contain the most sizable population of very-low and low-income residents.

The citizen participation outreach process for the January 2, 2019; June 17, 2019; October 21, 2019 and April 20, 2020 amendments were added to the chart below.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	On October 17, 2017, the Community Development Committee met and approved the process and timeline for the 2018 Action Plan. This is a public meeting and the public is notified.	The Committee approved the timeline and priority areas which are housing, neighborhoods, services, and planning.	NA	
2	Public Meeting	Non-targeted/broad community	On November 21, 2017, the Community Development Committee met and approved the 2018 Action Plan. This is an open meeting and the public was notified.	The Plan was approved and forwarded to the City Commission. A public hearing was scheduled for the City Commission and the advertisement was published in the newspaper for a 30-day comment period.	NA	

3	Public Meeting	Non-targeted/broad community	<p>On December 19, 2017 a public meeting was held in the City Commission Room at City Hall. There were 31 people in attendance. This is an open meeting and the public was notified.</p>	<p>There is a strong need for affordable senior housing and development of affordable housing for individuals and families, as well as a need for increase in homeownership. The increasing cost of rent is a concern; there needs to be more landlords willing to reduce rental rates and rent to higher-risk people who experience barriers to housing, such as criminal records or mental health issues. There are concerns that many people working minimum wage jobs cannot afford their rent. There needs to be more tax breaks and</p>	NA	
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				<p>incentives provided to builders to create more affordable housing, as neighborhoods should consist of a balance of all income levels. The City is becoming more diverse, many New Americans who move here from other countries run into barriers that prevent them from finding housing, such as not having a credit history background. Affordable and convenient transportation options are needed to people living in all areas of the City; more bus stops/routes are needed. Many</p>		
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				<p>services exist throughout the community, but there are continual barriers such as transportation, childcare for working families, and availability of affordable housing for people based on their wages and the fair market rents. To strengthen neighborhoods, it is important to continue the operations of several neighborhood schools. There is a need for increased security in schools, availability of parking, safety/security upgrades, and building maintenance and</p>		
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				<p>repair issues that need to be addressed in schools. The need for leadership development in the New American community is important, so there can be a bridge between the City, other service providers, and New Americans. There is an increase in overall demand of medical equipment and supplies, with many people who live in poverty needing affordable healthcare equipment. Workforce development programs and job skills training are needed. There is a need for</p>		
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				<p>recreational and educational programming for New American youth, to allow them to express their talents and integrate smoothly into society. There is a need for initiatives to increase minority homeownership. There is an ongoing need for acquisition of “development ready” land parcels to be used for low-income housing. Housing discrimination issues are prevalent, with the majority of clients falling within the low-moderate income parameters; the highest number of</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>complaints come from 1) persons with disabilities, 2) race and national origin, and 3) familial status and receipt of public assistance. There needs to be a focus on providing people with second chances to overcome barriers such as low credit, past records, incarceration, etc. with the first step to empowerment being housing, followed by addressing quality-of-life issues.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	On January 22, 2018, a notice was published in The Fargo Forum seeking comment on the 2018 Action Plan. This is a 30-day comment period.	NA	NA	
5	Public Meeting	Non-targeted/broad community	On February 26, 2018 the Fargo City Commission held a public hearing to review and approve the 2018 Action Plan for the City of Fargo.	The City Commission approved the plan and forwarded it on to HUD for review and approval. No further comments received at this Hearing.	NA	
6	Newspaper Ad	Non-targeted/broad community	On November 30, 2018, a notice was published in <i>The Fargo Forum</i> seeking comment on the 2018 Action Plan amendments. This is a 30-day comment period, which started December 1, 2018.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	On December 4, 2018, the Planning Commission met and heard a presentation for the 2018 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	NA	
8	Public Hearing	Non-targeted/broad community	On December 17, 2018 the Fargo City Commission held a public hearing to review and approve the 2018 Action Plan amendments for the City of Fargo.	No public comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/broad community	On December 18, 2018, the Community Development Committee met for consideration and approval of the 2018 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	NA	
10	Public Meeting	Non-targeted/broad community	On January 2, 2019 the Fargo City Commission gave final consideration and approval of the 2018 Action Plan amendments (on consent agenda).	No public comments received.	NA	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	On April 23, 2019, the Community Development Committee met for consideration and approval of the 2018 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	NA	
12	Public Meeting	Non-targeted/broad community	On May 7, 2019 the Planning Commission met and heard a presentation of the 2018 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Newspaper Ad	Non-targeted/broad community	On May 13, 2019 a notice was published in <i>The Fargo Forum</i> seeking comment on the 2018 Action Plan amendments. This is the first day of the 30-day comment period.	NA	NA	
14	Media Release	Non-targeted/broad community	On May 17, 2019, a media release was distributed to media contacts.	NA	NA	
15	Internet Outreach	Non-targeted/broad community	On May 17, 2019, a City of Fargo website posting announced the public comment period for the 2018 Action Plan amendments.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Hearing	Non-targeted/broad community	On May 20, 2019 the Fargo City Commission held a public hearing to review and approve the 2018 Action Plan amendments for the City of Fargo.	No public comments received.	NA	
17	Public Meeting	Non-targeted/broad community	On June 17, 2019 the Fargo City Commission gave final consideration and approval of the 2018 Action Plan amendments (on consent agenda).	No public comments received.	NA	
18	Newspaper Ad	Non-targeted/broad community	On September 9, 2019 a notice was published in <i>The Fargo Forum</i> seeking comment on the 2018 Action Plan amendments. September 10, 2019 is the first day of the 30-day comment period.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Internet Outreach	Non-targeted/broad community	On September 9, 2019, a City of Fargo website posting announced the public comment period for the 2018 Action Plan amendment.	NA	NA	
20	Public Hearing	Non-targeted/broad community	On October 7, 2019 the Fargo City Commission held a public hearing to review and approve the 2018 Action Plan amendment for the City of Fargo.	No public comments received.	NA	
21	Public Meeting	Non-targeted/broad community	On October 21, 2019 the Fargo City Commission gave final consideration and approval of the 2018 Action Plan amendment (on consent agenda).	No public comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Newspaper Ad	Non-targeted/broad community	On March 9, 2020 a notice was published in <i>The Fargo Forum</i> seeking comment on the 2018 Action Plan amendment. This is a 30-day comment period, which started March 10, 2020.	NA	NA	
23	Media Release	Non-targeted/broad community	On March 9, 2020, a media release was distributed to media contacts.	NA	NA	
24	Internet Outreach	Non-targeted/broad community	On March 9, 2020, a City of Fargo website posting announced the public comment period for the 2018 Action Plan amendment.	NA	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	Public Hearing	Non-targeted/broad community	On April 6, 2020 the Fargo City Commission held a public hearing (continued from the March 23, 2020 City Commission meeting) to review the amended draft 2018 Action Plan for the City of Fargo. This is an open meeting and the public was notified.	No public comments received.	NA	
26	E-mail	Non-targeted/broad community	On April 7, 2020, the Community Development Committee members were e-mailed information for review and comment of the 2018 Action Plan amendment.	No comments received.	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
27	E-mail	Non-targeted/broad community	On April 7, 2020 the Planning Commission members were e-mailed information for review and comment of the 2018 Action Plan amendment.	No comments received.	NA	
28	Public Meeting	Non-targeted/broad community	On April 20, 2020 the Fargo City Commission met for final consideration and approval of the 2018 Action Plan amendment (on consent agenda).	No public comments received.	NA	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

In the past, the City has combined its federal CDBG and HOME allocations with funding from other public and private sector sources to address priority needs. In addition, the City applies for other federal, state, and foundation grants when it meets the application criteria, as do many non-profit and for-profit organizations in the community. Although the nature and amount of such funding is unknown at this time, the City fully intends to meet the challenges addressed in the 5 year Consolidated Plan period and meet increased demand and local community development needs. Any increase or decrease in HOME and CDBG funding to match actual allocation amounts, relative to the estimated allocation amounts, will be applied to the Housing Rehabilitation, Housing Education, Fraser, and Rebuilding Together projects. In addition, the City of Fargo is currently working with 2 property owners to ascertain the timing of their affordable housing projects. These older, subsidized housing projects will



be undergoing millions of dollars of renovation.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	713,369	210,585	353,617	1,277,571	508,236	The City of Fargo will strive to meet the CDBG goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding. We estimated 3.4 Million over 5 years in CDBG funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	479,938	149,515	20,147	649,600	729,648	The City of Fargo will strive to meet the HOME goals and objectives over the next 5 years. The goals are based on assumptions about future funding levels for the Consolidated Plan programs. Because these funding sources are subject to annual Congressional appropriations, as well as potential changes in funding distribution formulas, the projected accomplishments and planned activities are subject to change with availability of funding.

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

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

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

Upon becoming a HOME Participating Jurisdiction, the City of Fargo became responsible for documenting appropriate match in conjunction with receiving HOME funds. For the 2015-2019 Consolidated Plan, \$100,000/year in matching fund liability is anticipated. The sources of match will include homeowner contributions and local payments in lieu of taxes. The City also has \$149,515 in HOME program income.

CDBG program income in the amount of \$210,585 is anticipated.

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

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

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

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

**Discussion**

In 2018, the City will use CDBG and HOME in partnerships to leverage private, state and local funds to address goals and strategies outlined in Fargo's Consolidated Plan. The City will also continue to identify strategies to be used for a variety of activities with respect to affordable housing and community development.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	City Wide	Housing Needs	CDBG: \$671,281 HOME: \$352,000	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted Rental units constructed: 3 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Added: 2 Household Housing Units Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness	2015	2019	Homeless	City Wide	Homeless and Special Needs	CDBG: \$188,000 HOME: \$0	Homeless Person Overnight Shelter: 5,155 Persons Assisted
3	Neighborhoods	2015	2019	Neighborhoods	City Wide	Non-Housing Community Development Needs	CDBG: \$165,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,485 Persons Assisted Facade treatment/business building rehabilitation: 2 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Poverty Reduction	2015	2019	Poverty Reduction	City Wide	Non-Housing Community Development Needs	CDBG: \$22,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 76 Persons Assisted
5	Planning, Admin and Fair Housing	2015	2019	Non-Housing Community Development	City Wide	Non-Housing Community Development Needs	CDBG: \$142,673 HOME: \$47,993	

**Table 6 – Goals Summary**

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Create and maintain affordable housing options and increase homeownership in the City of Fargo</p> <ul style="list-style-type: none"> <li>• Rehabilitate older owner-occupied housing</li> <li>• Work with local partners to create new housing and rehabilitate existing affordable housing throughout the community, including the preservation and replacement of the existing subsidized housing (i.e., activities may include acquisition and/or slum/blight abatement)</li> <li>• Assist low-income homeowners with infrastructure assessments to help maintain the affordability of homeownership</li> <li>• Increase public awareness of affordability concerns and the needs of at-risk populations</li> <li>• Provide opportunities for housing education to potential and recent homeowners and tenants</li> <li>• Increase homeownership rates for minority populations</li> </ul>
<b>2</b>	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	<p>Participate in collaborative efforts to reduce and prevent homelessness in the community</p> <ul style="list-style-type: none"> <li>• Work on Fargo’s 10 Year Plan to End Long-Term Homelessness</li> <li>• Support a continuum of housing and emergency solutions for Fargo’s population facing homelessness</li> <li>• Encourage the development of supportive housing partnerships</li> <li>• Public facility improvement projects for homeless shelters</li> <li>• Adding homeless beds (i.e., may include acquisition of property)</li> </ul>
<b>3</b>	<b>Goal Name</b>	Neighborhoods
	<b>Goal Description</b>	<p>Ensure that all Fargo neighborhoods are neighborhoods of choice</p> <ul style="list-style-type: none"> <li>• Eliminate blighted/hazardous structures and properties in deteriorated condition, including those under the City’s abatement/code enforcement authority when the owner has not complied.</li> <li>• Foster the establishment of strong neighborhoods through the implementation of revitalization efforts</li> </ul>

<b>4</b>	<b>Goal Name</b>	Poverty Reduction
	<b>Goal Description</b>	<p>Reduce poverty and support efforts to increase self-sufficiency and self-determination of low and moderate income households in the community</p> <ul style="list-style-type: none"> <li>• Support skill-building building and other opportunities designed to improve self-sufficiency and personal success (i.e., access to healthcare, job training, financial literacy, English language learning, driving skills, pre-GED, community gardening, entrepreneurship, leadership training)</li> <li>• Support metropolitan efforts to address the transportation and other barriers to work that affect low-income individuals (i.e., child care, education, etc.)</li> <li>• Alleviate cost burden of impoverished households (e.g., snow removal assistance)</li> </ul>

**Table 7 – Goal Descriptions**

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

The total estimate of supported housing units in the City is 2,426. Fargo has 1,050 subsidized units serving various segments of the low-income housing market. These include 413 general occupancy units, 576 senior/disabled occupancy units, and 61 special needs/targeted populations units. Fargo also has authority to issue 100 VASH vouchers for homeless vets and 1,194 tenant-based rent assistance vouchers that can be used in suitable market rate housing. Although most of the assistance is provided through traditional vouchers, some additional assistance serves veterans and people facing homelessness, including 60 tenant based rental assistance (TBRA) units and 22 single room occupancy (SRO) units. However, for most forms of subsidized housing, long waiting lists exist. For example, the tenant-based voucher rent assistance program maintains a waiting list with more than 2,378 names. Over time, the number of vouchers has increased, but at a lower rate than household growth in Fargo.

## AP-35 Projects – 91.220(d)

### Introduction

The City of Fargo is a Community Development Block Grant (CDBG) entitlement community and a HOME participating jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2018 program year (May 1, 2018 to April 30, 2019).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2018 activities
- Summary of 2018 budget and programmatic expenditure limits
- Description of projects included in 2018 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit. The majority of activities address the HUD objective of decent housing, but there are also activities in the areas of economic opportunity and suitable living environments.

#	Project Name
1	Housing Rehabilitation and Delivery - Owner Occupied
2	Community Housing Development Organization (CHDO) Project
3	Downtown Slum and Blight Projects
4	Slum & Blight Abatement/Hazardous Property Clearance
5	Housing Education
6	Homeless Initiatives
7	Metro Transportation Initiative
8	Snow Removal Assistance
9	NDSCS – Job Training
10	Fraser Ltd
11	Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation
12	Rebuilding Together
13	Washington Elementary School Playground Improvements
14	High Plains Fair Housing Center
15	Planning and Administration

**Table 8 – Project Information**



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

The 2018 Action Plan attempts to allocate funding across a range of projects, to ensure that community development efforts are comprehensive. Fargo neighborhoods have diverse needs and funding is dedicated to many different types of projects to make a difference. This includes housing rehabilitation, fair housing activities, facility improvements, infrastructure assistance, and public services. HOME funding is used for owner-occupied housing rehabilitation and multi-family construction.

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

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation and Delivery - Owner Occupied
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$222,846 and HOME \$252,000
	<b>Description</b>	Program to rehabilitate existing owner-occupied houses that are at least 40 years old and have a value of less than \$175,000. Eligible properties can be single-family residences, including manufactured homes permanently attached to real property. Most of the houses that are rehabilitated are located in Fargo’s older low/mod neighborhoods. <i>Matrix Code 14A (Rehab - single unit residential) National Objective - Low/Mod Housing</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Repair/Rehabilitate approximately 12 homes that are at least 40 years old and under 80% AMI.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Direct Benefit - Low and moderate income homeowners</li> <li>• Indirect Benefit - Residents of affected older neighborhoods (well-maintained housing stock)</li> <li>• Repair/Rehabilitate approximately 12 homes that are at least 40 years old or occupied by elderly or disabled persons</li> </ul>
<b>2</b>	<b>Project Name</b>	Community Housing Development Organization (CHDO) Project
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing

	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME \$100,000
	<b>Description</b>	The City will partner with a Community Housing Development Organization to create affordable housing with the HOME set-aside funds in Fargo. <i>Matrix Code - 12 (Construction of Housing) National Objective - N/A</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide 3 HOME units in Fargo for households at or below 60% AMI.
	<b>Location Description</b>	4225 28th Avenue South
	<b>Planned Activities</b>	Construct affordable housing units to serve households at or below 60% AMI.
<b>3</b>	<b>Project Name</b>	Downtown Slum and Blight Projects
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$15,000
	<b>Description</b>	The Community Development Committee wishes to set aside funds for potential projects in the Downtown area that will address slum and blight conditions. Included among these potential projects will be storefront rehabilitation grants to property owners which must be matched one-for-one with private dollars and be utilized for facade renovation. Other activities undertaken with the intention of eliminating blighted conditions in designated areas may be considered as well. At this time, specific projects are yet to be determined. <i>Matrix Code - 14E (Rehab - publicly or privately owned commercial) National Objective - SBA (Slum/Blight Area)</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Address/eliminate slum and blight conditions at approximately 2 properties.

	<b>Location Description</b>	Downtown Fargo, designated blighted areas (generally, Census Tract 7, Block Groups 1 and 2). Specific addresses to be determined.
	<b>Planned Activities</b>	Provide grants to address/eliminate blighted conditions at approximately 2 properties.
<b>4</b>	<b>Project Name</b>	Slum & Blight Abatement/Hazardous Property Clearance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$355,585

Description	<p>May include any of the following clearance and remediation activities: acquisition, environmental remediation, clearance, demolition, rehabilitation to the extent necessary to eliminate a specific condition detrimental to public health and safety, and relocation benefits to qualified tenants or owners as required by state or federal law. <i>Potential Matrix Codes may include: 01 Acquisition, 03E Neighborhood Facilities, 03F Parks, Recreational Facilities, 04 Clearance &amp; Demolition, 08 Relocation, 14 A or B Rehabilitation, 12 Construction of Housing. National Objectives may include SBS Slum/Blight Spot, LMH Low to Moderate Income Housing, or LMA Low to Moderate Income Area.</i></p> <p><i>Amendment #1</i> The project location has been expanded to city-wide through this amendment, allowing for slum and blight removal to occur on a “spot basis” rather than in a specified area (i.e., slum blight area) and to increase the budget. <i>National Objective: Slum &amp; Blight Spot Basis [24 CFR Part 570.208 (b)(2)]; potential HUD Matrix Codes: 04 Clearance and Demolition; 14G Acquisition for Rehabilitation</i></p> <p><i>Amendment #2</i> This amendment reduced the budget for this activity and redirected it to Affordable Housing Development project(s).</p> <p><i>Amendment #3</i> One of two locations has been identified (702 2 Street North). This activity will include acquisition and future construction of a single-family housing unit in partnership with Lake Agassiz Habitat for Humanity. <i>National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 01 Acquisition and *12 Construction of Housing. Eligibility 24 CFR Part 570.201 (a) and 570.201 (m). *CDBG funds will only be used to fund acquisition, construction of housing will be funded and performed by Lake Agassiz Habitat for Humanity.</i></p> <p><i>Amendment #4</i> A second location has been identified (916 5 Avenue South). This activity will include demolition and future construction of a single-family housing unit in partnership with the Cass Clay Community Land Trust (CCCLT). <i>National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 04 Clearance &amp; Demolition and *12 Construction of Housing. Eligibility 24 CFR Part 570.201 (a) and 570.201 (m). *CDBG funds will only be used to fund demolition, construction of housing will be funded and performed by the CCCLT.</i></p>
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	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Address/eliminate slum and blight conditions at approximately 2 properties.
	<b>Location Description</b>	702 2 St N and 916 5 Ave S
	<b>Planned Activities</b>	Provide grants to address/eliminate blighted conditions at approximately 2 properties.
5	<b>Project Name</b>	Housing Education
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$20,000
	<b>Description</b>	CDBG funds will be utilized to support homebuyer and tenant education classes in the Fargo-Moorhead community. <i>Matrix Code – 05X (Housing Information and Referral Services) National Objective – Low/Mod Clientele</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide homebuyer and tenant education training sessions to approximately 35 individuals.
	<b>Location Description</b>	City Wide
<b>Planned Activities</b>	Provide homebuyer and tenant education.	
6	<b>Project Name</b>	Homeless Initiatives
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG \$38,000

	<b>Description</b>	CDBG funds will be utilized to provide operating support at Fargo’s Gladys Ray Shelter and the possible creation of an indemnification fund for landlords that rent to long-term homeless individuals. <i>Matrix Code - 03T (Operating Costs of Homeless/AIDS Patients Programs) National Objective - Low/Mod Clientele</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 homeless individuals are assisted.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide operating funding for the emergency shelter.
<b>7</b>	<b>Project Name</b>	Metro Transportation Initiative
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$5,000
	<b>Description</b>	CDBG funds will be used to fund transportation solutions for homeless and low-income and New American clients of agencies, such as Adult Education, Southeast North Dakota Community Action Agency's Head Start Program, and Fargo Cass Public Health. Transportation solutions are developed by a metropolitan wide consortium of social service agencies and transportation providers to improve access to employment and employment related skill development sites. <i>Matrix Code - 05E (Public Service - Transportation Services) National Objective - Low/Mod Clientele</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide subsidy to at least 40 individuals for rides on Metro Area Transit.
	<b>Location Description</b>	City Wide

	<b>Planned Activities</b>	Provide subsidy to at least 40 individuals for rides on Metro Area Transit to help homeless and low-income individuals and New Americans with public transportation.
8	<b>Project Name</b>	Snow Removal Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$2,000
	<b>Description</b>	Project to assist with snow removal for low and moderate income seniors and persons with disabilities. Snow removal service includes one path to the front door, and the public sidewalk in front of the house. <i>Matrix Code - 05A (Senior Services) National Objective - Low/Mod Clientele</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit an estimated 20 senior/disabled households. All will be at or below 80 percent of the area median income.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	This project will benefit an estimated 20 senior/disabled households. All will be at or below 80 percent of the area median income.
9	<b>Project Name</b>	NDSCS – Job Training
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Poverty Reduction
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$15,000
	<b>Description</b>	The North Dakota State College of Science - Fargo, in cooperation with North Dakota Job Service, Lutheran Social Services, and Fargo Adult Learning Center, will develop and offer a targeted job skills development program for New American and low-income individuals. <i>Matrix Code – 05H (Employment Training) National Objective – Low/Mod Clientele</i>
	<b>Target Date</b>	4/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide training to at least 16 low/moderate income adults.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide training to at least 16 low/moderate income adults.
<b>10</b>	<b>Project Name</b>	Fraser, Ltd
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$17,850
	<b>Description</b>	CDBG funds will be utilized to ensure safe housing remains intact for adults with intellectual and developmental disabilities who need assistance with daily living activities. These funds will allow an Independent Living Program house to increase functionality through facility upgrades to the common area. <i>Matrix Code – 14B (Rehabilitation: Multi-Unit Residential); National Objective – Low/Mod Housing</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide a suitable living environment at the facility that serves approximately 6-8 individuals.
	<b>Location Description</b>	Fraser, Ltd.’s Independent Living Program House is located at 2574 Arrowhead Road South in the Brunsdale neighborhood, which is a low-mod area.
	<b>Planned Activities</b>	Sustainability for the purpose of promoting a livable or viable community, creating a suitable living environment.
<b>11</b>	<b>Project Name</b>	Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs

	<b>Funding</b>	CDBG \$150,000
	<b>Description</b>	The Gladys Ray Emergency Homeless Shelter (1519 1 Avenue South) provides a safe, temporary shelter to people who cannot access other shelter options in the community, and to help connect people to housing and services in a welcoming and non-judgmental environment. It has a capacity for 25 adult males and 10 adult females and is sponsored by the VA Health Care System to provide a Veteran’s Drop-In Center. It also provides short-term residential, social (non-medical) detoxification services at its Withdrawal Management Unit (WMU). Since the shelter has occupied the space (2007), there has been no significant rehabilitation to the facility. The shelter has various needs for improvement including, but not limited to improvements in public common areas, sleeping areas, restrooms, the WMU, and exterior areas. It is possible that funds may be used for relocation to a different building if the costs of improvements outweigh the costs of relocation. <i>National Objective: 570.208(a)(2) LMC/Eligibility 570.201(c); HUD Matrix Code 03C – Homeless Facilities (non-operating costs)</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,155 individuals will benefit from the improvements to the facility.
	<b>Location Description</b>	The Gladys Ray Emergency Homeless Shelter is located at 1519 1 Avenue South.
	<b>Planned Activities</b>	Provide improvements to the facility.
<b>12</b>	<b>Project Name</b>	Rebuilding Together
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$55,000
	<b>Description</b>	CDBG funds will be used to support home improvements to low-income seniors, veterans, and disabled individuals. <i>Matrix Code 14A (Rehab – single unit residential) National Objective - Low/Mod Housing</i>
	<b>Target Date</b>	4/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Repair/rehabilitate approximately 3 homes that are at least 40 years old or occupied by seniors, veterans, or disabled persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Direct Benefit - Low and moderate income homeowners</li> <li>• Indirect Benefit - Residents of affected older neighborhoods (well-maintained housing stock)</li> <li>• Repair/Rehabilitate approximately 3 homes that are occupied by seniors, veterans, or disabled persons</li> </ul>
<b>13</b>	<b>Project Name</b>	Washington Elementary School Playground Improvements
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Neighborhoods
	<b>Needs Addressed</b>	Non-Housing Community Development Needs
	<b>Funding</b>	CDBG \$150,000
	<b>Description</b>	Playground equipment at the Fargo Public School’s Washington Elementary is 30 years old and replacement parts are no longer available to repair the old playground. Replacing equipment and surfaces/landscaping would increase accessibility and safety as new equipment and playground-related codes have been changed significantly in the past 30 years. This playground also functions as a neighborhood playground and may be used by anyone. This new goal would be added to the 5-Year Consolidated Plan, with the specific activity being added to the 2018 Annual Action Plan. <i>National Objective: 570.208(a)(1) – LMA/Eligibility 570.201(c); HUD Matrix Code 03F – Parks, Recreational Facilities</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Based on the Census data for this low-mod area, 3,485 individuals will benefit from the improvements.
	<b>Location Description</b>	1725 Broadway North
	<b>Planned Activities</b>	Provide improvements to the playground.

<b>14</b>	<b>Project Name</b>	High Plains Fair Housing Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	n/a
	<b>Needs Addressed</b>	Program Administration – Fair Housing
	<b>Funding</b>	CDBG \$5,000
	<b>Description</b>	CDBG funds will be used for comprehensive outreach and fair housing education in the region. Part of requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). <i>CDBG Matrix Code: 21D Fair Housing Activities (subject to 20% Admin. Cap). Eligibility 24 CFR Part 570.206(c).</i>
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	n/a
<b>15</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	n/a
	<b>Needs Addressed</b>	Program Administration – Fair Housing
	<b>Funding</b>	CDBG \$137,673 and HOME \$47,993
	<b>Description</b>	Funds are used for the administration of community development programs and general planning activities. HOME funds pay for administration of the HOME program and a share of the delivery costs of the housing rehabilitation program. CDBG funds pay for administrative costs of the personnel that work on the planning and delivery of these community development programs, in addition to special plans, studies, and fair housing education. <i>Matrix Code - 21A (General Administration) and 21H (Admin Costs of a PJ)</i>
	<b>Target Date</b>	4/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	n/a

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

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

The primary beneficiaries of all listed projects are low/moderate income households in the City of Fargo. In Fargo, most of the low/mod areas are concentrated in the core of the City, which are also some of Fargo’s oldest neighborhoods.

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100%

**Table 10 - Geographic Distribution**

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

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

### **Discussion**

## Affordable Housing

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

#### Introduction

In 2018, Fargo’s affordable housing work involves creating and maintaining housing options and solutions. To do this, the City will rehabilitate older owner-occupied housing, work with local partners to create new housing and rehabilitate existing affordable housing, assist low-income homeowners with infrastructure assessments, increase public awareness of affordability concerns, and work to increase homeownership rates for minority populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	17
Special-Needs	9
Total	26

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	21
Acquisition of Existing Units	0
Total	26

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

#### Discussion:

##### **One Year Goals for the Number of Households to be Supported:**

15 homeowner housing rehabilitated, 2 homeowner housing added through slum/blight removal, 3 CHDO rental units constructed, 6 rental units rehabilitated = 26 units total

##### **One Year Goals for the Number of Households Supported Through:**

3 new CHDO rental units constructed, 2 homeowner housing added through slum/blight removal, 15 homeowner housing rehabilitated, 6 rental units rehabilitated = 26 units total

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

### **Introduction**

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

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

The City is working closely with the Fargo Housing and Redevelopment Authority (FHRA) to rehabilitate and expand its affordable housing stock and the overall living environment for residents. The City is planning to invest over \$1,000,000 in CDBG, HOME, and local dollars to rehabilitate the Lashkowitz High Rise. This will allow the FHRA to leverage other sources of affordable housing dollars, such as LIHTCs, and will make it possible to focus on expanding its affordable housing stock in the years following.

In Fargo, there are 13 affordable housing properties providing rental assistance to 789 very low income households. In addition, the Fargo Housing and Redevelopment Authority has 60 tenant based rental assistance units, and provides 100 VASH vouchers for homeless vets and 1,194 Section 8 rental vouchers for general use. The FHRA meets the needs of its tenants through regular physical, operational, and management improvements, which are listed in its Five-Year Agency Plan and annual updates. The FHRA is engaged in efforts to improve its housing stock and the overall living environment for residents. The Lashkowitz High Rise is an example of this endeavor. The Lashkowitz project is in its planning phase to improve the overall condition of affordable units in the City and meet the long-term needs of tenants.

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

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

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

Not applicable. The FHRA is not designated as troubled.



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

### **Introduction**

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

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

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

The City Planning Department continues to be involved in local and statewide Continuum of Care efforts and regularly provides CDBG funds to support the planning process. In addition, the Planning Department continues to move forward with the goals and objectives of Fargo's "10-Year Plan to End Long-Term Homelessness", which brings together public and private partners from the metropolitan area to craft a local strategy for addressing the needs of this homeless population. Funds are set aside in the 2018 budget to support project ideas that have come out of that process (Project #6).

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

CDBG funds will be utilized to provide operating support at Fargo's Gladys Ray Shelter, which serves the Fargo homeless population. The 2018 Action Plan also includes funds to assist with supportive housing and shelter facility improvements. In addition, Project HART in Fargo is a transitional residential facility/program for veterans that are homeless. It provides housing for 48 individuals.

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

Homeless providers in Fargo are members of the Fargo-Moorhead Coalition for Homeless Persons and North Dakota Continuum of Care, which organize around the implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. Their work focuses on planning and delivering housing and services for people who are homeless. Members of the Coalition currently operate in partnership with a locally-maintained homeless information system called CARES, which

helps to coordinate, refer, and evaluate homeless prevention and housing services. The information obtained is also used by homeless and housing providers to identify gaps and improve performance. The local organizations also work with ongoing McKinney-Vento homeless projects to improve outcomes related to transitioning to permanent housing, reducing the number of veterans and families with children that are homeless, assisting youth aging out of foster care, as well as lowering the number of people who become homeless again.

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

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

**Discussion**

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

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

### **Introduction**

The 2018 Action Plan demonstrates significant support for the maintenance and creation of affordable housing in the community.

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

The City is examining its Tax Increment Financing (TIF) policy to focus local incentive dollars on encouraging affordable housing development; previously, the policy was for any housing development, which often resulted in higher end, more expensive rental housing development. Additionally, the City has begun training and educating local developers on the use of 4% LIHTCs, which are rarely used throughout the state. This has already resulted in one planned development with more being considered.

The Fargo Housing and Redevelopment Authority (FHRA) has struggled to maintain its older housing stock, particularly its high rise, which will allow the FHRA to focus on development of new affordable housing stock.

Outside the City's investments in the FHRA, permanent affordability of housing is not guaranteed by the City's investments of federal and local dollars. The City is considering utilization of a shared equity agreement for the purposes of ensuring permanent affordability.

Although there has been a significant amount of housing development in Fargo over the past decade, much of it has been from a handful of local developers creating a potentially oligopolistic market. The City is examining policies to encourage small-scale, and missing middle-type housing to create a more competitive market and a variety of housing styles and sizes produced or maintained by an expanded number of suppliers, to help drive down the market rates of housing.

To note, the Housing Rehab program helps remove significant barriers to affordable homeownership by assisting with critical repairs and maintenance to Fargo's existing housing stock, much of which is considered affordable housing. The Action Plan also includes funds to assist homeowners with special assessments levied for infrastructure repairs near their home. Direct efforts to remove barriers to affordable housing include assistance with the development of affordable senior housing, with the HomeField III Senior Housing apartments located at 4225 28th Avenue South.

The City of Fargo has worked to address the problem of increased foreclosures in the area through the Neighborhood Stabilization Program (NSP), which was authorized by Congress under Title III of the

Housing and Economic Recovery Act of 2008. Fargo received over \$5 million to acquire and redevelop foreclosed and abandoned properties that might otherwise have become sources of abandonment or blight. The NSP funds have been an excellent source of funding to address increasing numbers of foreclosed or vacant properties. The funds allocated to the City have been obligated and spent; however, approximately \$443,200 in program income remains and can be utilized to address foreclosures and abandoned property. Additional program income may be generated during 2018.

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

### **Introduction**

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

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

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

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

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

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

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

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

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

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

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

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

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

number of families living in poverty.

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

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

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

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

The City will continue to support the efforts of housing and service agencies in the community. Fargo continues to expand its representation and presence with housing, social and human service agencies. In 2016, the North Dakota Housing Finance Agency completed a Statewide Housing Needs Assessment. In 2015, the Community Development Committee oversaw the development of a Fargo Housing Study. Around the same time, a Workforce Study was completed by the Fargo Moorhead Economic Development Corporation. The available data was instrumental in the creation of a Build Housing Workgroup, which includes multi-sector representation from the region and focuses specifically on attainable housing to support upward mobility for people in low-wage, basic skill jobs. The result has contributed to the coordination of public and private housing organizations in Fargo's annual action plan through partnerships to develop employer funded housing, tenant and homebuyer education (which the Village Family Service Center stopped offering in 2015), create a regional housing trust fund, and support local and statewide housing programs and policies.

## Program Specific Requirements

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

#### Introduction

The City has prepared specific requirements for the use of CDBG and HOME program income, as well as HOME resale and recapture provisions. All HOME funded projects in Fargo's 2018 Action Plan are subject to the recapture provision, as opposed to the resale provision.

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

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

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

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

#### Other CDBG Requirements

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

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

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

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

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

Recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restrictive Agreement (LURA). All HOME funded projects in Fargo's 2018 Action Plan are subject to the recapture provision, as opposed to the resale provision. The HOME CHDO project is required to follow the City's recapture policy.

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

All HOME funded projects in Fargo's 2018 Action Plan are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the entire amount of HOME investment based on specific criteria that are established within the City's Recapture Policy. Only direct subsidy to the homebuyer is subject to recapture. The amount recaptured must be limited to the net proceeds from the sale (24 CFR 92.254). Any recaptured funds must be used to carry out eligible HOME activities. In the case of CHDO proceeds, the City of Fargo permits Beyond Shelter, Inc. to retain any CHDO proceeds resulting from the HOME investment with the condition that the proceeds be used to develop additional affordable housing in the City of Fargo (24 CFR 92.3000(a)(2)) following the City's Recapture Policy. In addition, all CHDO proceeds and uses will be reported to the City.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that



will be used under 24 CFR 92.206(b), are as follows:

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

## **Discussion**

The after HOME rehabilitation value of owner-occupied, single-family properties in the city of Fargo, will not exceed 95% of the area median purchase price. The 95% median purchase price for the area is determined by using the HOME affordable homeownership limits provided by HUD (24 CFR 92.254 (a)(2)(iii)).

Please see the full, attached City of Fargo Recapture Policy under AD-26, Administration of the Annual Action Plan, Grantee Unique Appendices.

## **Attachments**

**City of Fargo**  
**2018 Action Plan Amendments**

## **Amendment #1**

# Notice for Amendment #1 of the 2018 Community Development Action Plan

*This was sent to the Fargo Forum for publication on Friday, November 30, 2018.*

## Notice of Public Hearing & Public Comment Period 5-Year Consolidated Plan & Annual Action Plan Amendments for Housing and Community Development Community Development Block Grant (CDBG) Program

The City of Fargo is considering amendments to its Community Development Block Grant (CDBG), a grant awarded to the City by the U.S. Department of Housing and Urban Development (HUD). Following a public comment period and subsequent City Commission action on January 2, 2019, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval. All citizens are welcome to submit comments at any time during the public comment period or at the public hearing. In advance of the public hearing, alternative formats of this information and accommodation for persons with disabilities will be made upon request (10 hour notice is required). To arrange for services call 701.241.1474; for TDD/Relay service dial 701.241.8258.

- Public Comment Period:** December 1, 2018 through December 30, 2018
- Send written comments or phone:** City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
225 4th Street North, Fargo ND 58102  
701.476.4144
- Public Hearing:** Monday, December 17, 2018 - 5:15 p.m.  
City Commission Chambers  
200 3rd Street North, Fargo ND 58102
- Final City Commission Consideration:** Wednesday, January 2, 2019
- Electronic Comments:** [planning@FargoND.gov](mailto:planning@FargoND.gov)

### Summary of Proposed Amendment:

**1. Revised Activity: Slum & Blight Abatement/Hazardous Property Clearance + \$520,585**

May include any of the following clearance and remediation activities: acquisition, environmental remediation, clearance, demolition, rehabilitation to the extent necessary to eliminate a specific condition detrimental to public health and safety, and relocation benefits to qualified tenants or owners as required by state or federal law. The purpose of the amendment is to expand project location to city-wide, allowing for slum and blight removal to occur on a "spot basis" rather than in a specified area (i.e., slum blight area) and to increase the budget to help the City of Fargo meet timely expenditure requirements. Amendment would revise 5-Year Consolidated Plan and 2016/2017/2018 annual action plans. National Objective: Slum & Blight Spot Basis [24 CFR Part 570.208 (b)(2)]; potential HUD Matrix Codes: 04 Clearance and Demolition; 14G Acquisition for Rehabilitation

**Priorities** – Blighted/Hazardous structures and properties in deteriorated condition, including those under the City's abatement/code enforcement authority when the owner has not complied.

**Financial** – This amendment would increase the budget for this activity from \$100,000 to approximately \$620,585. Approximately \$520,585 will be obligated from unallocated resources due to over-budgeted activities, cancelled activities, and program income receipts higher than expected.

Amount	Source
\$100,000	Existing approved 2018 budget for Slum & Blight Abatement
\$165,000	Full reallocation of Public Facilities Improvements projects (i.e., Great Plains Food Bank - \$75,000/Jeremiah Program - \$50,000/Youthworks - \$40,000)
\$45,000	Partial reallocation of Rape & Abuse Crisis Center Public Facilities Improvements (Owner reduced scope of work)
\$100,000	Reallocation of 2017 Storefront Rehabilitation unused (2016 budget was over-budgeted and used to fund actual 2017 projects)
\$210,585	Program Income – Nokomis
<b>\$620,585</b>	<b>TOTAL BUDGET (approx.)</b>

Any additional CDBG program income received in 2018 will also be used for this activity. Program income is primarily based on sporadic single family loan repayments. It fluctuates from year to year and annual estimations may be over or under actual.

**2. Canceled Activity: Great Plains Food Bank**

CDBG funds were designated to support a facility upgrade at the Great Plains Food Bank (1720 3rd Avenue North). Based on factors such as availability of contractors and timing of donor pledge payments, Great Plains Food Bank notified the City of Fargo that they were not in a position to fulfill the federal requirements of the grant and declined the 2016 award. National Objective: 570.208(a)(1) – LMA/Eligibility 570.201(c); HUD Matrix Code 03E – Neighborhood Facilities.

**Financial:** \$75,000 is proposed to be redirected from the Great Plains Food Bank project to Slum & Blight Abatement/Hazardous Property Clearance.

**3. Canceled Activity: Jeremiah Program Fargo-Moorhead**

The Jeremiah Program Fargo-Moorhead (801 Page Drive South), which houses and assists low-to-moderate income single mothers working on post-secondary education, declined a 2017 award for a public facilities improvement(s) project. Contractors and sub-contractors did not register in the System for Award Management prior to their construction deadline. Registration is required prior to entering into contracts on federally funded projects. National Objective: 570.208(a)(2) LMC/Eligibility 570.201(c); HUD Matrix Code 03C – Homeless Facilities – Not Operating Costs

**Financial** – \$50,000 is proposed to be redirected from the Jeremiah Program Fargo-Moorhead project to Slum & Blight Abatement/Hazardous Property Clearance.

**4. Canceled Activity: Youthworks**

Youthworks (315 University Drive South), which houses and assists homeless youth and young adults, declined a 2017 award for a public facilities improvement(s) project. They were unable to secure a contractor to complete the project following federal regulations of Davis Bacon Labor Standards (prevailing wages) and registration in the System for Award Management. Registration is required prior to entering into contracts on federally funded projects. National Objective: 570.208(a)(2) LMC/Eligibility 570.201(c); HUD Matrix Code 03Q – Facilities for Abused and Neglected Children

**Financial** – \$40,000 is proposed to be redirected from the Youthworks project to Slum & Blight Abatement/Hazardous Property Clearance.

**5. New Activity – Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation + \$150,000**

The Gladys Ray Emergency Homeless Shelter (1519 1 Avenue South) provides a safe, temporary shelter to people who cannot access other shelter options in the community, and to help connect people to housing and services in a welcoming and non-judgmental environment. It has a capacity for 25 adult males and 10 adult females and is sponsored by the VA Health Care System to provide a Veteran’s Drop-In Center. It also provides short-term residential, social (non-medical) detoxification services at its Withdrawal Management Unit (WMU). Since the shelter has occupied the space (2007), there has been no significant rehabilitation to the facility. The shelter has various needs for improvement including, but not limited to improvements in public common areas, sleeping areas, restrooms, the WMU, and exterior areas. It is possible that funds may be used for relocation to a different building if the costs of improvements outweigh the costs of relocation. This new goal would be added to the 5-Year Consolidated Plan, with the specific activity being added to the 2018 Annual Action Plan. National Objective: 570.208(a)(2) LMC/Eligibility 570.201(c); HUD Matrix Code 03C – Homeless Facilities (non-operating costs)

**Financial** – \$150,000 is proposed to be redirected from multiple years of unallocated resources due to over-budgeted activities, cancelled activities, and program income receipts higher than expected.

**6. New Activity – Washington Elementary School Playground Improvements + \$150,000**

Playground equipment at the Fargo Public School’s Washington Elementary is 30 years old and replacement parts are no longer available to repair the old playground. Replacing equipment and surfaces/landscaping would increase accessibility and safety as new equipment and playground-related codes have been changed significantly in the past 30 years. This playground also functions as a neighborhood playground and may be used by anyone. This new goal would be added to the 5-Year Consolidated Plan, with the specific activity being added to the 2018 Annual Action Plan. National Objective: 570.208(a)(1) – LMA/Eligibility 570.201(c); HUD Matrix Code 03F – Parks, Recreational Facilities

**Financial** – \$150,000 is proposed to be redirected from multiple years of unallocated resources due to over-budgeted activities, cancelled activities, and program income receipts higher than expected.

Comments and suggestions from the public are encouraged during the public comment period and/or at the public hearing (schedule above). In advance of the public hearing, alternative formats of this information or accommodation for persons with disabilities or limited English proficiency will be made upon request (10 hours notice is required). To arrange for services, call 701.241.1474; for TDD/Relay service dial 701.241.8258.

ND Affidavit No. 2706420

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA

ss.

COUNTY OF CASS

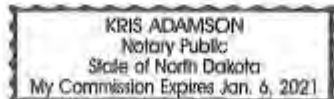
**Bill Morehouse**, *The Forum*, being duly sworn, states as follows:

1. I am the designated agent of *The Forum*, under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspapers listed on the attached exhibits.
2. The newspapers listed on the exhibits published the advertisement of: **PUBLIC NOTICE; (1) line: November 30, 2018**, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Dated this 4th day of December, 2018

  
\_\_\_\_\_  
Legals Clerk

  
\_\_\_\_\_  
Notary Public





**Title of Public Hearing & Public Comment Period  
5-Year Consolidated Plan & Annual Action Plan Amendments  
for Housing and Community Development  
Community Development Block Grant (CDBG) Program**

The City of Fargo is considering amendments to its Community Development Block Grant (CDBG), a grant awarded to the City by the U.S. Department of Housing and Urban Development (HUD). Following a public comment period and subsequent City Commission action in January 9, 2016, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval. All citizens are welcome to submit comments in any form during the public comment period or to the public hearing in person in the public hearing. Alternative formats of the information and accommodations for persons with disabilities will be made upon request (10 day notice is required). To arrange for services call 701.241.1974. For TDD/voice services call 701.241.6258.

**Public Comment Period:** December 1, 2016 through December 30, 2016

Send written comments to: (State) City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
226 4th Street North, Fargo ND 58102  
701.241.6258

**Public Hearing:** Monthly, December 17, 2016 – 5:15 pm.  
City Commission Chamber  
226 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Wednesday, January 3, 2017

**Electronic Comments:** [planning.fargo.nd.gov](http://planning.fargo.nd.gov)

**Summary of Proposed Amendments:**

**1. Revised Activity: Slum & Blight Abatement/Hazardous Property Clearance - \$720,000** May include any of the following clearance and remediation activities: asbestos, occupational, environmental remediation, demolition, blight/abatement, stabilization to the extent necessary to eliminate a specific condition detrimental to public health and safety, and related benefits, to qualified owners or owners as required by state or federal law. The purpose of the amendment is to reserve project location to city-wide, allowing for slum and blight removal to occur on a "spot basis" rather than in a specified area (i.e., slum and blight area) and to increase the budget to help the City of Fargo meet federal expenditure requirements. Amendment would revise 5-Year Consolidated Plan and 2016 Annual Action Plan action items: National Objective: Slum & Blight (2)(A) Secs. 24-C(1) Part 576.200 (b)(2), (c)(2), (e)(2); HUD Matrix Code: 04 Clearance and Demolition - V&G Acquisition for Rehabilitation.

**Priorities** – Blight/demolition structures and properties in deteriorated condition, including those under the City's state-mandated eminent domain authority when the owner has not complied.

**Financial** – This amendment would increase the budget for this activity from \$165,000 to approximately \$820,585. Approximately \$620,000 will be obligated from unallocated resources due to completed activities, residual activities, and program income receipts higher than expected.

**Amount Source**  
\$100,000 Existing approved 2016 budget for Slum & Blight Abatement  
\$150,000 Full replacement of Public Facilities Improvement projects (i.e., Great Plains Food Bank - \$75,000/Armenian Program - \$60,000/Youthworks - \$40,000)  
\$450,000 Partial reallocation of Slum & Blight Abuse Center Public Facilities Improvement (Disputa acquired since 2/1/17)  
\$120,000 Reallocation of 2017 Structural Rehabilitation issued 2016 budget with over-budgeted and used to fund fiscal 2017 projects  
\$2,100,000 Program Income - (Priority)  
**\$820,585 TOTAL BUDGET (approx.)**

Any additional CDBG program income received in 2016 will also be used for this activity. Program income is primarily based on specific single family unit assignments, a fluctuates from year to year and annual estimates may be less or more actual.

**2. Completed Activity: Great Plains Food Bank**  
CDBG funds were designated to support a family grocery at the Great Plains Food Bank (1720 3rd Avenue North). Based on factors such as availability of commercial and timing of other pending payments, Great Plains Food Bank advised the City of Fargo that they were not in a position to fulfil the federal requirements of the grant and decline the 2015 award. National Objective: 570.288(a)(1) - LHA/Eligible 570.271(n), HUD Matrix Code 02E - Neighborhood Facilities.

**Financial** - \$75,000 is proposed to be reallocated from the Great Plains Food Bank project to Slum & Blight Abatement/Hazardous Property Clearance.

**3. Completed Activity: Jewish Program Fargo-Moorhead**  
The Jewish Program Fargo-Moorhead (301 Page Drive South), which leases and serves low/moderate income Jews, notified HUD on 10/28/2015 that HUD's decision, dated 3/2017, found that a public assisted improvement project (Completed and self-completed) did not comply with the System for Award Management part to their construction deadline. Registration is required prior to entering into contracts on federally funded projects. National Objective: 570.288(a)(1) LHA/Eligible 570.201(k), HUD Matrix Code 02C - Nonresidential Facilities - Not Operating Code.

**Financial** - \$50,000 is proposed to be reallocated from the Jewish Program Fargo-Moorhead project to Slum & Blight Abatement/Hazardous Property Clearance.

**4. Completed Activity: Youthworks**  
Youthworks (315 University Drive South), which houses and serves homeless youth and young adults, defined a 2017 award for a public facilities improvement project. They were unable to secure a contractor to complete the project following initial negotiations of David Bacon (Lead Contractor (provisional) and registered in the System for Award Management. Registration is required prior to entering into contracts on federally funded projects. National Objective: 570.288(a)(2) LHA/Eligible 570.201(i), HUD Matrix Code 02C - Facilities for Assisted and Neglected Children.

**Financial** - \$40,000 is proposed to be reallocated from the Youthworks project to Slum & Blight Abatement/Hazardous Property Clearance.

**5. New Activity - Gladys Ray Emergency Homeless Shelter Facilities Improvement or Relocation - \$140,000** The Gladys Ray Emergency Homeless Shelter (1515 1st Avenue South) provides a safe, temporary shelter to people who cannot access other accommodations in the community, and to help connect people to housing and services in a welcoming and non-judgmental environment. It has a capacity for 30 adult males and 10 adult females and is sponsored by the VA Health Care System to provide a Veterans Drop-In Center. It also provides short-term residential, acute (non-medical) detoxification services at the Withdrawal Management Unit (WMLU). Since the shelter has occupied the space (2007), there has been no significant rehabilitation to the facility. The shelter has various needs for improvement including, but not limited to: improve the public restroom areas, blocking stairs, reconfigure the WMLU, and address issues. It is possible that funds may be used for relocation to a different building if the cost of improvement outweigh the cost of relocation. The new unit would be added to the 5-Year Consolidated Plan, with the specific activity being added to the 2018 Annual Action Plan. National Objective: 570.288(a)(2) LHA/Eligible: 570.201(n), HUD Matrix Code 03 - Homeless Facilities (new operating code).

**Financial** - \$165,000 is proposed to be reallocated from multiple years of unallocated resources due to over-budgeted activities, cancelled activities, and program income receipts higher than expected.

**6. New Activity - Washington Elementary School Playground Improvements - \$150,000** Playground equipment at the Fargo Public Schools Washington Elementary is 30 years old and replacement parts are no longer available. To repair the old playground, replacing equipment and surface/resurfacing would increase accessibility to the park 10 years. This playground also functions as a neighborhood playground and may be used by anyone. The new equipment would be added to the 5-Year Consolidated Plan, with the specific activity being added to the 2018 Annual Action Plan. National Objective: 570.288(a)(1) - LHA/Eligible 570.201(i), HUD Matrix Code 03 - Parks, Recreational Facilities.

**Financial** - \$170,000 is proposed to be reallocated from multiple years of unallocated resources due to over budgeted services, cancelled activities, and program income receipts higher than expected.

Comments and suggestions from the public are encouraged during the public comment period. Approval of the public hearing schedule above, in violation of the state law, otherwise known as the Information and Communications Act, is hereby approved. To arrange for services call 701.241.1974. For TDD/voice services call 701.241.6258.

**MEMORANDUM**

**TO:** Community Development Committee  
**FROM:** Tia Braseth, Community Development Planning Coordinator *MB*  
**DATE:** December 13, 2018  
**RE:** Notice of Amendments to Community Development Block Grant 5-Year Consolidated Plan & Annual Action Plans

The Department of Planning & Development would like to amend the City of Fargo's Community Development Block Grant (CDBG) 5-Year Consolidated Plan (2015-2019) and Annual Action Plans. Proposed amendments include:

- Cancelling 3 projects that did not come to fruition
- Adding 2 public improvement projects benefiting youth from low to moderate income households and people who are homeless
- Increasing the budget for Slum & Blight Abatement/Hazardous Property Clearance by reallocating funds from unfulfilled or over-budgeted projects and higher than expected program income
- Expanding the project area for the Slum & Blight Abatement/Hazardous Property Clearance to city-wide on a spot basis

Each proposed amendment is detailed in the attached public notice, which was published in the November 30, 2018 Forum newspaper. This proposal was presented to the Planning Commission on December 4, 2018 and to the City Commission on December 17, 2018. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the amendment will be submitted to HUD for approval.

It is part of the City's adopted citizen participation plan to take all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** Approve amendment proposal.



**MEMORANDUM**

**TO: PLANNING COMMISSION**  
**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR** TB  
**DATE: NOVEMBER 28, 2018**  
**RE: NOTICE OF AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT 5-YEAR CONSOLIDATED PLAN & ANNUAL ACTION PLANS**

The Department of Planning & Development would like to amend the City of Fargo's Community Development Block Grant (CDBG) 5-Year Consolidated Plan (2015-2019) and Annual Action Plans. Proposed amendments include:

- Cancelling 3 projects that did not come to fruition
- Adding 2 public improvement projects benefiting youth from low to moderate income households and people who are homeless
- Increasing the budget for Slum & Blight Abatement/Hazardous Property Clearance by reallocating funds from unfulfilled or over-budgeted projects and higher than expected program income
- Expanding the project area for the Slum & Blight Abatement/Hazardous Property Clearance to city-wide on a spot basis


Each proposed amendment is detailed in the attached public notice, which will be published in the November 30, 2018 Forum newspaper. This proposal will also be presented to the Community Development Committee and the City Commission. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the amendment will be submitted to HUD for approval.

It is part of the City's adopted citizen participation plan to take all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** Approve amendment proposal.



MEMORANDUM

**TO:** Board of City Commissioners  
**FROM:** Nicole Crutchfield, Planning Director   
**DATE:** December 13, 2018  
**RE:** Public Hearing for Amendments to Community Development Block Grant 5-Year Consolidated Plan & Annual Action Plans

The Department of Planning & Development would like to amend the City of Fargo's Community Development Block Grant (CDBG) 5-Year Consolidated Plan (2015-2019) and Annual Action Plans. Proposed amendments include:

- Cancelling 3 projects that did not come to fruition
- Adding 2 public improvement projects benefiting youth from low to moderate income households and people who are homeless
- Increasing the budget for Slum & Blight Abatement/Hazardous Property Clearance by reallocating funds from unfulfilled or over-budgeted projects and higher than expected program income
- Expanding the project area for the Slum & Blight Abatement/Hazardous Property Clearance to city-wide on a spot basis

Each proposed amendment is detailed in the attached public notice, which was published in the November 30, 2018 Forum newspaper. This proposal was presented to and approved by the Planning Commission on December 4. It will also be presented to the Community Development Committee on December 18, 2018. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the amendment will be submitted to HUD for approval.

It is part of the City's adopted citizen participation plan to present all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** This meeting is for a public hearing only, no action is required at this time. Final consideration of the amendments is scheduled for January 2, 2019.



**MEMORANDUM**

**TO:** Board of City Commissioners  
**FROM:** Nicole Crutchfield, Planning Director *Mr. P. K. K.*  
**DATE:** December 27, 2018  
**RE:** Approve Proposed Amendments to Community Development Block Grant (CDBG)/HOME 5-Year Consolidated Plan & Annual Action Plans

The City Commission is asked to approve the following Community Development Block Grant (CDBG) actions:

- Adopting proposed amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 5-Year Consolidated Plan (2015-2019) and Annual Action Plans. Proposed amendments include:
  - Cancelling 3 projects that did not come to fruition
  - Adding 2 public improvement projects benefiting youth from low to moderate income households and people who are homeless
  - Increasing the budget for Slum & Blight Abatement/Hazardous Property Clearance by reallocating funds from unfulfilled or over-budgeted projects and higher than expected program income
  - Expanding the project area for the Slum & Blight Abatement/Hazardous Property Clearance to city-wide on a spot basis

The proposed amendments are in compliance with federal regulations for the Department of Housing and Urban Development (HUD) CDBG program. The following actions were completed as required by the City of Fargo's Citizen Participation Plan:

Public Advertisement Published	November 30, 2018
Public Comment Period	December 1-30, 2018
Approved by the Planning Commission	December 4, 2018
Public Hearing at City Commission Meeting	December 17, 2018
Approved by the Community Development Committee	December 18, 2018

No public comments were received. Each proposed amendment is detailed in the attached public notice.

**Recommended Motion:** Approve proposed amendments to Community Development Block Grant (CDBG)/HOME 5-Year Consolidated Plan & Annual Action Plans.



**RESOLUTION APPROVING  
AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)/HOME 5-YEAR CONSOLIDATED PLAN & ANNUAL ACTION PLANS**

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

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

WHEREAS, in compliance with federal regulations, the City of Fargo has amended its CDBG/HOME 5-Year Consolidated Plan and Annual Action Plans to make available housing and community development resources that primarily address the needs of low to moderate income persons in Fargo; and

WHEREAS, the City of Fargo has conducted a required citizen participation process including a draft publication of the amendments, approval by the Planning Commission and Community Development Committee, a public hearing, and a 30-day public comment period.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fargo, North Dakota that the Mayor is herein authorized and directed to submit the amendments to the Community Development Block Grant (CDBG)/HOME 5-Year Consolidated Plan & Annual Action Plans to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plans.

**CERTIFICATE**

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

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

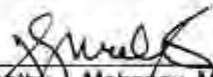
I, Steven Sprague, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota,

DO HEREBY CERTIFY:

That the foregoing is a full, true and correct copy of the original Resolution, and the whole thereof approving the amendments to the City of Fargo's 5-Year Consolidated Plan and Annual Action Plans for the Community Development Block Grant (CDBG) & HOME programs as described in the foregoing Resolution; which Resolution was duly adopted by the Board of City Commissioners of the City of Fargo, North Dakota, at the meeting of the Board held January 2, 2019 at which Regular Meeting all members present voted in favor of the adoption of the Resolution; and

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

(SEAL)

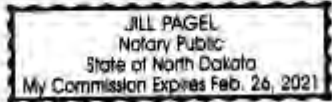
  
\_\_\_\_\_  
Timothy J. Mahoney, Mayor of the  
City of Fargo, North Dakota

ATTEST.

  
\_\_\_\_\_  
Steven Sprague, City Auditor

On this 2 day of January, 2019, before me, Jill Pagel, a Notary Public in and for Cass County, in the State of North Dakota, personally appeared Timothy J. Mahoney, known to me to be the Mayor of the City of Fargo, North Dakota, and Steven Sprague, City Auditor of the City of Fargo, a municipal corporation under the laws of the State of North Dakota, and they acknowledged to me that they executed the foregoing instrument.

  
\_\_\_\_\_  
Notary Public, Cass County, North Dakota



## **Amendment #2**



# Notice for Amendment #2 of the 2018 Community Development Action Plan

This was sent to the Fargo Forum for publication on Monday, May 13, 2019.

## Notice of Public Hearing & Public Comment Period Community Development Block Grant (CDBG) & HOME Programs 2019 Action Plan and Budget & Amendments to: 2018 Action Plan Activities and Budget/5-Year Consolidated Plan Activity

### 2019 Action Plan & Budget Proposal

The City of Fargo has prepared a draft version of the 2019 Annual Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The priorities established within the draft plan result from citizen participation in the development of the 2015-2019 Consolidated Plan and a January 8, 2019 community meeting. The City's 5-Year priorities include affordable housing, activities to end homelessness, neighborhood revitalization, and poverty reduction.

### Estimated Resources

During the 2019 program year, the City of Fargo estimates the following resources to be available:

- **\$760,623** – 2019 Community Development Block Grant (CDBG) allocation from HUD
- **\$82,000** – 2019 CDBG Program Income (estimated)
- **\$347,426** – 2018 Unobligated or Reallocated CDBG Funds at 2018 Year-End (estimated)
- **\$454,741** – 2019 HOME PI allocation from HUD
- **\$43,800** – 2018 HOME PI Program Income (actual)
- **\$331,944** – 2018 Unobligated HOME PI Funds at 2018 Year-End (estimated)
- **\$127,501** – 2017 Unobligated HOME PI Program Income at 2018 Year-End (estimated)
- **\$75,314** – 2017 Unobligated HOME PI Funds at 2018 Year-End (estimated)

**Total = \$2,223,349 (estimated)**

**Activity & Budget Summary Chart**

Activity	Description	Budget
Planning, Administration, and Fair Housing	Staff support for planning, implementation, reporting, and monitoring of CDBG and HOME resources. <i>National Objective: Not applicable for administration.</i> CDBG Matrix Code: 21A General Program Administration. Eligibility 24 CFR Part 570.206.  <b>High Plains Fair Housing Center:</b> Budget \$5,000. Part of requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). CDBG Matrix Code: 21D Fair Housing Activities (subject to 20% Admin. Cost). Eligibility 24 CFR Part 570.206(c).	\$152,000 CDBG \$45,474 HOME
Acquisition	<b>Beyond Shelter, Inc.:</b> Budget \$345,000. Acquisition for affordable housing development. <i>National Objective: Low-Mod Housing Benefit (24 CFR Part 570.208(a)(3)).</i> CDBG Matrix Code: 02 Acquisition of Real Property. Eligibility 24 CFR Part 570.201(a).  <b>Youthwork:</b> Budget \$350,000. Acquisition for a homeless youth runaway shelter (adds 3 homeless beds in Fargo). <i>National Objective: Low-Mod Clientele Benefit (24 CFR Part 570.208(a)(2)).</i> CDBG Matrix Code: 02C Homeless Facilities (not operating costs). Eligibility 24 CFR Part 570.201(c).	\$695,000 CDBG
Affordable Housing Development	Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or relocation in partnership with Habitat for Humanity or other similar housing organizations. Funds for this activity would be reallocated from the Slum & Blight Abatement/Hazardous Property Clearance activity budget (\$620,585 reduced to \$370,585). For more information, see Summary of Proposed Amendments in this notice. <i>National Objective: Low-Mod Housing Benefit (24 CFR Part 570.208(a)(3)).</i> Associated CDBG Matrix Codes include: 02 Acquisition, 02 Disposition of Real Property, 04 Clearance and Demolition, 08 Relocation (most 14 Rehabilitation codes including A, B, C, D, F, G, H, and I). Associated eligibility categories include: 24 CFR Part 570.201(a), (b), (d) and/or (i); 24 CFR Part 570.202(a)(1-5) and/or (f).	\$284,049 CDBG
Public Services (Homelessness Prevention & Direct Care)	<b>Gladys Ray Shelter Homeless Initiatives:</b> Budget \$19,000. Operational support (e.g., homeless initiatives, outreach, harm reduction, etc.). For both activities – <i>National Objective: Low-Mod Clientele Benefit (24 CFR Part 570.208(a)(2)).</i> CDBG Matrix Code: 03F Operating Costs of Homeless/At-Risk Patient Programs. Eligibility 24 CFR Part 570.201(e).  <b>FM Coalition to End Homelessness:</b> Budget \$30,000. Operational support (e.g., homelessness prevention, coordinated entry, data collection, research, etc.).	\$49,000 CDBG
Housing Rehabilitation Loan Program (6 projects + emergency projects)	Citywide housing rehabilitation program assisting owner-occupants of single-family homes whose income falls below 80% of area median income, based upon income, assets, and family size. Homes must be at least 40 years old and have a value of less than \$175,000. Funds are provided in the form of a 0% interest, deferred payment loan up to \$25,000. The assistance must be repaid upon sale, title transfer, or owner vacancy of the	\$180,000 HOME

	property within 10 years of the mortgage date, following a 4-10 year forgiveness schedule. Applications from interested individuals are accepted by the City on a first-come, first-served basis with priority for life and major health safety emergencies. Emergency-related improvements may be done immediately based on inspection (e.g., furnace or water heater failure, major leaks or flooding, etc.). <i>National Objective: Low-Med Housing Benefit (24 CFR Part 570.208(3)). Eligibility 24 CFR 92.254(b)(1) and (2).</i>	
Community Development Housing Organization (CHDO) Project	HOME "set-aside" funds used for construction of affordable housing.	\$100,000 HOME
Affordable Senior Housing Development	Increase affordable senior housing within Fargo city limits (1-3 projects). Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or relocation in partnership with local housing developers (public or private).	\$687,826 HOME
Contingency Funds	Funds held in contingency for issues that may arise during the program year	\$10,000 CDBG \$10,000 HOME

**Contingency Provisions/Potential Adjustments to 2019 Activities & Budget:**

- Budget adjustments transferring amounts greater than \$50,000 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan
- Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan
- To match actual 2019 allocation amounts, any increase or decrease in funding will be applied to the Affordable Housing Development or Home Rehabilitation activities
- All funding levels indicated above are estimated amounts

**Summary of Proposed Amendments**

**A. Amendments to 2018 Annual Action Plan**

1. **Canceled Activities:** Funds from canceled activities are reallocated to activities as described above in this notice.
  - **Special Assessments Assistance Program: \$15,000 budget (CDBG)**  
Due to a City of Fargo Administration determination, this program was funded with non-CDBG dollars.
  - **Rape and Abuse Crisis Center Public Facilities Improvements Project: \$15,000 budget (CDBG)**  
CDBG funds were designated to support a facility upgrade at the Rape and Abuse Crisis Center. Due to changes in the agency's needs from the time of application, the Rape and Abuse Crisis Center has declined the 2018 Annual Action Plan award.
2. **Revised Activity**
  - **Slum & Blight Abatement/Hazardous Property Clearance: -\$250,000 budget (CDBG)**  
This amendment to the 2018 Annual Action Plan would reduce the budget for the Slum & Blight Abatement/Hazardous Property Clearance activity by \$250,000 to be redirected to Affordable Housing Development project(s) within the 2019 Annual Action Plan. Amendment would revise 2018 Annual Action Plan.

**B. Amendments to 5-Year Consolidated Plan**

1. **New Activity:**
  - **Affordable Housing Development: +\$284,049 budget (CDBG)**  
This amendment to the 2015-2019 5-Year Consolidated Plan would create an Affordable Housing Development activity. This new activity will be funded with redirected dollars from the above-mentioned 2018 Annual Action Plan Slum & Blight Abatement/Hazardous Property Clearance activity.

**Comments & Suggestions**

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing (schedule below). The 2019 draft plan and activity amendment are available online at [www.fargond.gov/planninganddevelopment/plansandstudies](http://www.fargond.gov/planninganddevelopment/plansandstudies) or by request through the Planning and Development Department. See contact information below.

The facility is accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (48 hours notice is required). Anyone who requires these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701.241.1474/[Planning@FargoND.gov](mailto:Planning@FargoND.gov), or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.476.4144 to arrange for services. To access TDD/Relay service dial 701.241.8258. It is the policy of the City of Fargo to provide services 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 except where a Bona Fide Occupational Qualification (BFOQ) applies. The City is an equal employment/equal housing opportunity agency.

- 30-Day Public Comment period:** May 13 through June 12, 2019
- Send written comments or phone:** City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
225 4th Street North, Fargo ND 58102  
701.476.4144
- Electronic Comments:** [planning@FargoND.gov](mailto:planning@FargoND.gov)
- Public Hearing:** Monday, May 20, 2019 - 5:15 pm  
Fargo City Commission Chambers  
225 4th Street North, Fargo, ND 58102
- Final City Commission Consideration:** Monday, June 17, 2019 - 5:15 pm

ND Affidavit No. 6107517

**AFFIDAVIT OF PUBLICATION**

**STATE OF NORTH DAKOTA**


ss:

**COUNTY OF CASS**

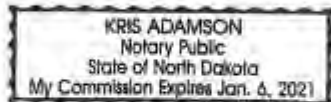
**Chelsea Adams**, *The Forum*, being duly sworn, states as follows:

1. I am the designated agent of The Forum, under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspapers listed on the attached exhibits.
2. The newspapers listed on the exhibits published the advertisement of: **LEGAL NOTICE; (1) time: May 13, 2019**, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Dated this 13th day of May, 2019.

  
\_\_\_\_\_  
Legals Clerk

  
\_\_\_\_\_  
Notary Public



**Notice of Public Hearing & Public Comment Period  
Community Development Block Grant (CDBG) & HOME Programs  
2019 Action Plan and Budget**

**Amendments to:  
2018 Action Plan Activities and Budget/5-Year Consolidated Plan Activity**

**2019 Action Plan & Budget Proposal**

The City of Fargo has prepared a draft version of the 2019 Annual Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The priorities established within the draft plan result from citizen participation in the development of the 2015-2019 Consolidated Plan and a January 8, 2018 community meeting. The City's 5-Year priorities include affordable housing, activities to end homelessness, neighborhood revitalization, and poverty reduction.

**Estimated Resources**

During the 2019 program year, the City of Fargo estimates the following resources to be available:

- \* \$700,423 – 2019 Community Development Block Grant (CDBG) allocation from HUD
- \* \$82,000 – 2019 CDBG Program Income (estimated)
- \* \$347,428 – 2018 Unobligated or Reallocated CDBG Funds at 2018 Year-End (estimated)
- \* \$454,761 – 2018 HOME FY allocation from HUD
- \* \$43,800 – 2018 HOME FY Program Income (actual)
- \* \$81,944 – 2018 Unobligated HOME FY Funds at 2018 Year-End (estimated)
- \* \$127,563 – 2017 Unobligated HOME FY Program Income at 2018 Year-End (estimated)
- \* \$75,314 – 2017 Unobligated HOME FY Funds at 2018 Year-End (estimated)

**Total = \$2,273,348 (estimated)**

**Activity & Budget Summary Chart**

Activity	Description	Budget
Planning, Administration, and Fair Housing	Staff support for planning, implementation, reporting, and monitoring of CDBG and HOME resources. <i>Annual Objective: Not applicable for administration.</i> CDBG Matrix Code: 214. General Budget Administration. Budget: 24 CFR Part 570.205.  <b>Truitt Place Fair Housing Center:</b> Budget: \$1,000. Part of requirements to effectively further fair housing under the Fair Housing Act (42 U.S.C. 8081-201). CDBG Matrix Code: 210 (no Housing Activity Subject to 20% Admin. Exp.). Budget: 24 CFR Part 570.206(c).	\$152,000 CDBG \$45,474 HOME
Acquisition	<b>Low-cost Shelter (LCS):</b> Budget: \$345,000. Acquisition for affordable housing development. Annual Objective: Low-Mid Housing Needs (24 CFR Part 570.205)(2). CDBG Matrix Code: 01. Acquisition of Real Property. Budget: 24 CFR Part 570.203(a).  <b>Emergency:</b> Budget: \$250,000. Acquisition for a homeless youth runaway shelter (code 2). Homeless beds in Fargo. Annual Objective: Low-Mid Chronic Shelter (24 CFR Part 570.205)(2). CDBG Matrix Code: 01. Homeless Facilities (not including cost). Budget: 24 CFR Part 570.203(c).	\$695,000 CDBG
Affordable Housing Development	Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or relocation in partnership with Habitat for Humanity or other similar housing organizations. Funds for this activity would be reallocated from the Sun & Blight Abatement/Remediation Property Clearance activity budget (\$620,585 reduced to \$370,585). For more information, see Summary of Proposed Amendments in this notice. <i>Annual Objective: Low-Mid Housing Needs (24 CFR Part 570.205)(2).</i> Associated CDBG Matrix Codes include: 02. Acquisition of Real Property; 04. Demolition and Demolition; 06. Relocation; 08. Rehabilitation code including A, B, C, D, E, G, H, and I. Associated activity categories include: 24 CFR Part 570.203(a); 03. 1(a) and/or (b); 24 CFR Part 570.203(d); 1) and/or (2).	\$284,000 CDBG
Public Services (Homelessness Prevention & Direct Care)	<b>Shelter and Shelter Homeless Initiatives:</b> Budget: \$19,000. Operational support (e.g., homeless initiatives, outreach, harm reduction, etc.). <i>Annual Objective: Homeless Outreach, Low-Mid Chronic Shelter (24 CFR Part 570.205)(2).</i> CDBG Matrix Code: 017 Operating Costs of Homeless/At-Risk Person Programs. Budget: 24 CFR Part 570.203(d).  <b>EM Coalition to End Homelessness:</b> Budget: \$30,000. Operational support (e.g., homelessness prevention, coordinated entry, data collection, research, etc.).	\$49,000 CDBG
Housing Rehabilitation Loan Program (5 projects + emergency projects)	Citywide Housing Rehabilitation program assisting owner-occupants of single family homes whose income falls below 80% of area median income, based upon income, assets, and family size. Homes must be at least 40 years old and have a value of less than \$175,000. Funds are provided in the form of a 0% interest, deferred payment loan up to \$25,000. The assistance must be repaid upon sale, title transfer, or owner vacancy of the property within 10 years of the mortgage date, following a 4-10 year forgiveness schedule. Applications from interested individuals are accepted by the City on a first come, first served basis with priority for life and major health safety emergencies. Emergency related improvements may be done immediately based on inspection (e.g., furnace or water heater failure, major leaks or flooding, etc.). <i>Annual Objective: Low-Mid Housing Needs (24 CFR Part 570.205)(2).</i> Budget: 24 CFR Part 570.203(d) and (f).	\$180,000 HOME
Community Development Housing Organization (CHDO) Project	HOME "set-aside" funds used for construction of affordable housing.	\$100,000 HOME
Affordable Senior Housing Development	Increase affordable senior housing within Fargo city limits (3 projects). Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or relocation in partnership with local housing developers (public or private).	\$677,826 HOME
Contingency Funds	Funds held in contingency for issues that may arise during the program year.	\$18,000 CDBG \$10,000 HOME

**Contingency Provisions/Potential Adjustments to 2019 Activities & Budget:**

- \* Budget adjustments transferring amounts greater than \$50,000 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan.
- \* Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan.
- \* To match actual 2019 allocation amounts, any increase or decrease in funding will be applied to the Affordable Housing Development of Home Rehabilitation activities.
- \* All funding levels indicated above are estimated amounts.

**Summary of Proposed Amendments**

**A. Amendments to 2018 Annual Action Plan**

1. **Cancelled Activities:** Funds from canceled activities are reallocated to activities as described above in this notice.
  - \* **Special Assessments Assistance Program:** \$25,000 budget (CDBG)
  - Due to a City of Fargo Administration determination, this program was funded with non-CDBG dollars.
  - \* **Rape and Abuse Crisis Center Public Facilities Improvements Project:** \$15,000 budget (CDBG)
  - CDBG funds were designated to support a facility upgrade at the Rape and Abuse Crisis Center. Due to changes in the

	increase within 90 days of the contract date; housing is 3-10 year life-cycle schedule. Applicants from interested individuals are accepted by the City on a first come, first served basis with priority for life and major health safety emergencies. Emergency-related improvements may be done immediately based on inspection (e.g., furnace or water heater failure, major leaks or flooding, etc.). Action Objective: Low-Med Housing Benefit (CFR Part 5.10, 2007); Eligibility (CFR 50.254(b)(1) and (2)).	
Continuity Development Housing Organization (CHOD) Project	HOME "set-aside" funds used for construction of affordable housing	\$100,000 HOME
Affordable Senior Housing Development	increase affordable senior housing within Fargo city limits (1-3 projects). Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or renovation in partnership with local housing developers (public or private).	\$697,628 HOME
Contingency funds:	Funds held in contingency for issues that may arise during the program year.	\$10,000 CDBG \$10,000 HOME

**Contingency Provisions/Potential Adjustments to 2019 Activities & Budget:**

- Budget adjustments transferring amounts greater than \$50,000 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan
- Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan
- To match actual 2019 allocation amounts, any increase or decrease in funding will be applied to the Affordable Housing Development or Home Rehabilitation activities
- All funding levels indicated above are estimated amounts

**Summary of Proposed Amendments**

**A. Amendments to 2018 Annual Action Plan**

- 1. Canceled Activities:** Funds from canceled activities are reallocated to activities as described above in this notice.
  - Special Assessments Assistance Program: \$13,090 budget (CDBG)**  
Due to a City of Fargo Administration determination, this program was funded with non-CDBG dollars.
  - Rape and Abuse Crisis Center Public Facilities Improvements Project: \$15,000 budget (CDBG)**  
CDBG funds were designated to support a facility upgrade at the Rape and Abuse Crisis Center. Due to changes in the agency's needs from the time of application, the Rape and Abuse Crisis Center has declined the 2018 Annual Action Plan award.
- 2. Revised Activity**
  - Slum & Blight Abatement/Hazardous Property Clearance: \$250,000 budget (CDBG)**  
This amendment to the 2018 Annual Action Plan would reduce the budget for the Slum & Blight Abatement/Hazardous Property Clearance activity by \$250,000 to be redirected to Affordable Housing Development project(s) within the 2018 Annual Action Plan. Amendment would revise 2018 Annual Action Plan.

**B. Amendments to 5-Year Consolidated Plan**

- 1. New Activity:**
  - Affordable Housing Development: +\$284,049 budget (CDBG)**  
This amendment to the 2015-2019 5-Year Consolidated Plan would create an Affordable Housing Development activity. This new activity will be funded with redirected dollars from the above-mentioned 2018 Annual Action Plan Slum & Blight Abatement/Hazardous Property Clearance activity.

**Comments & Suggestions**

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing (schedule below). The 2019 draft plan and activity amendment are available online at [www.fargo.gov/planninganddevelopment/consolidated](http://www.fargo.gov/planninganddevelopment/consolidated) or by request through the Planning and Development Department. See contact information below.

The facility is accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (48 hours notice is required). Anyone who requires these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701.241.1474/[Planning@fargo.gov](mailto:Planning@fargo.gov), or the City of Fargo's Section 504/ADA Coordinator Brock Morris at 701.476.4144 to arrange for services. To access TDD/Relay service dial 701.241.4258. It is the policy of the City of Fargo to provide services without regard to race, color, religion, sex, disability, marital 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 except where a bona fide Occupational Qualification (BFOQ) applies. The City is an equal employment/equal housing opportunity agency.

- 30-Day Public Comment period:** May 13 through June 12, 2018
- Send written comments or phone:** City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
225 4th Street North, Fargo ND 58102  
701.476.4144
- Electronic Comments:** [slanfung@fargo.gov](mailto:slanfung@fargo.gov)
- Public Hearing:** Monday, May 20, 2019 - 3:15 pm  
Fargo City Commission Chambers  
225 4th Street North, Fargo, ND 58102
- Final City Commission Consideration:** Monday, June 17, 2019 - 3:15 pm

**City News  
Room**



## **Notice of Public Hearing and Public Comment Period for Community Development Block Grant (CDBG) & HOME**

**05/17/2019**

The City of Fargo has prepared a [draft version](#) of the 2019 Action Plan for the City's Housing and Urban Development Community Development Block Grant (CDBG) and HOME Programs. The public comment period runs from May 13 through June 12, 2019.

Proposed amendments to the 2018 Action Plan and 5-Year Consolidated Plan are also being considered during this public comment period. For more information, view the full [public notice](#) that was published in the City's official legal publication on May 13, 2019.

For translation services on the public notice, draft plan and/or proposed amendments, residents are encouraged to contact The City of Fargo at [701.241.1474](tel:701.241.1474).

<http://fargond.gov/news-events/city-news-room/post-detail?id=5cdec812c3701ab551513eb6> 5/17/2019

**City News  
Room**



## **Aviso de audiencia pública y período de comentarios públicos para el Desarrollo Comunitario (CDBG) & HOME**

**05/17/2019**

La ciudad de Fargo ha preparado una [versión preliminar](#) del Plan de Acción 2019 para el Desarrollo de Vivienda y Desarrollo Urbano de la Comunidad de Subsidios de la Ciudad (CDBG) y los programas de vivienda. El período de comentarios públicos corre del 13 de mayo en Junio 12, año 2019.

Enmiendas propuestas al Plan de Acción 2018 y Plan de Consolidación de 5 años también se están considerando durante este período de comentarios públicos. Para obtener más información, ver la plena [aviso público](#) que fue publicado en la publicación oficial legal de la Ciudad el 13 de mayo, el año 2019.

Para los servicios de traducción en el aviso público, el proyecto de plan y / o modificaciones propuestas, se anima a los residentes a ponerse en contacto con la ciudad de Fargo al [701.241.1474](tel:701.241.1474).

<http://fargond.gov/news-events/city-news-room/post-detail?id=5cdec812e3701ab551513eb6> 5/17/2019



MEMORANDUM

**TO:** COMMUNITY DEVELOPMENT COMMITTEE  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR  
NICOLE CRUTCHFIELD, PLANNING DIRECTOR  
**DATE:** APRIL 16, 2019  
**RE:** HUD PROGRAM UPDATES AND ACTIVITIES

At the upcoming CD Committee meeting, staff will present the following:

- Current status of program administration and calendar
- Status of meeting timely expenditures
- Report on CDBG Subcommittee grantee application review meeting
- Update on Workout Plan
- New directions for HUD program administration

This meeting will be heavier than usual in terms of staff presentations as we provide an overview of many components and activities related to the HUD program.

As a brief update, staff is currently undertaking the development of the 2019 Annual Action Plan, the final year of the City of Fargo's 5-Year Consolidated Plan (2015-2019). Focus for the 2019 Annual Action Plan has narrowed in on large projects (\$150,000+) and homelessness prevention. The intent is to concentrate efforts on larger projects that will quickly and correctly spend down HUD funds (e.g., public facilities and infrastructure improvements, property acquisition, and affordable housing development).

Additionally, the Department of Planning & Development would like to amend the City of Fargo's 5-Year Consolidated Plan (2015-2019), and 2018 Annual Action Plan. Proposed amendments include:

- Cancelling two 2018 Action Plan projects that did not come to fruition
- Adding an Affordable Housing Development project by reallocating funds from the Slum & Blight Abatement/Hazardous Property Clearance budget

The proposed 2019 Annual Action Plan and amendments are detailed in the attached public notice, which will be published in the May 13, 2019 Forum newspaper. Per the adopted Citizen Participation Plan, this proposal will be presented to the Planning Commission on May 7, 2019, and to the City Commission on May 20, 2019 as a Public Hearing. The timeline for these amendments, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the 2019 Annual Action Plan and amendments will be submitted to HUD for approval.

It is part of the City's adopted Citizen Participation Plan to take all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** Proceed with the CDBG/HOME Funds calendar and activities for grant administration as presented, including seeking public comment and processing amendments.



**MEMORANDUM**

**TO: PLANNING COMMISSION**

**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR <sup>TS</sup>**  
**NICOLE CRUTCHFIELD, PLANNING DIRECTOR**

**DATE: APRIL 30, 2019**

**RE: HUD PROGRAM UPDATES, ACTIVITIES, AND AMENDMENTS**

As a brief update, a presentation will be given on the 2019 Annual Action Plan, the final year of the City of Fargo's 5-Year Consolidated Plan (2015-2019). Focus for the 2019 Annual Action Plan has narrowed in on large projects (\$150,000+) and homelessness prevention. The intent is to concentrate efforts on larger projects that will quickly and correctly spend down HUD funds (e.g., public facilities and infrastructure improvements, property acquisition, and affordable housing development).

Additionally, the Department of Planning & Development would like to amend the City of Fargo's 5-Year Consolidated Plan (2015-2019), and 2018 Annual Action Plan. Proposed amendments include:

- Cancelling two 2018 Action Plan projects that did not come to fruition
- Adding a 2019 Annual Action Plan Affordable Housing Development project by reallocating funds from the 2018 Annual Action Plan Slum & Blight Abatement/Hazardous Property Clearance budget

The proposed 2019 Annual Action Plan and amendments are detailed in the attached public notice, which will be published in the May 13, 2019 Forum newspaper. Per the adopted Citizen Participation Plan, this proposal is being presented to you today, and to the City Commission on May 20, 2019 as a Public Hearing. The timeline for these amendments, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the 2019 Annual Action Plan and amendments will be submitted to HUD for approval.

It is part of the City's adopted Citizen Participation Plan to take all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** Proceed with the CDBG/HOME amendments grant administration as presented.



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MEMORANDUM

**TO:** BOARD OF CITY COMMISSIONERS  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR ~~AND~~  
NICOLE CRUTCHFIELD, PLANNING DIRECTOR  
**DATE:** MAY 16, 2019  
**RE:** HUD PROGRAM UPDATES, ACTIVITIES, AND AMENDMENTS

As a brief update, a presentation will be given on the 2019 Annual Action Plan, the final year of the City of Fargo's 5-Year Consolidated Plan (2015-2019). Focus for the 2019 Annual Action Plan has narrowed in on large projects (\$150,000+) and homelessness prevention. The intent is to concentrate efforts on larger projects that will quickly and correctly spend down HUD funds (e.g., public facilities and infrastructure improvements, property acquisition, and affordable housing development).

Additionally, the Department of Planning & Development would like to amend the City of Fargo's 5-Year Consolidated Plan (2015-2019), and 2018 Annual Action Plan. Proposed amendments include

- Cancelling two 2018 Action Plan projects that did not come to fruition
- Adding a 2019 Annual Action Plan Affordable Housing Development project by reallocating funds from the 2018 Annual Action Plan Slum & Blight Abatement/Hazardous Property Clearance budget

The proposed 2019 Annual Action Plan and amendments are detailed in the attached public notice, which was published in the May 13, 2019 Forum newspaper. Per the adopted Citizen Participation Plan, this proposal is being presented at the May 20<sup>th</sup> City Commission meeting as a Public Hearing. The timeline for these amendments, including the 30-day public comment period, is outlined in the attached public notice. Once approved by citizens and the City, the 2019 Annual Action Plan and amendments will be submitted to HUD for approval.

It is part of the City's adopted Citizen Participation Plan to take all HUD action plans and substantial amendments to the Community Development Committee, Planning Commission (amendments only), and City Commission as part of the review and approval process.

May 20<sup>th</sup> is scheduled for a public hearing. Request for final approval is scheduled for the June 17<sup>th</sup>, City Commission meeting.

**Recommended Motion:** No action needed: public hearing only.

MEMORANDUM

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR TB**  
**NICOLE CRUTCHFIELD, PLANNING DIRECTOR**

**DATE: JUNE 13, 2019**

**RE: APPROVE SUBMISSION OF HUD 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) & HOME ACTION PLAN AND PRIOR YEAR AMENDMENTS**

Following the Public Hearing at the May 20, 2019 City Commission meeting and the required public comment period, staff is seeking approval of the following HUD program actions:

- Submission of the 2019 Action Plan for Community Development Block Grant (CDBG) and HOME programming and expenditures
  - Details on specific activities are outlined in the attached public notice (*published in the May 13, 2019 Forum newspaper*)
- Submission of prior year amendments to 2018 Action Plan and 5-Year Plan
  - Cancelling two 2018 Action Plan projects that did not come to fruition
  - Slum & Blight Abatement/Hazardous Property Clearance: -\$250,000 CDBG budget
  - Affordable Housing Development: +\$284,049 CDBG budget

The 2019 Action Plan and amendments are in compliance with federal regulations and consistent with the approved 5-Year Consolidated Plan (2015-2019). The 2019 draft Action Plan is available on the City website (posted May 10). No public comments were received during the 30-day public comment period. The following timeline outlines actions required by the City's Citizen Participation Plan:

Timeline for 2019 Action Plan & Prior Year Amendments	Date	Status
Advertisement for Public Meeting	Jan 7	Complete
Public Meeting	Jan 8	Complete
Approved by Community Development Committee	April 23	Complete
Approved by Planning Commission	May 7	Complete
Advertisement for Public Comment Period & Hearing	May 13	Complete
30-Day Public Comment Started	May 13	Complete
Public Hearing at City Commission Meeting (No Comments Received)	May 20	Complete
30-Day Public Comment Ends	June 12	Complete
Final City Commission Consideration/Approval (on consent)	June 17	
Submit Plan to US Department of Housing & Urban Development	June 18	

**Recommended Motion:** Approve submission of 2019 Action Plan and prior year amendments to the US Department of Housing and Urban Development.



## **Amendment #3**

# Notice for Amendment #3 of the 2018 Community Development Action Plan

## Notice of Public Hearing & Public Comment Period Amendment to 2018 Action Plan Community Development Block Grant (CDBG) Program

The City of Fargo is considering amendments to its 2018 Action Plan, previously approved by City Commission on January 2, 2019. The work scope, budget, and location have recently been identified for a 2018 project and must be included in the plan. These types of updates are considered substantial amendments and must go through a citizen participation process. The details and timeline for this process are outlined below. Upon City Commission action on October 21, 2019, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**30-Day Public Comment Period:** September 10, 2019 – October 10, 2019

**Send written comments or phone:** City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
225 4th Street North, Fargo ND 58102  
701.476.4144

**Electronic Comments:** [planning@FargoND.gov](mailto:planning@FargoND.gov)

**Public Hearing:** Monday, October 7 - 5:15 p.m.  
Fargo City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, October 21, 2019

### Summary of Proposed Amendments:

#### **1. Amendments to 2018 CDBG Slum & Blight Abatement/Hazardous Property Clearance Activity**

##### **a. Project site/activities/budget identified – 702 2 St N (\$67,000)**

Activities include acquisition and future construction of a single-family housing unit in partnership with Lake Agassiz Habitat for Humanity. *National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 01 Acquisition and \*12 Construction of Housing. Eligibility 24 CFR Part 570.201 (a) and 570.201 (m). \*CDBG funds will only be used to fund acquisition, construction of housing will be funded and performed by Lake Agassiz Habitat for Humanity.*

### Comments & Suggestions

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The 2019 amended draft plan and activity amendments are available online at [www.fargond.gov/planninganddevelopment/plansandstudies](http://www.fargond.gov/planninganddevelopment/plansandstudies) or by request through the Planning and Development Department. See contact information below.

The facility is accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with disabilities or limited English proficiency, including the availability of

interpretation and translation services, will be made upon request (48 hours notice is required). Anyone who requires these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701.241.1474/[Planning@FargoND.gov](mailto:Planning@FargoND.gov), or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.298.6966 to arrange for services. To access TDD/Relay service dial 701.241.8258. It is the policy of the City of Fargo to provide services 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 except where a Bona Fide Occupational Qualification (BFOQ) applies. The City is an equal employment/equal housing opportunity agency.

## **Amendment #4**



# Notice for Amendment #4 of the 2018 Community Development Action Plan

This was sent to the Fargo Forum for publication on Monday, March 9, 2020.

## Notice of Public Hearing & Public Comment Period City of Fargo

The City of Fargo is proposing various actions related to its Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, which are grants awarded to the City by the U.S. Department of Housing and Urban Development (HUD). Following a public comment period and subsequent City Commission action on April 20, 2020, a recommendation regarding these actions will be forwarded to HUD for their consideration and approval. All citizens are welcome to submit comments at any time during the public comment period or at the public hearing.

**Public Comment Period:** March 10 through April 8, 2020

**Send written comments or phone:** City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator  
225 4th Street North, Fargo ND 58102  
701.476.4144

**Electronic Comments:** [planning@FargoND.gov](mailto:planning@FargoND.gov)

**Public Hearing:** Monday, March 23, 2020 - 5:15 p.m.  
City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, April 20, 2020

**Summary of Proposed Actions:** Outlined Below

### AMENDMENTS

#### 1. 2018 Action Plan

- **Activity Amendment: Slum & Blight Abatement/Hazardous Property Clearance at 916 5 Avenue South**

This activity is included in the City's 2018 Annual Action Plan. Each time location, project scope, and budget are identified, the City must make a "substantial amendment" to the plan. Activities will include demolition and future construction of a single-family housing unit in partnership with the Cass Clay Community Land Trust (CCCLT). *National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 04 Clearance & Demolition and \*12 Construction of Housing. Eligibility 24 CFR Part 570.201 (a) and 570.201 (m). \*CDBG funds will only be used to fund demolition, construction of housing will be funded and performed by the CCCLT.*

**Financial** – \$65,000 is the estimated combined cost for any environmental (e.g., asbestos removal, hazardous materials abatement, etc.) and demolition-related expenses.

#### 2. 2019 Action Plan

- **Activity Amendment: Affordable Housing Development at 712 4 Avenue North & 314/320/324 7 Street North**

This activity is included in the City's 2019 Annual Action Plan. Each time location and project scope are identified, the City must make a "substantial amendment" to the plan. Activities will include disposition of City-owned land previously purchased with CDBG funds. These properties will be donated to an affordable housing developer to build new units which will be occupied by households earning 80% or less of the Area Median Income. At least 51% of the units built on this site must meet this criteria. Reference items #2-3 in the "Changes of Use" section of this notice. *National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 02 Disposition and \*12 Construction of Housing. Eligibility 24 CFR Part 570.201 (b) and 570.201 (m). \* CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.*

**Financial** – No new costs associated with this activity amendment; property will be donated.

### **3. Citizen Participation Plan**

HUD requires its Grantees to adopt a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation related to its HUD HOME & CDBG programs. The current Citizen Participation Plan is outdated and periodic updates are recommended. A draft copy of the amended plan may be reviewed at [www.FargoND.gov](http://www.FargoND.gov) or by request through the Planning & Development Department.

## **CHANGES OF USE**

### **1. Change of Use at 11 11 Street North**

CDBG funds were used in 2014 to eliminate conditions of slum and blight at this location. At this time, the City intends to sell this property to the entity with the highest offer and/or best use plan in the neighborhood. The minimum offer accepted must be equal to or more than the current fair market value as determined by an appraisal (underway). With the initial HUD National Objective being met (i.e., slum & blight removal) and no eligible activities proposed or materialized over the past 6 years, the City must now change the use at this site and sell the land to another entity which may or may not directly benefit low and moderate income beneficiaries. Proceeds from the sale will replenish the local CDBG account and become available for use in the City's upcoming 2020 Action Plan.

### **2. Change of Use at 712 4 Avenue North & 314/324 7 Street North**

CDBG funds were used between 2008 and 2013 to eliminate conditions of slum and blight at these locations. At this time, the City intends to release a Request for Proposals to redevelop this site as a new eligible CDBG use activity, affordable housing. Activities will include disposition of City-owned land previously purchased with CDBG funds. Once an acceptable proposal is received, the new activity will be included in the 2019 Action Plan under the existing Affordable Housing Development activity (see Item #2 in the "Amendments" section of this notice). *National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 02 Disposition and \*12 Construction of Housing. Eligibility 24 CFR Part 570.201 (b) and 570.201 (m). \* CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.*

### **3. Change of Use at 320 7 Street North**

CDBG funds were used in 2002 to purchase this vacant property to support the adjacent Native American Program offices (relocated in 2008). At this time, the City intends to release a Request for Proposals to redevelop this site as part of a larger combination of sites (see #2 above). The new use will be affordable housing, which is an eligible CDBG activity. Activities will include disposition of City-owned land previously purchased with CDBG funds. Once an acceptable proposal is received, the new activity will be included in the 2019 Action Plan under the existing Affordable Housing Development activity (see Item #2 in the "Amendments" section of this notice). *National Objective: Low to Moderate Income Housing Benefit [570.208(a)(3)]. CDBG Matrix Codes: 02 Disposition and \*12 Construction of Housing. Eligibility 24 CFR Part*

*570.201 (b) and 570.201 (m). \* CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.*

Comments and suggestions from the public are encouraged during the public comment period and/or at the public hearing (schedule above). Additional information on the proposed actions is available by request through the Planning and Development Department. See contact information below.

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

ND Affidavit No. 2828059

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA

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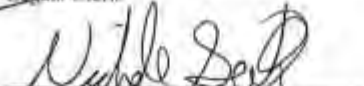
COUNTY OF CASS

Evan Kjos, *The Forum*, being duly sworn, states as follows:

1. I am the designated agent of *The Forum*, under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.
2. The newspaper listed on the exhibit published the advertisement of: *Legal Notice; (1) time: March 9, 2020*, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Dated this 9th day of March, 2020.

  
 Legal Clerk

  
 Notary Public

**NICHOLE SEITZ**  
 Notary Public  
 State of North Dakota  
 My Commission Expires Jan. 3, 2024

**NOTICE OF PUBLIC HEARING & PUBLIC COMMENT PERIOD**

The City of Fargo is proposing various actions related to its Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, which are grants awarded to the City by the U.S. Department of Housing and Urban Development (HUD). Following a public comment period and subsequent City Commission action on April 20, 2020, a recommendation regarding these actions will be forwarded to HUD for their consideration and approval. All citizens are welcome to submit comments at any time during the public comment period or at the public hearing.

**Public Comment Period:** March 10 through April 9, 2020  
**Public Hearing:** Monday, March 23, 2020 - 5:15 pm  
 225 4th Street North, Fargo ND 58102  
**Final City Commission Commission:** Monday, April 20, 2020  
**Summary of Proposed Actions:** Outlined Below

**AMENDMENTS**

**1. 2018 Action Plan:**  
 Activity Amendment: Skan & Blight Abatement/Maplehurst Property Clearance at 515 S Avenue South  
 This activity is included in the City's 2018 Annual Action Plan. Each time a location, project, scope, and budget are identified, the City must meet a "substantiated amendment" to the plan. Activities will include demolition and future construction of a single-family housing unit in partnership with the Cass Clay Community Land Trust (CCLT), National Objective Low to Moderate Income Housing Benefit (570.209(a)(3)), CDBG Matrix Codes: 02 Demolition & Demolition and 112 Construction of Housing.

struction of Housing. Budgets: 24 (CFR Part 570.201 (a)) and 570.201 (b). CDBG funds will only be used to fund demolition, construction of housing will be funded and performed by the CCLT.  
**Financial:** - \$65,000 is the estimated total cost for any environmental (e.g., asbestos removal, hazardous materials removal, etc.) and demolition-related expenses.

**2. 2019 Action Plan:**  
 Activity Amendment: Affordable Housing Development at 712 S Avenue South & 314/314A 7 Street North  
 This activity is included in the City's 2019 Annual Action Plan. Each time a location and project scope are identified, the City must meet a "substantiated amendment" to the plan. Activities will include disposition of City-owned land previously purchased with CDBG funds. These parcels will be donated to an affordable housing developer to build new units which will be included by HUD under awarding 50% or less of the Area Median Income. At least 51% of the units built on the site must meet the criteria. Reference Item 42-3 in the "Changes of Use" section of this notice. National Objective Low to Moderate Income Housing Benefit (570.209(a)(3)), CDBG Matrix Codes: 02 Demolition and 112 Construction of Housing. Eligibility 24 CFR Part 570.201 (b) and 570.201 (a). CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.  
**Financial:** - No new costs associated with the activity amendment property will be assessed.

**3. Citizen Participation Plan:**  
 HUD requires its grantees to adopt a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation related to its HUD HOME & CDBG programs. The current Citizen Participation Plan is under final periodic updates and recommendations. A draft copy of the amended plan may be reviewed at [www.fargohd.gov](http://www.fargohd.gov) or by request through the Planning & Development Department.

**CHANGES OF USE**

**1. Change of Use at 3111 Street North:**  
 CDBG funds were used in 2014 to eliminate residential status and height of this location. At this time, the City intends to sell the property to the entity with the highest offer and/or best use plan in the neighborhood. The minimum offer amount to meet or equal to or more than the current lot market value is determined by an appraisal (underway). With the final HUD National Objective being met (i.e., when all eight removal and no eligible activities triggered or materialized over the next 6 years), the City must now change the use of this site and sell the land to another entity which may or may not directly benefit low and moderate income households. Proceeds from the sale will be deposited into the local CDBG account and become available for use in the City's on-going 2020 Action Plan.

**2. Change of Use at 1114 Avenue North & 314/314A 7 Street North:**  
 CDBG funds were used between 2008 and 2013 to eliminate residential status and height at these locations. At this time, the City intends to release a Request for Proposals to redevelop this site as a new eligible CDBG use activity, affordable housing. Activities will include disposition of City-owned land previously purchased with CDBG funds. Once an acceptable proposal is received, the new activity will be included in the 2019 Action Plan under the existing Affordable Housing Development activity (see Item #2 in the "Amendments" section of this notice). National Objective Low to Moderate Income Housing Benefit (570.209(a)(3)), CDBG Matrix Codes: 02 Demolition and 112 Construction of Housing. Eligibility 24 CFR Part 570.201 (b) and 570.201 (a). CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.

5. Change of Use of 320 7 Street North  
CDBG funds were used in 2002 to purchase this vacant property to support the  
Adopted Native American Program. The  
was relocated in 2005. At that time, the  
City intends to release a Request for  
Proposals to redevelop this site as part of a  
larger redevelopment of area (see #2  
above). The new use will be affordable  
housing which is an eligible CDBG ac-  
tivity. Activities will include disposition of  
City-owned land previously purchased  
with CDBG funds. Once an acceptable  
proposal is received, the new activity will  
be included in the 2019 Action Plan under  
the existing Affordable Housing Develop-  
ment activity (see item #2 in the "Amend-  
ment" section of this notice). National  
Objective: Low to Moderate income  
Housing. Section: (570.209a)(3) CDBG  
Matrix Code: 02. Disposition and  
Construction of Housing. Eligibility: 19  
CFR Part 570.201 (c) and 570.201 (h).  
CDBG funds will not be used to fund fu-  
ture construction unless otherwise prohi-  
bed in a future amendment involving citi-  
zen participation.

Comments and suggestions from the  
public are encouraged during the public  
comment period and/or at the public hear-  
ing (schedule above). Additional informa-  
tion on the proposed actions is available  
by request through the Planning and De-  
velopment Department. See contact infor-  
mation below.

The facility is serviced by public transit,  
accessible and can accommodate per-  
sons with disabilities. Alternative formats  
of this information or reasonable accom-  
modations for persons with hearing dis-  
ability, vision loss, disabilities of limited English  
proficiency, including the availability of in-  
terpretation and translation services, will  
be made upon request (48 hours of notice  
is required). Anyone who requires these  
services or an auxiliary aid to fully partici-  
pate in the hearing should contact the  
Planning and Development Department at  
701.241.1474/Planning@FargoND.gov  
or the City of Fargo, Section 304 ADA  
Coordinator, Ricki Morrison at  
701.241.6966 to arrange for services to  
access TTY/FD Relay services at  
800.368.6868 or 711 in accordance with  
federal regulations and City of Fargo  
policies. Services are provided without re-  
gard to race, color, religion, sex, disability,  
familial status, national origin, age, marital  
status, veteran status, sexual orientation,  
gender identity, ethnic ancestry, domestic  
violence, lawful activity or conviction  
protected by applicable federal and state  
laws. The City is an equal opportunity  
employer. (March 9, 2020)

City News  
Room

## Notice of Public Hearing & Public Comment Period for Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs

03/08/2020

The City of Fargo is proposing various actions related to its Community Development Block Grant (CDBG) and HOME Investment Partnerships programs, which are grants awarded to the City by the U.S. Department of Housing and Urban Development (HUD).

Following a public comment period and subsequent City Commission action on April 20, 2020, a recommendation regarding these actions will be forwarded to HUD for their consideration and approval. 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 March 10 through April 8, 2020, with a public hearing scheduled to take place during the March 23, 2020 City Commission meeting.

For more information, view the [full public notice](#) that was published in *The Forum* newspaper on March 9, 2020. For translation services on the public notice, draft plan and/or proposed amendments, contact The City of Fargo at [701.241.1474](tel:701.241.1474).

City News  
Room

## Aviso de audiencia pública y período de comentarios públicos para el Desarrollo Comunitario (CDBG) & HOME Investment Partnerships Programas

03/08/2020

La ciudad de Fargo propone diversas acciones relacionadas con sus Community Development Block Grant (CDBG) y los programas de Asociaciones para Inversión, que son las subvenciones concedidas a la ciudad por el Departamento de Vivienda y Desarrollo Urbano (HUD).

Después de un período de comentarios públicos y la posterior acción de la Comisión City el 20 de abril de 2020, una recomendación con respecto a estas acciones serán remitidos al HUD para su consideración y aprobación. Todos los ciudadanos están invitados a presentar sus comentarios en cualquier momento durante el periodo de comentario público o en la audiencia pública.

El período de comentarios públicos corre del 10 de marzo al 8 de abril de 2020, con una audiencia pública que tendrá lugar durante los 23 de marzo de, 2020 reunión de la Comisión de la ciudad.

Para obtener más información, ver el [aviso público total](#) que fue publicado en *el Foro* periódico el 9 de marzo de 2020. Para los servicios de traducción en el aviso público, el proyecto de plan y / o modificaciones propuestas, en contacto con el Ayuntamiento de Fargo al [701.241.1474](tel:701.241.1474).

**MEMORANDUM**

**TO: COMMUNITY DEVELOPMENT COMMITTEE**  
**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR**  
**DATE: APRIL 2, 2020**  
**RE: NOTICE OF ACTIONS RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAMS**

Various actions and amendments are being proposed related to the City of Fargo's Community Development Block Grant (CDBG) and HOME Investment Partnerships programs. Proposed amendments include:

- Identified scope, location, and budget for activities under the previously approved 2018 Action Plan, CDBG Slum & Blight Abatement/Hazardous Property Clearance project.
- Identified scope, location, and budget for activities under the previously approved 2019 Action Plan, CDBG Affordable Housing Development project.
- Citizen Participation Plan Update. The Citizen Participation Plan Update removes the Planning Commission from the substantial amendment approval process.

Also included within the public notice are changes in use to the following properties:

- 1111 Street North – Disposition: Property to be sold to entity with highest offer and/or best use plan in the neighborhood through a public bid process previously approved by City Commission. Sale proceeds to replenish the local CDBG account and become available for use in the City's upcoming 2020 Action Plan.
- 314/324 7 Street North, and 712 4 Avenue North – Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.
- 320 7 Street North - Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.

Each proposed amendment is detailed in the attached public notice, which was published in the March 9, 2020 Forum newspaper. These actions will also be presented to the Planning Commission via email. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. Please note that the City Commission public



hearing outlined in this notice was carried to the April 6<sup>th</sup>, 2020 City Commission meeting. Once approved by citizens and the City, the amendments will be submitted to HUD for approval.

It is part of the City's currently adopted Citizen Participation Plan to take all substantial amendments to the Community Development Committee and Planning Commission for review and comment, and then to City Commission for final approval.

**Recommended Motion:** No action needed; review and comment only.



**MEMORANDUM**

**TO: PLANNING COMMISSION**  
**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR**  
**DATE: APRIL 2, 2020**  
**RE: NOTICE OF ACTIONS RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAMS**

Various actions and amendments are being proposed related to the City of Fargo's Community Development Block Grant (CDBG) and HOME Investment Partnerships programs. Proposed amendments include:

- Identified scope, location, and budget for activities under the previously approved 2018 Action Plan, CDBG Slum & Blight Abatement/Hazardous Property Clearance project.
- Identified scope, location, and budget for activities under the previously approved 2019 Action Plan, CDBG Affordable Housing Development project.
- Citizen Participation Plan Update. The Citizen Participation Plan Update removes the Planning Commission from the substantial amendment approval process.

Also included within the public notice are changes in use to the following properties:

- 1111 Street North – Disposition: Property to be sold to entity with highest offer and/or best use plan in the neighborhood through a public bid process previously approved by City Commission. Sale proceeds to replenish the local CDBG account and become available for use in the City's upcoming 2020 Action Plan.
- 314/324 7 Street North, and 712 4 Avenue North – Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.
- 320 7 Street North - Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.

Each proposed amendment is detailed in the attached public notice, which was published in the March 9, 2020 Forum newspaper. These actions will also be presented to the Community Development Committee via email. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. Please note that the City Commission

public hearing outlined in this notice was carried to the April 6<sup>th</sup>, 2020 City Commission meeting. Once approved by citizens and the City, the amendments will be submitted to HUD for approval.

It is part of the City's currently adopted Citizen Participation Plan to take all substantial amendments to the Community Development Committee and Planning Commission for review and comment, and then to City Commission for final approval.

**Recommended Motion:** No action needed; review and comment only.



**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: NICOLE CRUTCHFIELD, PLANNING DIRECTOR** *NC*  
**TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR**

**DATE: MARCH 17, 2020**

**RE: PUBLIC HEARING FOR ACTIONS RELATED TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAMS**

Various actions and amendments are being proposed related to the City of Fargo's Community Development Block Grant (CDBG) and HOME Investment Partnerships programs. Proposed amendments include:

- Identified scope, location, and budget for activities under the previously approved 2018 Action Plan, CDBG Slum & Blight Abatement/Hazardous Property Clearance project.
- Identified scope, location, and budget for activities under the previously approved 2019 Action Plan, CDBG Affordable Housing Development project.
- Citizen Participation Plan Update.

Also included within the public notice are changes in use to the following properties:

- 11 11 Street North – Disposition: Property to be sold to entity with highest offer and/or best use plan in the neighborhood through a public bid process previously approved by City Commission. Sale proceeds to replenish the local CDBG account and become available for use in the City's upcoming 2020 Action Plan.
- 314/324 7 Street North, and 712 4 Avenue North – Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.
- 320 7 Street North - Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.

Each proposed amendment is detailed in the attached public notice, which was published in the March 9, 2020 Forum newspaper. These actions will be presented to both the Community

Development Committee and the Planning Commission at their next meetings. The timeline for this amendment, including the 30-day public comment period, is outlined in the attached public notice. This timeline may be extended depending on the statuses of the pending Red River flood and covid-19 pandemic. Once approved by citizens and the City, the amendment will be submitted to HUD for approval.

It is part of the City's adopted Citizen Participation Plan to take all substantial amendments to the Community Development Committee, Planning Commission, and City Commission as part of the review and approval process.

**Recommended Motion:** This meeting is for a public hearing only, no action is required at this time. Final consideration of the amendments is currently scheduled for April 20, 2020 (date subject to change).



MEMORANDUM

**TO:** BOARD OF CITY COMMISSIONERS  
**FROM:** NICOLE CRUTCHFIELD, PLANNING DIRECTOR  
TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR  
**DATE:** APRIL 15, 2020  
**RE:** APPROVE PROPOSED AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIPS PROGRAM ACTION PLANS AND CITIZEN PARTICIPATION PLAN

Staff requests the approval of the following Community Development Block Grant (CDBG)/HOME actions:

- Identified scope, location, and budget for activities under the previously approved 2018 Action Plan, CDBG Slum & Blight Abatement/Hazardous Property Clearance project.
- Identified scope, location, and budget for activities under the previously approved 2019 Action Plan, CDBG Affordable Housing Development project.
- Citizen Participation Plan Update.

Also included within the public notice are changes in use to the following properties:

- 11 11 Street North – Disposition. Property to be sold to entity with highest offer and/or best use plan in the neighborhood through a public bid process previously approved by City Commission. Sale proceeds to replenish the local CDBG account and become available for use in the City's upcoming 2020 Action Plan.
- 314/324 7 Street North, and 712 4 Avenue North – Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.
- 320 7 Street North - Request for Proposals released on March 16, 2020 to redevelop this site as a new eligible CDBG use activity, affordable housing.

The proposed amendments are in compliance with federal regulations for the Department of Housing and Urban Development (HUD) CDBG and HOME programs. The following actions were completed as required by the City of Fargo's Citizen Participation Plan:



Public Advertisement Published	March 9, 2020
30-Day Public Comment Period Begins	March 10, 2020
Provided Information to the Community Development Committee	April 7, 2020
Provided Information to the Planning Commission	April 7, 2020
30-Day Public Comment Period Ends	April 8, 2020
Public Hearing at City Commission Meeting	March 23, 2020

No public comments were received. Each proposed amendment is detailed in the attached public notice.

**Recommended Motion:** Approve proposed amendments to Community Development Block Grant (CDBG)/HOME 2018 and 2019 Action Plans and Citizen Participation Plan.



**Citizen Participation Comments and Process  
2018 Action Plan**



## Community Development Grant Application Letter



### PLANNING AND DEVELOPMENT

200 Third Street North  
Fargo, North Dakota 58102  
Phone: (701) 241-1474  
Fax: (701) 241-1526  
E-Mail: [planning@FargoND.gov](mailto:planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

### MEMORANDUM

**DATE:** September 1, 2017  
**TO:** Organizations interested in applying for Fargo Community Development Funds  
**FROM:** Dan Mahli, Community Development Administrator  
**RE:** 2018 Community Development Funding

The application for City of Fargo 2018 Community Development funding is now available online at [fargond.gov/communitydevelopmentgoals](http://fargond.gov/communitydevelopmentgoals). To request an application by mail, please contact the Department of Planning and Development at [planning@fargond.gov](mailto:planning@fargond.gov) or 701-241-1474.

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

If your organization is interested in applying for Fargo Community Development funding, please complete the application and submit it by **Friday, October 27, 2017**.

If you have questions, please contact me at 476-4144 or [dmahli@fargond.gov](mailto:dmahli@fargond.gov). Thank you.



## Community Development Goals and Considerations



### COMMUNITY DEVELOPMENT FUNDS

The Fargo Community Development Committee makes recommendations to the City Commission regarding development and oversight of the Community Development Block Grant (CDBG), HOME Partnership and City Social Service Grant funds, which are each separate grants that utilize the same application. The CD Committee's focus is on the following community development goals:

#### 1) **Affordable Housing & Homelessness**

- Create or maintain affordable housing stock
- Increase homeownership
- Reduce homelessness in the community

#### 2) **Poverty Reduction**

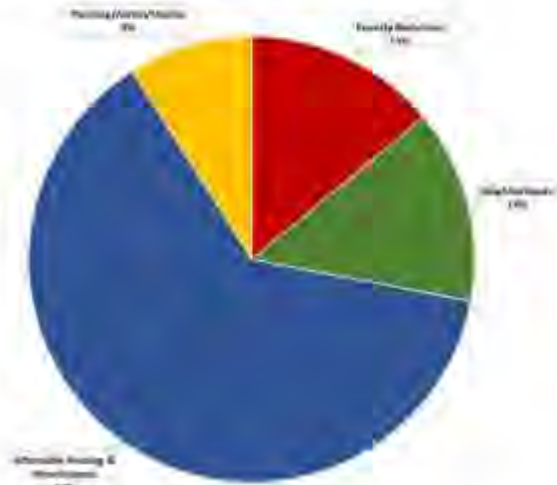
- Support efforts to increase self-sufficiency and personal well-being
- Expand economic opportunities for low-income individuals
- Promote the principles of fair housing and acceptance of diversity

#### 3) **Neighborhoods**

- Help ensure that all Fargo neighborhoods are neighborhoods of choice
- Promote the development of downtown and older neighborhoods

#### 4) **Planning/Administration**

- Use for administration of community development programs, general planning activities, and studies



#### **Responsibilities**

The Community Development Committee evaluates how the City's housing and development programs are working. It also examines new programs, proposed changes and grant/funding opportunities. In addition, the CD Committee may recommend and initiate special studies and plans.

#### **Community Development Grants**

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

The City of Fargo will not fund:

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

## Community Development 2018 Grant Application Mailing List

### 2017 CD Mailing List - 2018 Grant Year Applications CT: 139

NAME	NAME2	ADD	CITY	ST	ZIP
	Fargo Adult Learning Center	1305 9th Avenue S.	Fargo	ND	58103
	Hospice of The Red River Valley	1701 38th Street S Suite 101	Fargo	ND	58103
	Job Service North Dakota	1350 32nd Street S.	Fargo	ND	58103
	Lake Agassiz Development Group	417 Main Avenue	Fargo	ND	58103
	Mental Health America of ND	PO Box 4106	Bismarck	ND	58502-4106
	Metro Area Mayors Committee for People with Disabilities	PO Box 162	Fargo	ND	58107
	PATH ND	1202 Westrac Drive South, Ste 400	Fargo	ND	58103
	St. Vincent de Paul Society	1425 1st Avenue S	Fargo	ND	58103
	The ARC of Cass County	215 University Drive N	Fargo	ND	58102
	The Salvation Army	304 Roberts Street N	Fargo	ND	58102
Abdi Jama	Global Youth United	2201 11th Avenue S #204	Fargo	ND	58103
Abdiwali Sharif	Small Community Development of ND	2305 Main Avenue	Fargo	ND	58103
Alan Haut	Small Business Administration	657 2nd Avenue N, Room 360	Fargo	ND	58102
Albert Gibson	City of Fargo - Planning				
Anna Frissell	Red River Children's Advocacy Center	100 S 4th Street #302	Fargo	ND	58107
April Fairfield	North Dakota Coalition for Homeless People	4023 State St. Suite 40	Bismarck	ND	58503
Becki Johnson	Lakes & Prairies Community Action Partnership	715 11th Street N Suite 402	Moorhead	MN	56560
Blake Strehlow	Cass County Housing Authority	230 8th Avenue W	West Fargo	ND	58078
Bob Miller	City of Fargo - Planning				
Brian Arett	Valley Senior Services	2801 32nd Ave S, PO Box 2217	Fargo	ND	58108
Bruce Grubb	City of Fargo - City Administrator				
Bryce Johnson	Homebuilders Association of Fargo Moorhead	1802 32nd Avenue S	Fargo	ND	58103
Chad Proszoski	Catholic Charities North Dakota	5201 Bishops Blvd Suite B	Fargo	ND	58104
Charley Johnson	FM Convention and Visitors Bureau	2001 44th Street S	Fargo	ND	58107
Cheri Gerken	Presentation Partners in Housing	1101 32nd Avenue S	Fargo	ND	58103
Chip Ammerman	Cass County Social Services	1010 2nd Avenue S #2	Fargo	ND	58103
Chris Johnson	Rape & Abuse Crisis Center	PO Box 2984	Fargo	ND	58108-2984

**2017 CD Mailing List - 2018 Grant Year Applications**  
**CT: 139**

Chris Porter	Integra Property Group	520 Pike Street, Suit #1004	Seattle	WA	98101
Christian Harris	WE Center	15 21 Street S	Fargo	ND	58103
Christine Laney	River Keepers	1120 28th Avenue North, Suite B	Fargo	ND	58102
Chuck Hendricks	Community Homes	702 23rd Street S	Fargo	ND	58103
Chuck Hoge	NDSU - Research & Technology Park, Inc	1854 NDSU Research Circle N	Fargo	ND	58102
Cindy Miller	FirstLink	4357 13th Avenue S Suite 107L	Fargo	ND	58103
Cindy Roholt	Pride Collective and Community Center	PO Box 941	Fargo	ND	58107
Clinton Alexander	Native American Programs	109 9th Street South	Fargo	ND	58103
Cody Schuler	FM Coalition for Homeless Persons	PO Box 5653	Fargo	ND	58105-5653
Cody Severson	Community Uplift Program	719 Broadway #7	Fargo	ND	58102
Connie Nelson	Fargo Public Schools	415 4th Street N	Fargo	ND	58102
Craig Whitney	FM Chamber of Commerce	202 1st Avenue N	Moorhead	MN	56560
Dan Madler	Beyond Shelter, Inc.	PO Box 310	Fargo	ND	58107-0310
Dan Mahli	City of Fargo - Planning				
Darryl Lutovsky	St. Francis Thrift Store	Box 245	Fargo	ND	58107
Dave Lanpher	Park Company Realtors	28 10th Street North	Fargo	ND	58102
Dave Piepkorn	City Commissioner				
Dawn Mayo	City of Fargo - Planning				
Dawn Morgan	Fargo Neighborhood Coalition & Fargo Planning Commission	1323 5th Ave S	Fargo	ND	58103
Dayna Del Val	The Arts Partnership	1104 2nd Avenue S Suite 315	Fargo	ND	58103
Deb Kluck	FAITH Café	144 17th Avenue W	West Fargo	ND	58078
Del Rae Williams	City of Moorhead - Mayor	1011 10th Street S	Moorhead	MN	56560
Diane Solinger	Jeremiah Program	P.O. Box 7430	Fargo	ND	58106
Doug Vang	Village Family Service Center	1201 25th Street S	Fargo	ND	58103
Dr. Jeff Schatz	Fargo School District	415 N. 4th Street	Fargo	ND	58102
Dr. Tim Mahoney	Mayor				
Duke Schempp	People's Press Project	1517 4th Ave S	Moorhead	MN	56560
Emily Beck	Fargo Theatre/Street Smart	PO Box 2190	Fargo	ND	58108
Erik Johnson	City of Fargo - Attorney's Office				
Erin Prochnow	VWCA of Cass Clay	3100 12th Avenue N	Fargo	ND	58102
Fowzia Adde	Immigrant Development Center	810 4th Avenue S #100	Moorhead	MN	56560

**2017 CD Mailing List - 2018 Grant Year Applications**  
**CT: 139**

Gerri Leach	Jail Chaplains	PO Box 6444	Fargo	ND	58109
Gregg Schildberger	City of Fargo - City Commission Office				
Hukun Abdullahi	Afro American Development Association	1350 32nd Street S.	Fargo	ND	58103
Jack Anderson	Prairie Public Broadcasting	207 N 5th Street	Fargo	ND	58102
James Berglie	Community Living Services	111 University Drive N	Fargo	ND	58102
James Gartin	Greater Fargo Moorhead EDC	51 Broadway, Suite 500	Fargo	ND	58102
James Monson	MBA	505 Broadway #202	Fargo	ND	58102
Jan Ellassen	Gladys Ray Shelter	1519 1st Avenue S	Fargo	ND	58103
Janie Hulett	NDSCS	1305 19th Avenue N	Fargo	ND	58102
Jasmine Markusen	City of Fargo - Planning				
Jim Anderson	Northern Plains Botanic Garden Society	PO Box 3031	Fargo	ND	58108-3031
Jim Gilmour	City of Fargo - Planning				
Jim Kappel	SENDCAA	3233 University Drive S	Fargo	ND	58104
Joel Vettel	Fargo Park District	701 Main Ave	Fargo	ND	58103
John Fisher	CHARISM	2601 12th Avenue South, Suite A	Fargo	ND	58103
John Paulsen	City Commissioner	PO Box 3247	Fargo	ND	58108-3247
John Strand					
Jonathan Holth	Downtown Community Partnership	210 Broadway North, Suite 202	Fargo	ND	58102
Josh Helmer	Centre, Inc.	PO Box 1269	Fargo	ND	58107
Joshua Hoper	Lake Agassiz Habitat for Humanity	210 N 11th Street, PO Box 1022	Moorhead	MN	56560
Joy Ryan	Dakota Boys and Girls Ranch	1641 31st Avenue South	Fargo	ND	58103
Judd Graham	Bremer Bank	1444 45th Street S	Fargo	ND	58103
Judy Kuehl	The Connection Ministry	3401 S 25th Street	Fargo	ND	58103
Julie Bommelman	Metropolitan Area Transit				
Kara Gloe	City of Fargo - Planning				
Kathy Anderson	Trollwood Performing Arts School	801 50th Avenue S	Moorhead	MN	56560
Kathy Kulesa	ND DOL Division of Human Rights	2624 9th Avenue S #150	Fargo	ND	58103
Kay Leonhart	Community Homes	702 23rd Street S	Fargo	ND	58103
Kelby K. Krabbenhoft	Sanford Medical Center	PO Box 2010	Fargo	ND	58122
Kim Kramer	Legal Services of North Dakota	418 E. Broadway Avenue, Suite 7	Bismarck	ND	58501

**2017 CD Mailing List - 2018 Grant Year Applications**  
**CT: 139**

Kimberly Pledson	TNT Kid's Fitness	2800 Main Avenue	Fargo	ND	58103
Kristi Huber	United Way of Cass-Clay	PO Box 1609	Fargo	ND	58107-1609
Kristi Sylskar	City of Fargo - Planning				
Linda Boyd	Fargo-Moorhead Symphony Orchestra	808 3rd Avenue South, Suite #300	Fargo	ND	58103
Linda Kiebe	City of Moorhead	1020 3rd Avenue S	Fargo	ND	58103
Lisa Bode	ND Caring Foundation	500 Center Avenue	Moorhead	MN	56560
Lisa Faul	Fargo Housing Authority	4510 13th Avenue S	Fargo	ND	58103
Lynn Fundingsland	American Red Cross Dakotas Region	PO Box 430	Fargo	ND	58107
Lynn Sperl	City of Fargo - Engineering	2602 12th Street N	Fargo	ND	58102
Mark Bittner	City of Fargo - Public Works				
Mark Williams	Legacy Children's Foundation	3425 N. 1st Street	Fargo	ND	58102
Mary Jean Dehne	Youthworks	317 S University Dr	Fargo	ND	58103
Melanie Heltkamp	City of Fargo - Assistant City Administrator				
Michael Redlinger	High Plains Fair Housing Center	PO Box 5222	Grand Forks	ND	58206
Michelle Rydz	The Kilbourne Group	210 Broadway, Suite 300	Fargo	ND	58102
Mike Zimney	Freedom Resource Center	2701 9th Avenue S	Fargo	ND	58103
Nate Aalgaard	Sharehouse	4227 9th Avenue Southwest	Fargo	ND	58103
Nate Medhus	Humane Society, Inc.	1201 28th Avenue N	Fargo	ND	58102
Nukhet Hendricks	Family Healthcare Center	301 NP Avenue #2	Fargo	ND	58102
Pat Gulbranson	Dakota Medical Foundation/Impact Foundation	4141 28th Avenue S,	Fargo	ND	58104
Pat Traynor	Legacy Children's Foundation	3425 N. 1st Street	Fargo	ND	58102
Peter Saintal	Red River Human Services Foundation	2506 35th Avenue S, Ste A	Fargo	ND	58104
Phyllis Briss	SENDCAA Head Start	3233 University Drive S	Fargo	ND	58104
Rebecca Ney	New Life Center	PO Box 1067	Fargo	ND	58107
Rob Swiers	Cass County Government	211 9th Street S	Fargo	ND	58103
Robert Wilson	Fargo Youth Commission/Boys & Girls Club of RRV	2500 18th Street S	Fargo	ND	58103
Robin Nelson	Rebuilding Together	700 Main Avenue, Suite 10	Fargo	ND	58103
Russ Richards	Fargo Cass Public Health	1240 25th Street S.	Fargo	ND	58103
Ruth Roman		4176 55th Street South	Fargo	ND	58104
Samantha McDonald					

2017 CD Mailing List - 2018 Grant Year Applications  
CT: 139

Sami Eidenschink	Homebuilders Association of Fargo Moorhead	1802 32nd Avenue S	Fargo	ND	58103
Sandra Leyland	Fraser, Ltd.	2902 University Drive S.	Fargo	ND	58103
Shara Fischer		4429 Woodhaven Drive S.	Fargo	ND	58104
Shirley Dykshoorn	Lutheran Social Services of ND	3911 20th Avenue South	Fargo	ND	58103
Sonja Ellner	F-M Dorothy Day House of Hospitality	714 8th Street S	Moorhead	MN	56560
Stacie Loegering	Emergency Food Pantry	PO Box 2821	Fargo	ND	58108
Stephen Roise	Project Hero	5012 53rd Street S, Suite C	Fargo	ND	58104
Steve Sellent	Great Plains Food Bank	1720 3rd Avenue N	Fargo	ND	58102
Steve Smith	YMCA	400 1st Avenue S	Fargo	ND	58103
Sue Koesterman	Churches United for the Homeless	1901 1st Avenue N	Moorhead	MN	56560
Thomas Hill	United Way of Cass-Clay	PO Box 1609	Fargo	ND	58107-1609
Tim Beaton	FM Area Foundation	409 7th Street S.	Fargo	ND	58103
Tonna Horsley	Handi-Wheels Transportation, Inc.	2525 Broadway N, Suite 002	Fargo	ND	58102
Tony Gehrig	City Commissioner				
Tony Grindberg	City Commissioner				
Tu-Uyen Tran	The Forum	101 5th Street N.	Fargo	ND	58102
Tyrone Grandstrand	City of Fargo - Planning				
Vincent Kempf	City of Fargo - Police				
Willard Yellow Bird, Jr.	City of Fargo - Planning				
Yoke Sim Gunaratne	Cultural Diversity Resources	112 North University Drive, Suite 306	Fargo	ND	58102
Yvette Nasset	The Children's Museum at Yunker Farms	1201 28th Avenue N	Fargo	ND	58102

# November 21, 2017 Community Development Committee Meeting Minutes

## COMMUNITY DEVELOPMENT COMMITTEE MINUTES

**Regular Meeting: Tuesday: November 21, 2017**

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 2:30 p.m., Tuesday, November 21, 2017.

The Community Development Committee Members present were as follows:

**Present:** Commissioner John Strand, Linda Boyd, Linda Klebe, Michael Redlinger, Shara Fischer, Lynn Fundingsland, Samantha McDonald, Thomas Hill, Sami Eldenschink

### **Item 1. Welcome**

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

### **Item 2. Approval of Minutes: Regular Meeting of October 17, 2017**

Ms. Klebe moved the minutes of the October 17, 2017 Community Development Committee meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Member Redlinger present.

### **Item 3. Update of Fargo's Consolidated Annual Performance and Evaluation Report from the U.S. Department of Housing and Urban Development**

Community Development Administrator Dan Mahli provided an overview of Fargo's Consolidated Annual Performance and Evaluation Report. He stated the Department of Housing and Urban Development (HUD) has determined the City of Fargo is in compliance with requirements of applicable laws and regulations, and has the continuing capacity to implement and administer Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. He said HUD's evaluation further states the City of Fargo appears to be making strides in providing affordable housing and addressing its community development needs through its 2016 program year activities.

A handout was distributed with the 2018 Community Development Committee meeting dates.

### **Item 4. Review 2018 Community Development Grant requests**

Mr. Mahli provided an overview of the application review process and a summary of the subcommittee's recommendations. He stated Fargo anticipates \$637,000 in Community Development Block Grant (CDBG) funds and \$336,000 in HOME funds to be available, as well as approximately \$50,000 in HOME Program Income. Activities in the 2018 Action Plan include the following:

#### **• HOUSING**

- **Community Housing Development Organization (CHDO)** - \$100,000 in HOME funds for construction of affordable housing.
- **Housing Rehabilitation and Delivery – Owner Occupied** - \$450,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$200,000 in CDBG and \$250,000 in HOME funds.



- **Special Assessment Assistance** - \$15,000 in CDBG funds to assist low-income homeowners with annual special assessments.
- **DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
- **PUBLIC SERVICE PROJECTS**
  - **Housing Education** - \$15,000 to support Tenant and Homebuyer Education classes in the Fargo-Moorhead community.
  - **Homeless Initiatives** - \$38,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter and 10-year plan activities.
  - **Metro Transportation Initiative** - \$5,000 in CDBG funds to provide transportation to low and moderate income participants.
  - **Snow Removal Assistance** - \$2,000 in CDBG funds to offer snow removal assistance to low-income senior households and people with disabilities.
  - **NDSCS – Job Training** - \$30,000 in CDBG funds to provide job skills training and development to low-income and New American populations.
- **FACILITIES/CAPITAL, NEIGHBORHOODS**
  - **Fraser, Ltd.** - \$17,000 in CDBG funds to assist with costs of upgrades to an Independent Living Program house.
  - **Rape and Abuse Crisis Center** - \$60,000 in CDBG funds to improve the safety and security of the center.
  - **Rebuilding Together** - \$10,000 in CDBG funds to support home improvements to low-income seniors, veterans, and disabled individuals.
- **SOCIAL SERVICE PROJECTS**
  - **Afro American Development Association** - \$5,000 to support self-sufficiency/self-reliance training in transportation, financial management, and job retention.
  - **Boys & Girls Club of the Red River Valley** - \$5,000 to support after-school/youth development programs for youth from low-income families.
  - **CHARISM** - \$10,000 to support youth development programs and skill building for low-income families and youth.
  - **Cultural Diversity Resources and Metro Interpreters** - \$10,000 to support diversity training, annual conference, leadership building, education, and interpreters.
  - **Emergency Food Pantry** - \$7,500 to support emergency hunger relief efforts and improve coordinated food pantry services in Fargo-Moorhead.
  - **F5 Project** - \$10,000 to support program costs for transition into the community of individuals with challenging pasts.
  - **Family HealthCare Center** - \$10,000 to provide funds to offset cost of emergent and limited health and dental care.
  - **Fargo Human Relations Commission** - \$10,000 to support fair housing opportunities, cultural/community groups, and Welcome Week activities.
  - **Fargo-Moorhead Coalition for Homeless Persons** - \$25,000 to administer Landlord Risk Mitigation Fund, emergency taxi rides, and CARES program.
  - **Fargo Native American Commission/Native American Center** - \$35,000 to provide support for Native American programs and Crossroads Powwow in Fargo.
  - **Firstlink** - \$5,000 to support 24-hour helpline and staff costs for coverage of behavioral health/addiction navigator.
  - **Global Youth United** - \$1,000 to support youth engagement program with transportation, program costs, and capacity building.

- **Handi-Wheels Transportation, Inc.** - \$5,000 to provide accessible and affordable transportation to people with disabilities and elderly.
- **Immigrant Development Center** - \$5,000 to provide entrepreneurship training for new American business owners.
- **Legal Services of North Dakota** - \$5,000 to assist people that are low-income elderly, homeless, and/or disabled with housing law issues.
- **New American Consortium** - \$5,000 to support management/program costs of Consortium and Welcome America/Welcome Week activities
- **New Life Center** - \$10,000 to provide emergency shelter, meals, clothing, and other basics-of-life services to the homeless.
- **North Dakota Coalition for Homeless People** - \$5,000 to support the development of HUD's Continuum of Care for housing programs in Fargo.
- **Presentation Partners in Housing** - \$5,000 to provide financial assistance/housing navigation services for families at risk/facing homelessness.
- **Rape and Abuse Crisis Center of FM** - \$15,000 to provide crisis support and follow-up services for victims of domestic violence and assault.
- **Red River Human Services Foundation** - \$7,500 to support educational and social activities for people with intellectual disabilities.
- **Somali Community Development of North Dakota** - \$5,000 to support Somali community programming for elders, youth and community relations.
- **United Way of Cass Clay** - \$10,000 to support efforts to provide opportunities for individuals/families to gain skills in the local workforce.
- **Valley Senior Services** - \$20,000 to support Meals on Wheels and Senior Ride programs.
- **YWCA Cass Clay – YWCA Emergency Shelter** - \$15,000 to support shelter, housing, case management, and homeless prevention services.

• **PLANNING, ADMINISTRATION & FAIR HOUSING**

- **High Plains Fair Housing Center** - \$5,000 to support comprehensive outreach and fair housing education
- **Planning and Administration** - \$127,000 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$34,000 for administration.

A dot map of completed Community Development Projects was distributed to Board Members for reference of the impact these projects have in the community.

Member Fischer absent.

Mr. Mahli stated the next step is to draft the 2018 Action Plan.

Ms. Klebe moved to accept the recommendations of the 2018 grant requests as presented. Second by Ms. McDonald. On call of the roll Members Klebe, McDonald, Boyd, Eidenschink, Fundingsland, Redlinger, and Strand voted aye. Member Hill abstained from voting. The motion was declared carried.

**Item 5. Update from the subcommittee studying community land trusts**

This item was presented before Items 3 and 4

Assistant Planner Tyrone Grandstrand provided a brief history about community land trusts.

A handout was distributed with information about the subcommittee formed to discuss community land trusts and the recommendations.

Ms. Boyd moved the Community Development Committee recommend to the Fargo City Commission the formation of a community land trust. Second by Mr. Fundingsland. On call of the roll Members Fundingsland, Redlinger, Fischer, Hill, Boyd, Klebe, McDonald, Eidenschink, and Strand voted aye. The motion was declared carried.

**Item 6. Other Business**

Mr. Grandstrand and the Community Development Fellows were thanked for their work on community land trusts on behalf of the City and this Board.

Mr. Strand addressed the acknowledgment of Member John Q. Paulsen for his lifetime of service.

Ms. Boyd made a request of staff to create a picture of the housing issue and its need in the community.

Mr. Strand passed around letters received from citizens expressing gratitude for assistance received through Community Development programs.

Planning and Development Director Jim Gilmour acknowledged Mr. Mahli for all his work with the Community Development group and City of Fargo through his years of service. The Board thanked Dan and wished him the best.

**Item 7. Adjourn**

The time at adjournment was 3:33 p.m.

## Public Notice for 2018 Action Plan Public Input Meeting

### **PUBLIC NOTICE 2018 Action Plan for Housing and Community Development**

The City of Fargo is soliciting public input in preparation of its 2018 Action Plan for Housing and Community Development. The plan provides information on the needs of low and moderate income residents in the City. Interested residents, housing providers, support services, and businesses are invited to attend a public meeting on Tuesday, December 19, 2017 at 2:30 p.m. in the Commission Room at the Fargo City Hall located at 200 3<sup>rd</sup> St N. Fargo. For more information, please contact the Fargo Planning Department at 701-241-1474.

(December 11, 2017)

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#### INSTRUCTIONS TO THE FORUM

Please publish as a legal on Monday, December 11, 2017  
Please send an affidavit of publication  
Bill to: Fargo Planning & Development  
200 3<sup>rd</sup> Street North  
Fargo, ND 58102  
Please call Jasmine at 475-6688 with any questions.

**AFFIDAVIT OF PUBLICATION**

2575266

STATE OF NORTH DAKOTA,  
COUNTY OF CASS

**Emily Schnaidt**, *The Forum*, being duly sworn, states as follows:

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

2. The newspapers listed on the exhibits published the advertisement of: **PUBLIC NOTICE; 1 (one) time: December 11, 2017**, 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.

*Emily Schnaidt*

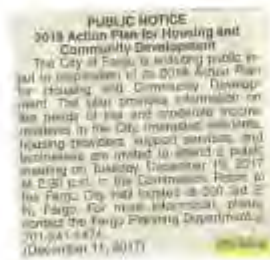
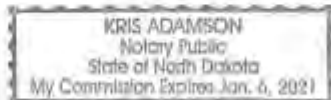
[Signed]

Subscribed and sworn to before me this

11th day of December, 2017

*Kris Adamson*

Notary Public, Cass Co., N.D.



## 2018 Action Plan Public Input Meeting Comments

Amended 5-Year Plan and 2018 Annual Action Plan: No public comment received during May 13 through June 12, 2019 public comment period, which included a May 20, 2019 public hearing at a City Commission meeting.

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Amended 5-Year Plan and Annual Action Plans: No public comment received during December 1-30, 2018 public comment period, which included a December 17, 2018 public hearing at a City Commission meeting.

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### **CDBG/HOME Public Input Meeting City of Fargo 2018 Community Development Action Plan December 19, 2017 – 2:30 p.m. City Commission Room, Fargo City Hall**

City Commissioner and Community Development Committee Chair John Strand introduced the community development public input meeting and welcomed everyone in attendance.

Planning Director Jim Gilmour followed up by explaining the purpose of the meeting, which included getting the public's feedback and input of the needs in the community. He reviewed the 5-Year Consolidated Plan goals, which include 1) affordable housing, 2) homelessness, 3) neighborhoods, 4) poverty reduction, and 5) planning, administration and fair housing.

Dan Madler, Beyond Shelter, discussed affordable housing including development of affordable housing for individuals and families. He noted there is a strong need for affordable senior housing, adding Beyond Shelter's HomeField Senior Housing project opened this last year. He also spoke about a component on homeownership, noting Beyond Shelter is working on putting together funding sources to address this demand.

Babs Coler, Churches United for the Homeless, talked about people experiencing homelessness and the need for more affordable housing. She noted landlords are needed who could rent out to people who have barriers to housing, such as criminal records or mental health issues, and help these people find housing. She stated the cost of rent is a big concern, emphasizing the need for more landlords willing to reduce rental rates and rent to higher-risk people. She noted affordable rent is based on an individual's income and many people are working minimum wage jobs, which still does not cover their rent. In addition, she inquired if there are tax breaks and incentives provided to builders to create more affordable housing. She stated neighborhoods should consist of a balance of all income levels.

Abdiwali Sharif, Somali Community Development of North Dakota, addressed housing, homeownership, and language barriers. He noted many New Americans move here from other countries and try to rent an apartment, but many do not have a credit history background, which prevents them from finding housing. He echoed concerns regarding minimum wage jobs and increasing rents, which prevent many people from finding affordable housing.

Chris Johnson, Rape and Abuse Crisis Center, noted the center sees over 3,000 people per year and talked about the amount of violence they see in the community, including domestic violence, sexual assault, and child sexual abuse. He spoke on concerns regarding the availability of affordable housing to people with questionable histories and the barriers their histories may present. He emphasized the importance of making sure people are safe and housed.

Cody Schuler, FM Coalition for Homeless Persons, added there are some places where affordable units exist but they are not convenient if people do not have cars. He noted concerns regarding the location of housing and availability of transportation to people based on their locations.

Thomas Hill, United Way, spoke about workforce and skills gaps. He noted many services exist throughout the community, but there are continual barriers such as transportation, childcare for working families, and availability of affordable housing for people based on their wages and the fair market rents.

Connie Nelson, Fargo Public Schools, talked about neighborhoods and the number of schools that are low income, emphasizing the need to redevelop and repopulate areas to keep the neighborhood schools going. She spoke about needs including increased security in schools, availability of parking, safety/security upgrades, and building maintenance and repair issues. She talked about concerns with combining schools, which would result in an increased distance for children to travel to school.

Christian Harris, New American Consortium, spoke on diversity and the need for leadership development in the New American community. He expressed the need to prioritize the continuance of New American leadership to serve as a bridge between the City, other service providers, and New Americans. He noted that by empowering leaders, this will give them the capacity to continue services and voice the needs of the New American communities.

Stephen Roise, Healthcare Equipment Recycling Organization (HERO), talked about affordability and poverty, noting HERO has seen an increase in overall demand of medical equipment and supplies. He noted there are many people living in poverty who need affordable healthcare equipment. He also echoed the need for more bus routes/stops through public transportation.

DeAnne Sperling, North Dakota State College of Science – Fargo, spoke about the SkillsND Program, which provides job skills training for underemployed, unemployed, and New American populations. She noted the purpose of this program is to help people

develop the skills they need to enter the workforce, preventing poverty and homelessness in families. She added the areas of work that the SkillsND Program is focused towards are pre-manufacturing, manufacturing, and nursing.

Abdi Jama, Global Youth United, expressed concerns related to poverty and the programs available to New American youth. He noted many New American youth participate in recreational activities but there needs to be more opportunities for youth to express their talents. In addition, he talked about concerns with language barriers.

Abdiwali Sharif, Somali Community Development of North Dakota, discussed concerns with low homeownership rates for minority populations and talked about the need for some form of assistance to help increase homeownership such as downpayment assistance or 0% interest loans.

Jim Gilmour noted there are tenant education classes being offered through Southeastern North Dakota Community Action Agency and homebuyer education classes being offered through and Lakes & Prairies Community Action Partnership, Inc.

Dawn Morgan, Fargo Neighborhood Coalition, inquired why young people are not acclimating to American society, noting many are eager and bring a lot of value to homes, language skills, and their interpretation of the American way of life. She added the youth that she has met have a great eagerness to participate in society.

Abdi Jama, Global Youth United, stated their organization looks at the strengths of kids and what they like to do, putting those first. He said the aim is to give the kids the ability to do what they love and express their talents, then integrate this into education for them to go to college. He expressed concerns with the lack of funds to implement programs for these kids.

Abdiwali Sharif, Somali Community Development of North Dakota, spoke about the balance between the culture of New American youth and American culture, adding many New American youth experience pressure to learn from their home culture as well as try to integrate into American culture. He explained the difficulty for youth to balance both sides in a household that does not understand both cultures. He emphasized the need for a plan to help New American youth grow and integrate smoothly into society.

City Commissioner John Strand reiterated the importance of partnering and building relationships to move forward with addressing community development and human service needs. He added finding a soccer field and nets for New American youth to participate in recreational activities through connecting with the Fargo School District and Fargo Park District is an example of how developing relationships can make a world of difference.



Ken Erockson, Roosevelt Neighborhood Association, discussed homeownership and affordable housing, noting a way to achieve more affordable housing may be to pursue land trusts.

Jim Nelson, Lake Agassiz Habitat for Humanity, spoke about affordable housing and the ongoing need for the acquisition of "development ready" land parcels to be used for low-income housing. He added low-income housing helps improve education, health, safety, community involvement, financial stability, and hope for the future for families coming out of poverty, and allows these families' reliance on government programs to decrease significantly.

Michelle Rydz, High Plains Fair Housing Center, discussed the issues that High Plains Fair Housing addresses, noting 95% of all of their clients fall within the low-moderate income parameters. She stated housing discrimination issues are prevalent, with the highest number of complaints coming from persons with disabilities, second is race and national origin, and others include familial status and receipt of public assistance. She added they have completed nearly 20 tests in-person or phone tests, and 30 phone audit tests, with discrimination (based on race, national origin, public assistance, and disability) being uncovered in 20% of the tests. She stated they have assisted 7 New American families in exercising their fair housing rights, and have also assisted clients who were harassed by their neighbors to file complaints or move apartments without penalty. She added free speech is protected by the constitution but becomes a fair housing issue when people are threatened and intimidated in their homes. In addition, she said their organization assisted 4 Fargo clients with disabilities through the fair housing complaint process, which resulted in monetary remedies. She stated there are currently 2 pending cases of persons with disabilities in the complaint process with the Department of Housing and Urban Development.

Amy Nash, Fargo-Moorhead Dorothy Day House of Hospitality and F5 Project, addressed poverty, lack of affordability, transportation, housing, and workforce challenges. She noted there needs to be a focus on creating second chances and offering low-burden support to assist in making homelessness brief and transition swift. She stated, once a person has a stable place to stay and a means to move about the community, many of the opportunities for self-sufficiency can emerge at the hands of that person, which is true empowerment. She added if these strategies are coupled with addressing the living wage, second-chance employment, and workforce strategies, then the opportunities to be productive, tax-paying citizens are fueled. She stated many people that FM Dorothy Day House of Hospitality and F5 Project serve are in need of second chances to overcome barriers of low credit, past records, incarceration, etc. She emphasized the first step to empowerment is housing, then the issues of quality-of-life can be addressed. She stated the solution for serving a long-term impact is addressing the need for housing, affordability, and attainability.

Jim Gilmour concluded the meeting by thanking everyone for the work they do to address the needs in the community and echoed the importance of developing relationships with each other to continue moving forward.

# Public Input Meeting Sign-In Sheet

## 2018 Action Plan – Public Input Meeting December 19, 2017

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

	NAME	ORGANIZATION	ADDRESS
1	Christopher Johnson	Repeat Abuse Crisis Center	317 8 St N Fargo ND 58102
2	Amy D. Nash	FM Dorothy Day House of Hospitality / F5 project	amy@f5project.org 2024 1st St S Fargo ND 58103
3	Tom Nash		
4	Day Muller	Beyond Shelter Inc	Fargo
5	Brads Coler	Churches United in the border	
6	ABDI JAMA	Global Youth United	2201 11th Ave S #2024 Fargo ND 58103
7	Cody Schuler	FM Coalition for Planets	207th St S Fargo
8	Stephen Roise	HERO, Healthcare Equity Res Org	5012 53rd St S Fargo ND 58104
9	Derrick Lafont	COF	200 3rd St N Fargo, ND
10	Deanne Sporing	Skills ND, NDSCS	1305 19th Ave N, Fargo
11	Catlyn Christie	CoF	1935 10th St S, Fargo
12	Morgan Mairs	American Red Cross	Fargo ND
13	Cherie Nelson	Fargo, ND 58103	Fargo Public Schools
14	Thomas H. II	eastern way of Cross Care	2107th St South Fargo
15	Abdiwili Sharif	Somali Community Development, ND	3301 13th Ave S, Fargo ND 58103
16	Yunis Amin	Agri American development Network	1132 25th Ave S March 2018
17	Ken Erickson	RNA	1202 8th St W Fargo
18	Sam Morgan	FMNC	
19	Lowell D. Stud	Roosevelt neighborhood	1106 14th St N
20	Barry Nelson	New Am Coalition for Wellness & Engagement	

SIGN-IN SHEET

	NAME	ORGANIZATION	ADDRESS
21	Aaron Nelson	COF-planning	200 3rd St. N. Fargo, ND
22	Kristi Sylskar	COF-planning	200 3rd St. N. Fargo, ND
23	Jasmine Markusen	COF-planning	200 3rd St. N. Fargo, ND
24	John Strand	City Commission	
25	Michael Redlinger	Asst. City Administrator	
26	Jim Gilmour	COF-planning	200 3rd St. N. Fargo, ND
27	stephen smith	YMCA Cass-Clay	400 1st Ave. S. Fargo, ND
28	christian Harris	New American Consortium	15 21st St. S. Fargo, ND
29	cody severson	Community Uplift Program	719 Bldg #2 Fargo, ND
30	Julie Haugen	YWCA Cass-Clay	3100 12th Ave. N. Fargo, ND
31	Kim H.	Xcel Energy - Gas Division	Fargo, ND
32			
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38			
39			
40			

SIGN-IN SHEET

# Public Input Meeting Handout #1

## Community Development Plan Findings



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

- **AFFORDABILITY**

The City of Fargo and surrounding communities are fortunate to have a cost of living that is low compared to most other urbanized areas. However, a more in depth examination of the personal economic picture of area households would reveal affordability concerns for the lower income portion of the population. Certain segments of the population do face significant affordability issues. Most rental households earning less than 50% of area median income face a severe cost burden. And, for homeownership to remain within reach for households earning less than 120% of area median income, new construction of affordable owner-occupied housing is needed.

- **HOMEOWNERSHIP**

Homeownership rates in Fargo are low. The City is likely to have a low homeownership rate relative to the state and national rates because of some of the characteristics of the population (high percent of student and elderly households) but the fact remains that the rate could be increased. Efforts to encourage minority homeownership and homeownership for low-income households (50-80% of median income) are key initiatives in Fargo. Additionally, working to ensure a variety of homeownership options throughout the community and improving the ability to pay housing-related costs will encourage increases in homeownership across all income, age, and ethnic groups.

- **HOMELESSNESS**

Homelessness is an issue that has a different scale in North Dakota and in the City of Fargo than larger, more urbanized, areas. The most recent survey of homelessness in Fargo counted 591 homeless persons in Fargo-Moorhead, 38% of whom could be considered chronically homeless. Even though Fargo is home to approximately 16% of the state's population, it is home to more than 1/3 of the state's homeless population. The City has a good emergency shelter and support system, as well as some transitional housing and permanent supportive housing units. However, continuing the work to address crisis housing situations and provide a robust continuum of housing options will allow people to move from homelessness into housing stability.

- **DIVERSITY**

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

- **INFRASTRUCTURE**

A neighborhood's physical and social infrastructure combine to show the strength and long term viability of a place. Continued investment in the physical infrastructure of the City's neighborhoods (housing, streets, utilities, neighborhood facilities, parks and open space) and aggressive elimination of blight will encourage vitality in older and more fragile neighborhoods. In addition, investing in social infrastructure may be just as important. Social infrastructure involves leadership development and support for the activities of grass roots organizations (i.e. neighborhood groups, ethnic communities, not-for-profits, and friends of organizations).

- **POVERTY**

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

Page 1 of 3

**HOUSING NEEDS**

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

**HOMELESS AND SPECIALS NEEDS**

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

**NON-HOUSING COMMUNITY DEVELOPMENT NEEDS**

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

## Community Development Goals and Objectives



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

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

## Community Development Funds Anticipated in 2018



	CDBG	HOME	NSP	CITY	TOTAL
Allocation from HUD (anticipated)	\$ 637,000	\$ 336,000	\$ -	\$ -	\$ 973,000
City Social Service Fund	\$ -	\$ -	\$ -	\$ 253,000	\$ 253,000
Carryover/Unallocated	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
NSP	\$ -	\$ -	\$ 386,000	\$ -	\$ 386,000
Program Income (anticipated)	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
<b>Total Available – Estimated</b>	<b>\$ 937,000</b>	<b>\$ 386,000</b>	<b>\$ 386,000</b>	<b>\$ 253,000</b>	<b>\$ 1,962,000</b>

Page 3 of 3

# 2018 Community Development Calendar

## 2018 COMMUNITY DEVELOPMENT CALENDAR

DATE	ACTIVITY
August 2017	Community Development Committee review of 2018 CD grant application and goals
September 2017	Community Development grant applications released
October 2017	Deadline for submission of Community Development grant applications (Oct 27) Solicit public input for Fargo's Annual Action Plan for Housing and Community Dev
Nov/Dec 2017	Community Development Grant Application review by staff
Dec 2017/Jan 2018	Application review by Community Development Committee
January 2018	Prepare Fargo's Housing and Community Development Annual Action Plan Social Service Fund recommendation to the City Commission Notify applicants about CDBG & HOME grant recommendations
February 2018	30-day public comment period for Annual Action Plan Annual Action Plan review by the Community Development Committee
March 2018	Fargo City Commission public hearing and approval of the Annual Action Plan HUD review and approval of the Plan
May 2018	Staff conducts and publishes Environmental Review and Impact Findings (FONSI) Staff conducts project compliance monitoring
June 2018	Submit Environmental Review and Impact Findings (FONSI) to HUD and request release of CDBG and HOME funds Initiate Annual Performance & Evaluation Report FY2017 (CAPER)
July 2018	2018 contract year begins – Grant Award letter and release of funds notification from HUD Present Annual Performance & Evaluation Report to Fargo City Commission and HUD
August 2018	Community Development Committee review of 2019 CD grant application and goals



# 2018 Community Development Budget



## 2018 COMMUNITY DEVELOPMENT BUDGET

FUNDS ANTICIPATED	CDBG	HOME	NSP	CITY	TOTAL
2018 Allocation from HUD (anticipated)	\$ 637,000	\$ 386,000	\$ -	\$ -	\$ 973,000
City Social Service Fund	\$ -	\$ -	\$ -	\$ 253,000	\$ 253,000
Carryover/Unallocated	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
NSP	\$ -	\$ -	\$ 386,000	\$ -	\$ 386,000
Program Income (anticipated)	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
<b>Total Available - Estimated</b>	<b>\$ 937,000</b>	<b>\$ 386,000</b>	<b>\$ 386,000</b>	<b>\$ 253,000</b>	<b>\$ 1,962,000</b>



# Notice for 2018 Community Development Action Plan

## City of Fargo Community Development Notice

The City of Fargo Planning and Development Department has available for public review and comment an Action Plan for housing and community development resources. The 2018 Action Plan will be used in the next fiscal year in accordance with the community's Consolidated Plan update. Fargo anticipates \$637,000 in Community Development Block Grant (CDBG) funds and \$336,000 in HOME funds to be available, as well as approximately \$50,000 in HOME Program Income. Activities in the 2018 Action Plan include the following:

- **HOUSING**
  - **Community Development Housing Organization (CHDO) Project** - \$100,000 in HOME funds for construction of affordable housing
  - **Housing Rehabilitation and Delivery-Owner Occupied** - \$465,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$213,000 in CDBG and \$252,000 in HOME funds.
  - **Special Assessment Assistance** - \$15,000 in CDBG funds to assist low-income homeowners with annual special assessments.
- **DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.
- **PUBLIC SERVICE PROJECTS**
  - **Housing Education** - \$15,000 in CDBG funds to support Tenant and Homebuyer Education classes in the Fargo-Moorhead community.
  - **Homeless Initiatives** - \$38,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter and 10-year plan activities.
  - **Metro Transportation Initiative** - \$5,000 in CDBG funds to provide transportation to low-income participants.
  - **Snow Removal Assistance** - \$2,000 in CDBG funds to offer snow removal assistance to low and moderate income senior households and people with disabilities.
  - **NDSCS – Job Training** - \$30,000 in CDBG funds to provide job skills training and development to low-income and New American populations.
- **FACILITIES/CAPITAL, NEIGHBORHOODS**
  - **Fraser, Ltd.** - \$17,000 in CDBG funds to assist with costs of upgrades to an Independent Living Program house.
  - **Rape and Abuse Crisis Center** - \$60,000 in CDBG funds to improve the safety and security at the center.
  - **Rebuilding Together** - \$10,000 in CDBG funds to support home improvements to low-income seniors, veterans, and disabled individuals.
- **PLANNING, ADMINISTRATION & FAIR HOUSING**
  - **High Plains Fair Housing Center** - \$5,000 in CDBG funds to support comprehensive outreach and fair housing education.
  - **Planning and Administration** - \$127,000 in CDBG funds for project development, planning and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$34,000 for administration.

Anyone wishing to comment on the Action Plan activities should contact the City of Fargo Planning and Development Department, 200 North 3<sup>rd</sup> Street, Fargo, ND 58102. Phone 701-241-1474, TDD 701-241-8258, FAX: 701-241-1526. Comments will be received through Wednesday, February 21, 2018. The City Commission will also hold a Public Hearing on the proposed Action Plan on Monday, February 26, 2018 at 5:15 p.m. at Fargo City Hall, 200 North 3<sup>rd</sup> Street.

**AFFIDAVIT OF PUBLICATION**

2596392


STATE OF NORTH DAKOTA,  
COUNTY OF CASS

Emily Schnaidt, *The Forum*, being duly sworn, states as follows:

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

2. The newspapers listed on the exhibits published the advertisement of: **City of Fargo Community Development Notice; 1 (one)** time: *January 22, 2018*, as required by law or ordinance.

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

  
[Signed]

Subscribed and sworn to before me this  
22 day of January, 2018

  
Notary Public, Cass Co., N.D.

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

**City of Fargo**  
**Community Development Notice**  
The City of Fargo Planning and Development Department has available for public review and comment an Action Plan for housing and community development resources. The 2018 Action Plan will be used in the next fiscal year to coordinate with the community's prioritized plan update. Fargo anticipates \$83,000 in Community Development Block Grant (CDBG) funds and \$300,000 in HOME funds to be available, as well as approximately \$50,000 in HOME Program Income activities in the 2018 Action Plan through the following:

- HOUSING**  
**Community Development Housing Organization (CHDO) Project** - \$100,000 in HOME funds for construction of affordable housing.  
**Housing Rehabilitation and Delivery-Owner Occupied** - \$465,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$110,000 in CDBGs and \$355,000 in HOME funds.  
**Special Assessment Assistance** - \$18,000 in CDBG funds to assist low-income homeowners with annual special assessments.
- DOWNTOWN PROJECTS** - \$100,000 in CDBG funds for projects that address gum and trash conditions in downtown Fargo.
- PUBLIC SERVICE PROJECTS**  
**Housing Education** - \$15,000 in CDBG funds to support Tenant and Homebuyer Education classes in the Fargo-Mohrhead community.  
**Homeless Initiatives** - \$38,000 in CDBG funds to support homeless initiatives at the Gladys Ray Shelter and Gateway Center.  
**Metro Transportation Initiative** - \$5,000 in CDBG funds to provide transportation to low-income participants.  
**Stump Removal Assistance** - \$2,000 in CDBG funds to make snow removal assistance to tree and utility line, remove vendor households and people with facilities.  
**HOPECS - Job Training** - \$20,000 in CDBG funds to provide job skills training and development to low-income and Near America citizens.
- FACILITIES/CAPITAL, NEIGHBORHOODS**  
**Fraser, Ltd.** - \$17,000 in CDBG funds to make with costs of upgrades to an assisted living program house.  
**Rape and Abuse Crisis Center** - \$60,000 in CDBG funds to replace the lobby and security at the center.  
**Rebuilding Together** - \$10,000 in CDBG funds to support home improvements to low-income seniors, veterans, and disabled individuals.
- PLANNING, ADMINISTRATION & FAIR HOUSING**  
**High Plains Fair Housing Center** -

\$5,000 in CDBG funds to support administrative overhead and fee housing inclusion.  
**Planning and Administration** - \$127,000 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$50,000 for administration. Anyone wishing to comment on the Action Plan activities should contact the City of Fargo Planning Development Department, 200 North 3rd Street, Fargo, ND 58102. Phone: 701-237-1474, TDD: 701-331-2276 FAX: 701-241-4526. Comments will be received through Wednesday, February 21, 2018. The City Commission will also hold a Public Hearing on the proposed Action Plan on Monday, February 26, 2018 at 3:15 pm. at Fargo City Hall, 200 North 3rd Street. **CSM/CDC**

## February 26, 2018 City Commission Agenda

### FARGO CITY COMMISSION AGENDA Monday, February 26, 2018 - 5:00 p.m.

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

- A. Pledge of Allegiance.
- B. Roll Call.
- C. Approve Order of Agenda.
- D. Minutes (Regular Meeting, February 12, 2018).

#### **CONSENT AGENDA – APPROVE THE FOLLOWING:**

- 1. Receive and file an Ordinance Amending Section 25-1509, of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Alcoholic Beverages.
- 2. Receive and file and Ordinance Amending Section 18-0202, of Article 18-02 of Chapter 18 of the Fargo Municipal Code Relating to Public Ways and Places.
- 3. 2nd reading, waive reading and final adoption of the following Ordinances: 1st reading, 2/12/18:
  - a. Amending Section 25-1506, of Article 25-15 of Chapter 25 of the Fargo Municipal Code Relating to Alcoholic Beverages.
  - b. Amending Section 10-0304, of Article 10-03 of Chapter 10 of the Fargo Municipal Code Relating to Public Safety, Morals and Welfare.
- 4. Resolution Establishing License Application Qualification Guidelines.
- 5. Appointment of Alissa R. Olson as an Assistant City Attorney.
- 6. Applications for Games of Chance:
  - a. Davies Young Guns for a raffle on 5/31/18.
  - b. Fargo South High for a raffle on 4/14/18.
  - c. USA Wrestling of North Dakota for a raffle on 7/19/18.
  - d. Wellspring for the World for a raffle on 3/1/18.
- 7. Tax exemptions for improvements made to buildings:
  - a. Chad R. Justesen, 2304 Centennial Rose Drive South (3 year).
  - b. Ace Group LLP, 3344 18th Street South (3 year).
  - c. Peter W. Zuger and Aubrey Fiebelkor-Zuger, 178 Prairiewood Drive South (3 year).
  - d. Michael S. Dawson, 614 8th Street South (5 year).
  - e. Ida M. Scherr, 1614 29th Avenue South (5 year).
  - f. Gregory C. Harness, 1139 5th Street North (5 year).
  - g. Gregory C. Harness, 1139 5th Street North (5 year).
  - h. Cupertino Cottages LLC, 1022 1st Street North (5 year).
  - i. Karen D. Drager, 1026 1st Street North (5 year).

- j. James R. Williams, 1115 7th Avenue North (5 year).
  - k. Charles F. Schmidt and Shawn L. Wing Schmidt, 1307 Oak Street North (5 year).
  - l. Richard G. and Kathleen Zaylskie, 415 7th Avenue South (5 year).
  - m. Melanie I. and Troy T. Rudnick, 1918 17th Street South (5 year).
8. 3-year extension to the Agreement with Paymentus Corporation to provide IVR and web payment services.
  9. 6-month extension of the Class "A" Alcoholic Beverage License for the Firebox.
  10. Amendment to Agreement with Community Medical Services Montana-Private, LLC to provide medication assisted treatment and counseling (SSP17270).
  11. Amended Notice of Grant Award with the ND Department of Health for family planning depression screening.
  12. Online Services Agreement with GovernmentJobs.com, Inc. d/b/a NEOGOV to provide an applicant tracking system.
  13. Agreement with Carl Walker to provide professional engineering services for repairs to city parking structures.
  14. Resolution approving Plat of Edition Second Addition.
  15. Community Housing Development Organization (CHDO) Sponsor Agreement with Beyond Shelter, Inc. and HomeField 2, LLLP to undertake certain activities with HOME grant funds and Declaration of Access Easement (Autumn Fields Second Addition).
  16. Certificates of Substantial Completion for the Police Department Remodeling Project at the Border States Electric Building.
  17. Authorization of the Fargo Police Department Summer Camp Program as well as a temporary/seasonal positions specific to the camp, funded through grants and charitable donations.
  18. Authorization Application for Airborne Custom Spraying to provide FAA Aerial Mosquito spraying.
  19. Bid awards for 2018 forestry services.
  20. Purchase of one crawler crane from Spyder Crane in the amount of \$62,300.00
  21. Purchase of one articulated wheel loader from Titan Machinery in the amount of \$223,388.00.
  22. Agreement for Entry and Construction with Judie A. VandeVoort as Trustee of the Judie A. VandeVoort Revocable Living Trust (Project No. FM-15-K0).
  23. Sole Source Procurement with Border States Electric to provide Millerbernd street lighting poles and pole parts.
  24. Bid award for aggregate materials, concrete, asphalt, emulsified asphalt and re-bar (RFP18067).

25. Bid award for water main materials, miscellaneous materials, fire hydrants/parts and miscellaneous street materials (RFP18066).
26. Change Orders for Project No. WA1301:
  - a. No. 14 for an increase of \$63,662.00 for the general construction contract.
  - b. No. 12 for an increase of \$157,582.27 for the mechanical construction contract.
  - c. No. 7 for an increase of \$73,791.00 for the electrical construction contract.
27. Sole Source Procurement with Connection for the Supervisory Control and Data Acquisition (SCADA) network equipment for the Membrane Water Treatment Plant in the amount of \$73,223.07.
28. Bills.
29. Installation of dedicated bike lanes along 4th Street South from 12th Avenue to 2nd Street South (Improvement District No. BR-18-G1).
30. Creation and addition of Improvement District No. FM-14-83 to the 2018 CIP.
31. Negative Final Balancing Change Order No. 4 in the amount of -\$66,156.83 for Improvement District No. PR-17-H1.
32. Bid award for Improvement District No. SR-18-A1.
33. Create Improvement District No. SL-17-B.

**REGULAR AGENDA:**

34. State Water Commission requests for Cost Reimbursement for FM Diversion Flood Project Costs:
  - a. Costs totaling \$65,355.00.
  - b. Costs totaling \$780,105.00.
35. Public Hearings - 5:15 pm:
  - a. Transfer of a Class "AB" Alcoholic Beverage License from Mom's Kitchen Inc. d/b/a Tailgator's Sports Café at 1322 Main Avenue to Demeske Enterprises Inc. d/b/a Tailgator's/Mom's Kitchen; continued from the 1/29/18 and 2/12/18 Regular Meetings.
  - b. CONTINUE to 3/26/18 - Transfer of a Class "A" Alcoholic Beverage License from Classic Foods, LTD d/b/a Ground Round Restaurant to FSB Associates, LLC d/b/a Saloon at 506 Broadway North.
  - c. Application filed by Cash Wise Liquor, LLC d/b/a Cash Wise Liquor for a Class "B-Limited" Alcoholic Beverage License at 4985 Timber Parkway South.
  - d. Rocking Horse Farm 5th Addition (5801 52nd Avenue South); approval recommended by the Planning Commission on 1/4/18:
    1. Zoning Change from AG, Agricultural to SR-3, Single-Dwelling Residential and P/I, Public and Institutional.
    2. 1st reading of rezoning Ordinance.
    3. Plat of Rocking Horse Farm 5th Addition.

- e. Developer Agreements (three) related to Tax Increment Financing District No. 2001-01 (Interstate Business Park).
  - f. Plat of Interstate Business Park Addition a replat of Lot 1, Block 1, Adams 7th Addition and part of the Northeast Quarter of Section 22, Township 139 North, Range 49 West of the 5th Principal Meridian (3801 26th Avenue South, 3901, 4001 and 4155 23rd Avenue South, and 2880 and 2852 Thunder Road South); approval recommended by the Planning Commission on 4/4/17.
  - g. 2018 Community Development Action Plan.
- 36. Consider directing the City Attorney's Office to amend Section 25-1509.1 of the Fargo Municipal Code to allow alcohol consumption in public at select Downtown Community Partnership events.
  - 37. Request to create a new Sub-Committee to re-visit the results of the Feasibility Study for a Fargo Performance Center.
  - 38. Request to retrofit the Civic Center with HVAC equipment.
  - 39. Request to Lease/Purchase the Border States Electric IT Building at 2403 3rd Avenue North.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Commission Office at 701.241.1310. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

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

# February 26, 2018 City Commission Certified Meeting Minutes



**BOARD OF CITY COMMISSIONERS**  
City Hall Phone: 701-241-1310  
200 North 3rd Street Fax: 701-241-1526  
Fargo, ND 58102

Regular Meeting: Monday: February 26, 2018:

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at the City Hall at 5:00 o'clock p.m., Monday, February 26, 2018.

The Commissioners present or absent were as shown following:

Present: Strand, Gehrig, Grindberg, Piepkorn, Mahoney.

Absent: None.

Mayor Mahoney presiding.

\*\*\*\*\*

2018 Community Development Action Plan for Housing and Community Development Approved:

Commissioner Strand moved the 2018 Community Development Action Plan be approved.

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

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

\*\*\*\*\*

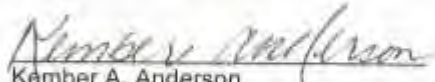
CERTIFICATE

STATE OF NORTH DAKOTA )  
  ) ss.  
County of Cass              )

I, Kember A. Anderson, do hereby certify that I am the duly appointed, qualified and acting Executive Assistant of the City of Fargo, North Dakota; and

That the foregoing is a full, true and correct copy of a Motion passed by the Board of City Commissioners of the City of Fargo at a Regular Meeting of the Board held on Monday, February 26, 2018; and

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

  
Kember A. Anderson  
Executive Assistant  
City of Fargo, North Dakota

(SEAL)



## **Fair Housing & Civil Rights Progress Report**



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# Fair Housing & Civil Rights Progress Report

2017 CAPER  
2018 Action Plan

City of Fargo Department of Planning & Development

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This document is the first annual progress report for the nine Fair Housing & Civil Rights requirements as agreed to by the City of Fargo on September 28<sup>th</sup>, 2016 in the closing conference between FHEO and City of Fargo staff. It is also in response to the letter from James C Whiteside, Region VIII Program Compliance Branch Chief of the Office of Fair Housing and Equal Opportunity, dated December 13<sup>th</sup> 2016.

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

### **Relevant Law, Guidance, and Regulation:**

Title VI of the Civil Rights Act of 1964 (Title VI) – 24 CFR 1.4  
Section 109 of Title I of the Housing and Community Development Act of 1974 (Section 109)  
24 CFR 6.4  
Section 504 of the Rehabilitation Act of 1973 (Section 504) – 24 CFR 8.4(b)

### **HUD Technical Assistance Comments:**

Title VI, Section 109, and Section 504 require Fargo to analyze jurisdictional demographic data for race, color, national origin, sex, religion, and disability to determine whether any of the jurisdiction's minority groups appear under-represented by any group protected by Title VI, Section 109, or Section 504. Fargo must adjust the administration of its programs and activities to assure equitable participation.

### **City of Fargo Response:**

Over the course of the next year, the City of Fargo will work with its recipients to ensure that demographic data is being collected on beneficiaries of federal funds, including the gaps mentioned in the technical assistance as well as ensuring race and ethnicity are treated separately. We will report the progress and any data collected in future CAPER submissions, with the goal of having data collections for these categories fully operational and collected for the 2020 CAPER.

Of the data we do collect, we show an over-representation of groups protected by Title VI, Section 109, and Section 504, with the exception of people of Asian descent, which make up 3% of the population but only 1% of the beneficiaries of CDBG and 0% of HOME beneficiaries. The City of Fargo will make plans to reach out to this community specifically and begin implementation of the plans over the next year with updates on progress to be included in future CAPER submissions. These efforts will also be reflected in our citizen participation efforts below.

## **2. Citizen Participation**

### **Relevant Law, Guidance, and Regulation:**

Title VI - 24 CFR - 1.4 and 570.506 and 91.105  
Section 109 - 24 CFR - 6.6 and 570.506 and 91.105  
Section 504 - 24 CFR - 8.4 and 570.506 and 91.105

### **HUD Technical Assistance Comments:**

Title VI, Section 109, and Section 504 require Fargo to implement affirmative efforts to involve racial, ethnic, or religious minorities, single sex headed households, and people with disabilities in its citizen participation process.

**City of Fargo Response:**

The City of Fargo holds regular Community Development Committee meetings, and specific outreach meetings to give feedback on the expenditure of local and federal funds. We invite 142 organizations which serve clients from each of the protected classes. We are making plans to create additional opportunities for citizen participation, including making special efforts to receive feedback from protected groups both by directly reaching out to communities of protected groups, as well as working with our partners and the 142 organizations that attend our annual outreach meeting to make additional efforts to reach their clients and employees, who are members of protected groups. A list of the 142 organizations is attached.

The City of Fargo is planning to expand its public participation process and make additional efforts to reach out to protected classes:

- To the Asian community, which is the only group under-represented in our program usage according to our data
- To the LEP community, particularly: Arabic, Nepali, Somali, Bosnian, Spanish, and Kurdish speaking communities
  - This will include and be a part of efforts to update our four-factor analysis and Language Access Plan (LAP) as noted below under Limited English Proficiency.
- To the hard of hearing and vision impaired community
- Finally, we will expand our use of special notices to all public announcements, including: TTY/TDD information, contact information for our 504 coordinator to secure reasonable accommodations, and information on translation services which are provided upon request

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

**Relevant Law, Guidance, and Regulation:**

Title VI - 24 CFR - 1.4(b)

Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Final Guidance)

**HUD Technical Assistance Comments:**

Title VI and the LEP Final Guidance require Fargo to develop procedures to ensure meaningful access to LEP persons. Fargo must provide interpretation services to LEP persons and must provide written translation of vital documents if and when the LEP population exceeds 1,000 persons. Vital documents include public notices and applications, among others. To comply with LEP requirements, Fargo must conduct a four-factor analysis, create a Language Access Plan (LAP), and document actions to implement the LAP (See document "LEP Reference Sheet," for extensive written technical assistance about completing a four-factor analysis and developing an LAP)

**City of Fargo Response:**

The City of Fargo is working with local agencies to collect data on groups that have limited English proficiency. Census and ACS data do not suggest that there are any groups of people who speak the same primary language and have limited English proficiency (LEP) that reach over 1,000. If we find data that suggests we have reached over 1,000 persons of LEP from one primary language, we will begin the process of translating vital documents into that language. Over the course of the next year, we will complete an updated four-factor analysis and our Language Access Plan (LAP). The City of Fargo does currently have an LAP (See attachment) which was updated in the summer of 2017; however, the four-factor analysis was not updated. A local non-profit has already been contacted to discuss the potential language communities that have the greatest need for translation services, which include: Arabic, Nepali, Somali, Bosnian, Spanish, and Kurdish

The City does provide translation services as needed whenever requested by any member of the public wishing to participate in public meetings or programs, and the City of Fargo website includes an automatic translation of the entire contents of the website into dozens of languages through a service offered by Google.

The City of Fargo will include a means to request reasonable accommodations in regards to interpretation and translation services in its announcements for public participation.

**4. Record Keeping**

**Relevant Law, Guidance, and Regulation:**

Title VI - 24 CFR - 1.6(b) and 121  
Section 109 - 24 CFR - 6.6(a), 6.10(c), and 121  
Section 504 - 24 CFR - 8.55(b) and 121

**HUD Technical Assistance Comments:**

Title VI and Section 109 require Fargo to gather and maintain information about the race, ethnicity, and sex of applicants and participants in their federally-funded programs and activities. The collection of race and ethnic data must conform to form HUD-270B1, "Race and Ethnic Data Reporting Form." Section 504 requires Fargo to maintain complete and accurate records that show the extent to which people with disabilities participate in its federally funded activities. The implementing regulation specifically requires Fargo to gather, maintain, and submit documentation of the extent to which people with disabilities are participants in federally-funded programs and activities.

**City of Fargo Response:**

Over the course of the next year, the City of Fargo will update its record keeping practices to gather and maintain all demographic information required, including but not limited to: race, ethnicity, disability status, sex, and head of household status of applicants and participants of federally-funded programs and activities. The City of Fargo will also work with grantees of

federal funds to ensure the same standards of record keeping are in place and reported to the City of Fargo. The City of Fargo will provide an update on progress in terms of record keeping in future CAPER submissions.

**5. Section 504: Effective Communication**

**Relevant Law, Guidance, and Regulation:**

Section 504 - 24 CFR - 8.6

**HUD Technical Assistance Comments:**

Section 504 requires Fargo to take appropriate steps to ensure effective communication with applicants, beneficiaries, and members of the public by: (1) Furnishing appropriate auxiliary aids when necessary to afford individuals with disabilities equal opportunity to participate in and enjoy the benefits of a program or activity receiving federal financial assistance; (2) Providing telecommunication devices for the deaf (TDDs) or equally effective communication systems for hearing impaired persons; and (3) Adopting and implementing procedures to ensure that interested persons (including persons with impaired vision or hearing) can obtain information concerning the existence and location of accessible services, activities, and facilities.

**City of Fargo Response:**

The City of Fargo currently provides information on its website, agendas, and newspaper advertisements regarding how to contact the City of Fargo for aids and assistance as necessary to participate.

Over the course of the next year the City of Fargo plans to audit its practices to ensure we are effectively communicating the availability of assistance to those with disabilities, hearing, or language barriers. Progress on this will be included in future CAPER submissions, as mentioned in previous sections of this document.

**6. Section 504: Coordinator**

**Relevant Law, Guidance, and Regulation:**

Section 504 - 24 CFR - 8.53(a)

**HUD Technical Assistance Comments:**

Section 504 requires Fargo to designate at least one person to coordinate its efforts to comply with Section 504.

**City of Fargo Response:**

The City of Fargo previously had two people serving as 504 coordinators. As a result of a new understanding of the regulations in Section 504, we will be selecting a single 504 coordinator. The Fargo Planning and Development Department is currently undergoing transitions and re-organization. During that process we will select a new 504 coordinator,

the name of this person will be included in communication with our HUD contact and in future CAPER submissions, as well as an update as to improvements in our practices in terms of Section 504.

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

**Relevant Law, Guidance, and Regulation:**  
Section 504 - 24 CFR - 8.54(a) and 8.54(b)

**HUD Technical Assistance Comments:**  
Section 504 requires Fargo to take appropriate initial and continuing steps to notify participants, beneficiaries, applicants, and employees, including those with impaired vision or hearing, that Fargo does not discriminate on the basis of disability by providing a Section 504 non-discrimination notice within printed informational materials Grantee makes available to participants, beneficiaries, applicants, and employees. The notification must include the name and contact information for the designated Section 504 coordinator and information about the availability of reasonable accommodations.

**City of Fargo Response:**  
The City of Fargo includes a non-discrimination notice on all applications for programs and positions as well as all program pamphlets. The City of Fargo plans to audit and improve its notices to ensure opportunities for reasonable accommodation for people with hearing loss, vision loss, disability, or language barrier, as mentioned in previous sections of this document.

**8. Section 504: Grievance Procedure**

**Relevant Law, Guidance, and Regulation:**  
Section 504 - 24 CFR - 8.53(b)

**HUD Technical Assistance Comments:**  
Section 504 requires Fargo to adopt grievance procedures that incorporate appropriate due process standards and that provide for the prompt and equitable resolution of complaints alleging any action prohibited by Section 504.

**City of Fargo Response:**  
The City of Fargo will put together a complete grievance procedure for beneficiaries of HUD funding that incorporates appropriate due process standards and provides for the prompt and equitable resolution of complaints alleging any action prohibited by Section 504 over the course of the next year. Progress will be reported in the next CAPER.

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

**Relevant Law, Guidance, and Regulation:**

Title VIII of the Fair Housing Act of 1968, as amended (The Fair Housing Act), Sections 808(d) and 808(e)(5);

24 CFR – 91.225; Affirmatively Furthering Fair Housing, Final Rule: 24 CFR Parts 5, 91, 92 et al.

2010 Analysis of Impediments (AI) does not contain all of the essential elements of an AI. See FHEO reviews of Fargo's PY 2011 CAPER and PY 2012 AAP for additional TA in regards to 2010 AI.

**HUD Technical Assistance Comments:**

FHEO encourages Fargo to complete its updated AI utilizing the AFFH Rule framework, draft assessment tools, and AFFH Data and Mapping Tool (AFFH-T) to inform the update.

**City of Fargo Response:**

The City of Fargo will update its Analysis of Impediments to Fair Housing (AI) and include all the essential elements as explained in FHEO reviews of Fargo's PY 2011 CAPER, and other HUD guidance. The City of Fargo has begun the process of creating a "Core Neighborhoods Plan" (CNP) that includes much of the lowest income areas in Fargo, and plans to continue the process of neighborhood planning to overcome impediments to fair housing and other community needs. We will provide updates on progress in future CAPER submissions.

## **City of Fargo Recapture Policy**



## Recapture Policy

This plan outlines the recapture policy process that will be used by the City of Fargo in the planning and implementation of housing and community development programs. These programs include the Community Development Block Grant Program, the HOME Program and other HUD programs being implemented by the City of Fargo.

Recapture provisions must ensure that the participating jurisdiction recoups all of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability (see table below). The City of Fargo structures its recapture provisions based on its program design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture described in 24 CFR 92.254(a)(5)(ii)(A)(5). Recapture provisions may permit the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income, and no additional HOME assistance is provided.

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The period of affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

Resale and/or recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restrictive Agreement (LURA).

All CDBG or HOME funded projects are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the entire amount of CDBG or HOME investment based on specific criteria that are established within the City's Recapture Policy. Only direct subsidy to the homebuyer is subject to recapture. The amount recaptured must be limited to the net proceeds from the sale (24 CFR 92.254). Any recaptured funds must be used to carry out eligible CDBG or HOME activities. In the case of CHDO proceeds, the City of Fargo permits Beyond Shelter, Inc. (CHDO) to retain any CHDO proceeds resulting from the HOME investment with the condition that the proceeds be used to develop additional affordable housing in the City of Fargo (24 CFR 92.3000(a)(2)) following the City's Recapture Policy. In addition, all CHDO proceeds and uses will be reported to the City.

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

Program eligibility is based on income, assets, and family size. Households may qualify for a loan and/or a grant to pay for the cost of rehabilitation. Eligibility is determined by taking the total

combined gross annual income for all household members over age 18 and projecting it out for the next 12-month period. The combined gross annual income must fall at or below 80% of the Area Median Income limits (determined by the Department of Housing and Urban Development), in addition, income eligibility is determined using the Section 8 (Part 5) definition of household income. Household assets cannot exceed \$30,000. This does not include the property to be rehabilitated. It does include checking accounts, savings accounts, certificates of deposits, stocks, bonds, other real estate, and business assets. For owner-occupied rental properties, the property owner must qualify for the program, based on the above income and asset guidelines. Property owners cannot own other properties.

The after HOME rehabilitation value of owner-occupied, single-family properties in the city of Fargo, will not exceed 95% of the area median purchase price. The 95% median purchase price for the area is determined by using the HOME affordable homeownership limits provided by HUD (24 CFR 92.254 (a)(2)(iii)).

Homeowners must be current on property tax payments and utility billing, free of judgments and liens (not including mortgage), and in good standing with the City of Fargo.

Applications are reviewed on a first-come-first-serve basis but, as appropriate, priority will be given to emergency assistance.

Applications are available at the following office location:

City of Fargo  
Planning and Development Department  
200 3rd Street North  
Fargo, ND 58102

Phone: (701) 241-1474  
Fax: (701) 241-1526  
E-mail: [planning@fargond.gov](mailto:planning@fargond.gov)

Applications are also available on the City of Fargo website at:

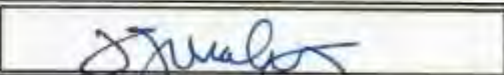
[fargond.gov/cdapplicationsandrequests](http://fargond.gov/cdapplicationsandrequests)



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

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p>* 2. Type of Application:</p> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p>* If Revision, select appropriate letter(s):  <input type="text"/>            * Other (Specify):  <input type="text"/> </p>		
<p>* 3. Date Received: 05/01/2018</p>		<p>4. Applicant Identifier: <input type="text"/></p>
<p>5a. Federal Entity Identifier: <input type="text"/></p>		<p>5b. Federal Award Identifier: E-18-MC-33-0001</p>
<p>State Use Only:</p>		
<p>6. Date Received by State: <input type="text"/></p>		<p>7. State Application Identifier: <input type="text"/></p>
<p><b>8. APPLICANT INFORMATION:</b></p>		
<p>* a. Legal Name: City of Fargo</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN): 45-6062069</p>		<p>* c. Organizational DUNS: 0702658710000</p>
<p><b>d. Address:</b></p>		
<p>* Street1: 200 North 3rd Street</p>		
<p>Street2: <input type="text"/></p>		
<p>* City: Fargo</p>		
<p>County/Parish: <input type="text"/></p>		
<p>* State: <input type="text"/> SD: North Dakota</p>		
<p>Province: <input type="text"/></p>		
<p>* Country: <input type="text"/> USA: UNITED STATES</p>		
<p>* Zip / Postal Code: 58102-4129</p>		
<p><b>e. Organizational Unit:</b></p>		
<p>Department Name: Planning and Development</p>		<p>Division Name: Community Development</p>
<p><b>f. Name and contact information of person to be contacted on matters involving this application:</b></p>		
<p>Prefix: <input type="text"/></p>		<p>* First Name: Nicole</p>
<p>Middle Name: <input type="text"/></p>		
<p>* Last Name: Crutchfield</p>		
<p>Suffix: <input type="text"/></p>		
<p>Title: Planning Director</p>		
<p>Organizational Affiliation: <input type="text"/></p>		
<p>* Telephone Number: 701-297-7782</p>		<p>Fax Number: <input type="text"/></p>
<p>* Email: ncrutchfield@fargond.gov</p>		

Application for Federal Assistance SF-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Federal Mediation and Conciliation Service"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14-218"/> CFDA Title: <input type="text"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="NA"/> * Title: <input type="text" value="NA"/>	
<b>13. Competition Identification Number:</b> <input type="text" value="CDBG"/> Title: <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="CDBG Program 2018"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant: <input type="text" value="FD"/>	* b. Program/Project: <input type="text" value="FD"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="05/01/2018"/>	* b. End Date: <input type="text" value="04/30/2019"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="713,369.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="713,369.00"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach: <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> <input checked="" type="checkbox"/> ** I AGREE. <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Timothy"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Mahoney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="tmahoney@fargond.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="10-22-2018"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2018

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

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

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

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

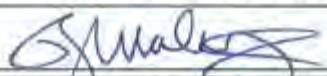
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4726-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 297 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-87)  
Prescribed by OMB Circular A-102

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

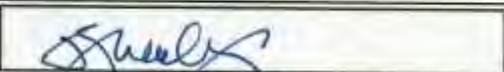
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fargo	06/01/2018

SF-424D (Rev. 7-87) Back



Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* 3. Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: 05/01/2018	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: N-18-NC-18-0220	
<b>State Use Only:</b>		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: City of Fargo		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 45-6002069	* c. Organizational DUNS: 0702630710000	
<b>d. Address:</b>		
* Street1: 200 Hurtt 3rd Street	Street2: _____	
* City: Fargo	County/Parish: _____	
* State: ND: North Dakota	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 58102-4129	
<b>e. Organizational Unit:</b>		
Department Name: Planning and Development	Division Name: Community Development	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: _____	* First Name: Nicole	
Middle Name: _____	* Last Name: Crutchfield	
Suffix: _____	Title: Planning Director	
Organizational Affiliation: _____		
* Telephone Number: 701-297-7782	Fax Number: _____	
* Email: ncrutchfield@fargond.gov		

Application for Federal Assistance SF-424			
<b>* 9. Type of Applicant 1: Select Applicant Type:</b>			
<input type="text" value="City or Township Government"/>			
Type of Applicant 2: Select Applicant Type:			
<input type="text"/>			
Type of Applicant 3: Select Applicant Type:			
<input type="text"/>			
* Other (specify):			
<input type="text"/>			
<b>* 10. Name of Federal Agency:</b>			
<input type="text" value="Federal Mediation and Conciliation Service"/>			
<b>11. Catalog of Federal Domestic Assistance Number:</b>			
<input type="text" value="14-218"/>			
CFDA Title			
<input type="text"/>			
<b>* 12. Funding Opportunity Number:</b>			
<input type="text" value="NA"/>			
* Title:			
<input type="text" value="NA"/>			
<b>13. Competition Identification Number:</b>			
<input type="text" value="NONE"/>			
Title:			
<input type="text"/>			
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>			
<input type="text"/>	<input type="button" value="Add Attachment"/>	<input type="button" value="Delete Attachment"/>	<input type="button" value="View Attachment"/>
<b>* 15. Descriptive Title of Applicant's Project:</b>			
<input type="text" value="HOME Program 2018"/>			
Attach supporting documents as specified in agency instructions.			
<input type="button" value="Add Attachments"/>	<input type="button" value="Delete Attachments"/>	<input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant: <input type="text" value="No"/>	* b. Program/Project: <input type="text" value="No"/>
Attach an additional list of Program/Project, Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="05/01/2018"/>	* b. End Date: <input type="text" value="04/30/2019"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="473,936.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="149,515.70"/>
* g. TOTAL	<input type="text" value="629,453.70"/>
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE.	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Timothy"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Mahoney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="tmahoney@fargo.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="6-28-2018"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0006  
Expiration Date: 01/31/2019

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

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

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

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

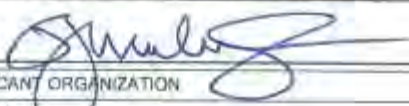
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1661-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1942 (42 U.S.C. §§290 d9-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1972 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11890; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fargo	06/28/2018

SF-424D (Rev. 1-97) Banz

**CERTIFICATIONS**

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

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

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

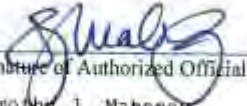
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

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

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

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

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

10-23-2018  
 \_\_\_\_\_  
 Date

### **Specific Community Development Block Grant Certifications**

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2017, 2018, 2019 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

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

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

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

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

6-22-2018  
Date

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




**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

10-22-2018  
Date

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

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

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