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**PY 2019 Fargo CARES Act Amendment  
Amended 2019 Annual Action Plan (Version 2)  
Housing and Community Development  
City of Fargo, North Dakota**

Presented to

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

*Amended*

*August 26, 2019; October 7, 2019; April 20, 2020; May 18, 2020; June 15, 2020; July 13, 2020; August 24, 2020*

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*Original Plan Approved  
June 17, 2019*

Amended Annual Action Plan  
2019

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# Executive Summary

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

### 1. Introduction

The City of Fargo is a Community Development Block Grant (CDBG) Entitlement community and a HOME Participating Jurisdiction (PJ). This Action Plan addresses the final year of the 5-Year Consolidated Plan and focuses on fair, affordable housing and homelessness care and prevention. This focus includes meeting the only unmet goal in the 5-Year Plan, adding homeless beds. It also expands Fargo's affordable housing and neighborhoods goals by adding a new activity that will result in an increased availability of decent and safe affordable housing for Fargo's low to moderate income citizens, part of which primarily targets seniors. This Action Plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2019 program year (May 1, 2019 to April 30, 2020).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2019 activities
- Summary of 2019 budget and programmatic expenditure limits
- Description of projects included in 2019 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 100 percent of 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.
- Fair Housing & Civil Rights Progress Report – City will continue its efforts to ensure fair housing in Fargo, including implementation and ongoing changes to policy and procedures (see attached report)
- Introduction of Broadband Access, Resiliency, and EnVision Centers (see attachments for more information)

<b>SUMMARY</b>		
<b>FY2019 Community Development Budget – proposed</b>		
	<b>CDBG</b>	<b>HOME</b>
<b>Program Administration and Fair Housing</b>		
1. Planning and Administration	147,000	45,474
2. High Plains Fair Housing Center	5,000	
<b>Acquisition</b>		
3. HomeField 3, LLLP	526,000	
4. Youthworks	350,000	
<b>Affordable Housing Development</b>		
5. Affordable Housing Development	*53,049	
<b>Public Service Projects</b>		
6. Homeless Initiatives	19,000	
7. FM Coalition to End Homelessness	30,000	
<b>Housing</b>		
8. Housing Rehabilitation and Delivery – Owner Occupied	0	180,000
9. CHDO Housing Project – Beyond Shelter, Inc.		100,000
10. Affordable Senior Housing Development (New and/or Rehab)		697,826
<b>COVID</b>		
11. CV-Emergency Subsistence Payments (SENDCAA and Presentation Partners in Housing)	410,000	
12. CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds	50,000	
13. CV-CDBG Administration and/or Contingency	4,253	
<b>Contingency</b>	10,000	10,000
<b>Total Budgeted</b>	<b>\$1,604,302</b>	<b>\$1,033,300</b>

\*This is the budget after \$50,000 was moved from the 2019 Affordable Housing Development project to the 2018 Gladys Ray Emergency Homeless Shelter Facilities Improvements or Relocation project through an amendment.

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

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

1. Affordable Housing
2. Homelessness

## 3. Evaluation of past performance

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
- Facility upgrades to Fraser, Ltd.'s Independent Living Program House and Intermediate Care Facility for adults with intellectual and developmental disabilities
- Supportive and Workforce Housing projects
- Down payment Assistance – Partnership with the North Dakota Housing Finance Agency
- Homebuyer and Tenant Education

**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, 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

**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
- 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**

UPDATE: No comments received during the public comment periods for the 2019 Action Plan amendments (July 25 – August 25, 2019; August 27 – September 26, 2019; March 10 – April 8, 2020; May 14 – May 18, 2020; June 3 – July 2, 2020; June 10 – June 15, 2020; and August 20 – August 24, 2020).

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 January 8, 2019, a public meeting was held to give residents an opportunity to discuss community needs and priorities. A public notice was published in *The Forum* newspaper, information was posted on the City's website, a notice was e-mailed to 36 individuals, and notices were mailed to 109 individuals, community agencies, and nonprofit groups. In addition, a public notice was published in *The Forum* newspaper; a draft 2019 Action Plan was made available on the City's website and in the Planning and Development Department; and a 30-day comment period gave citizens, public agencies, or other interested parties an opportunity to provide input. The 2019 Action Plan was presented at the April 23, 2019 Community Development Committee meeting, the May 7, 2019 Planning Commission meeting, and as a public hearing at the May 20, 2019 Fargo City Commission meeting, with final consideration and approval on June 17, 2019.

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, 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**

Citizens and organizations have shared a number of issues, many of which are interconnected and addressed by 5-Year Plan goals. These needs are listed below:

- Affordable housing for low-income families, seniors, and persons who are homeless (homeownership and rental)
- Homelessness – many are facing homelessness in the community, and there is a constant need to serve those populations and maintain sustainability through increased advocacy for funding for the local shelters
- Youth Programming – after school and summer programs, particularly among refugees, immigrants, and New Americans
- Lending/micro-lending programs for refugee, immigrant, and New American entrepreneurs and homebuyers (common lending practices prevent some populations from securing traditional loans due to religious beliefs related to interest/also low or no credit history)
- Risk mitigation/lending for rental housing applicants, particularly among refugees, immigrants, New Americans, and Native Americans (reduces risk for co-signers, some organizations serving these populations have been doing this for a few years)
- More resources to help populations facing mental health issues, as well as drug and alcohol issues, which includes sheltering
- More programs that provide job skills training to people at any education level are needed, which will help populations move out of poverty and into owning their own homes and secure jobs to support their families.

## **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 2019 Action Plan for Housing and Community Development.

## **7. Summary**

The City has prepared an Annual Action Plan for FY 2019 (May 1, 2019 to April 30, 2020). This plan identifies the funding for projects that address the City's most critical needs in affordable housing and homelessness.



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

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

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

Agency Role	Name	Department/Agency
Lead Agency	FARGO	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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## **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. Information outlining the plan development process was distributed throughout the community (145 organizations and individuals) and posted on the City’s website ([www.fargond.gov](http://www.fargond.gov)). Several needs were identified through a mixed method approach including a combination of conversations with community members and organizations, a formal application process, and a public meeting to hear about the needs of the community. Results of this process were shared with Fargo’s Community Development Committee, which appointed a proposal review subcommittee made up of three of its members and City staff. The subcommittee reviewed proposals received by the community and recommended the activities and budgets outlined in this plan. On April 23, 2019, the proposed activities and budget were presented to the Community Development Committee, which made a recommendation to proceed with the proposed plan, including a 30-day public comment period and public hearing at a Fargo City Commission meeting as required by the City’s Citizen Participation Plan.

Notification of the Action Plan schedule, activities, and budget 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. The notice included locations of where it was available for review, and how to obtain a copy. The City also offered to provide a reasonable number of free copies of the Action Plan to citizens or groups by request. A news release linked the plan and public notice, and viewers were able to read it in multiple languages and were offered an interpreter to translate and explain the plan and notice.

### **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 homeless coalition, 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, and 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. This plan also includes funding to assist general operations of the Fargo Moorhead Coalition to End Homelessness (FMCEH), ultimately allowing for more dedicated time on CoC-related efforts.

**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.

**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
	<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 & Redevelopment 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. There is a need for more funding regarding dental/denture care for low to moderate income individuals and onsite nursing care at permanent supportive housing developments and emergency homeless shelters.
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. There is a constant need to serve those populations and maintain sustainability through increased advocacy for funding for the local shelters.
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. To better anticipate needs, more communication is needed to help service and housing service providers.
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. More awareness about connecting to services is needed. Public facilities improvements and/or expansion of its Gladys Ray emergency homeless shelter is needed.
9	<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.
10	<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.
11	<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.
12	<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.
13	<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, public safety (including downtown alleyway lighting), and crime.

14	<b>Agency/Group/Organization</b>	FM Coalition to End Homelessness
	<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 to assist in homelessness prevention, which would require additional staff members. 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.
15	<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. Public facilities improvements and/or expansion of the Gladys Ray emergency homeless shelter is needed.
16	<b>Agency/Group/Organization</b>	ND Coalition to End Homelessness
	<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.
17	<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.
18	<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.

19	<b>Agency/Group/Organization</b>	Beyond Shelter Inc.
	<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. 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. In addition, there is a strong concentration on resources and efforts towards affordable housing on the rental side, especially with senior populations.
20	<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.
21	<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.
22	<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.

23	<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.
24	<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.
25	<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.
26	<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.
27	<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.
28	<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.
29	<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.
30	<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.
	<b>Agency/Group/Organization</b>	Fraser, Ltd.



31	<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.
32	<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.
33	<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.
34	<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.
35	<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.
36	<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. In addition, there is a continued need for more resources to help populations facing mental health issues, as well as drug and alcohol issues.
37	<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. A direct need is for upgraded playgrounds to include equipment that is accessible to all children. Other areas of need include 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.
	<b>Agency/Group/Organization</b>	Somali Community Development of North Dakota

38	<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.
39	<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. In addition, there is a need for summer programs and school programs for youth.
40	<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.
41	<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.
42	<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.
	<b>Agency/Group/Organization</b>	Roosevelt Neighborhood Association

43	<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.
44	<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.
45	<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.
46	<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 intentionally omit any from the process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Dakota Coalition for Homeless Persons	Coordinate homeless housing and support programs in the State of North Dakota
GO2030 Comprehensive Plan	Fargo Dept. of Planning & Development	Strengthen neighborhoods, improve efficiency, upgrade infrastructure, and provide more housing solutions
Fargo 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
EDC 5-Year Strategic 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 Program 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
Demographic Forecast Studies & Community Planning Studies	Metropolitan Council of Governments	Increase understanding of local demographics, transportation and community development needs



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Fargo Housing Study	City of Fargo & Fargo Housing Authority	Provide analysis of housing market, needs and resources
FM Study on Homelessness – Everyone Counts Survey	FM Coalition to End Homelessness	Point-In-Time study on homelessness in Fargo-Moorhead
Refugee Resettlement in Fargo Report	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. 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. The City encourages and seeks participation from all citizens and emphasizes the involvement of low and moderate-income persons, residents of blighted areas, residents of predominantly low- and moderate-income neighborhoods, minority populations, non-English speaking/limited English proficiency persons, and persons with disabilities. Many of the organizations working with these populations received plan development information and an application for funds. See attachment for a list of these organizations and which ones predominately serve racial/ethnic minorities, non-English speaking persons, persons with disabilities, and protected classes that are historically discriminated against.

Prior to the solicitation and selection of the 2019 community development projects, a series of meetings were held. Staff met with representatives of area municipalities, local governments, and community-based organizations, in addition to service and housing-related agencies to encourage citizen participation. A citywide public input meeting was held to inform the public about the CDBG and HOME programs, community development assets and needs, types of projects eligible for funding, and the process for selecting projects. The low-moderate income population in Fargo is not in one concentrated area. For that reason, the public forum and hearings were held at City Hall in the downtown area, which is inclusive of the City's Census Tracts and Block Groups that contain the most sizable population of very-low and low-income residents. All meetings were held in locations accessible to people with disabilities. Alternative formats of the information or reasonable accommodations for persons with disabilities or limited English proficiency, including the availability of interpretation and translation services were available upon request through the Planning and Development Department. Auxiliary aids or other services were also provided upon request to hearing or sight-impaired residents to enable full participate in the citizen participation process.

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 May 20, 2019. The plan is available to the public on the City's website at [www.fargond.gov](http://www.fargond.gov) and in paper format upon request.

Announcement of the City of Fargo's 2019 Annual Action Plan was published as a public notice in *The Forum*, and publicized through a media release and the City's website. Public notices on the City's website are accessible for translation into over 100 languages. The Annual Action Plan was available during the public comment period on the City's website, and was also distributed to area libraries for viewing. The City provided copies of the plan to citizens or groups upon request.

The citizen participation outreach process for the August 26, 2019; October 7, 2019; April 20, 2020; May 18, 2020; June 15, 2020; July 13, 2020; and August 24, 2020 amendments were added to the chart below.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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1	Public Meeting	Non-targeted/broad community	On January 8, 2019, a public meeting was held in the City Commission Room at the Fargo City Hall. There were 19 people in attendance. This is an open meeting and the public was notified.	There is a need for affordable housing for low-income families to increase homeownership in Fargo. Many are facing homelessness in the community, and there is a constant need to serve those populations and maintain sustainability through increased advocacy for funding for the local shelters. There is a strong concentration on resources and efforts to serve homeless individuals/household and seniors, with a strong need for affordable housing on the rental side, especially with senior populations. There is a need for summer	All comments were accepted.	
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**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)
				<p>programs and school programs for youth. There is a need for more resources to help populations facing mental health issues, as well as drug and alcohol issues, which includes sheltering. More programs that provide job skills training to people at any education level are needed, which will help populations move out of poverty and into owning their own homes and secure jobs to support their families.</p>		

**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)
2	Public Meeting	Non-targeted/broad community	On April 23, 2019, the Community Development Committee met for consideration and approval of the 2019 Action Plan. This is an open meeting and the public was notified.	No public comments received.	N/A	
3	Public Meeting	Non-targeted/broad community	On May 7, 2019 the Planning Commission met and heard a presentation of the 2019 Action Plan. This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

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



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	On May 20, 2019, the City Commission held a public hearing to review and approve the draft 2019 Action Plan for the City of Fargo. This is an open meeting and the public was notified.	No public comments received.	N/A	
8	Public Meeting	Non-targeted/broad community	On June 17, 2019, the City Commission gave final consideration and approval of the 2019 Action Plan (on consent agenda).	No public comments received.	N/A	
9	Newspaper Ad	Non-targeted/broad community	On July 25, 2019, a notice was published in <i>The Fargo Forum</i> seeking comment on 2019 Action Plan amendments. This is a 30-day comment period, which started July 26, 2019.	N/A	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Media Release	Non-targeted/broad community	On July 25, 2019, a media release was distributed to media contacts.	N/A	N/A	
11	Internet Outreach	Non-targeted/broad community	On July 25, 2019, a City of Fargo website posting announced the Amended 2019 Action Plan public comment period.	N/A	N/A	
12	Public Meeting	Non-targeted/broad community	On August 6, 2019, the Planning Commission met for consideration and approval of the 2019 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing	Non-targeted/broad community	On August 12, 2019, the City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo. This is an open meeting and the public was notified.	No public comments received.	N/A	
14	Public Meeting	Non-targeted/broad community	On August 20, 2019, the Community Development Committee met for consideration and approval of the 2019 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Meeting	Non-targeted/broad community	On August 26, 2019 the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments (on consent agenda).	No public comments received.	N/A	
16	Newspaper Ad	Non-targeted/broad community	On August 26, 2019, a notice was published in <i>The Fargo Forum</i> seeking comment on 2019 Action Plan amendments. This is a 30-day comment period, which started August 27, 2019.	N/A	N/A	
17	Media Release	Non-targeted/broad community	On August 26, 2019, a media release was distributed to media contacts.	N/A	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Internet Outreach	Non-targeted/broad community	On August 26, 2019, a City of Fargo website posting announced the Amended 2019 Action Plan public comment period.	N/A	N/A	
19	Public Meeting	Non-targeted/broad community	On August 20, 2019, the Community Development Committee met for consideration and approval of the 2019 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Public Meeting	Non-targeted/broad community	On September 3, 2019, the Planning Commission met for consideration and approval of the 2019 Action Plan amendments. This is an open meeting and the public was notified.	No public comments received.	N/A	
21	Public Hearing	Non-targeted/broad community	On September 23, 2019, the City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo. This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Public Meeting	Non-targeted/broad community	On October 7, 2019 the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments (on consent agenda).	No public comments received.	N/A	
23	Newspaper Ad	Non-targeted/broad community	On March 9, 2020, a notice was published in <i>The Fargo Forum</i> seeking comment on 2019 Action Plan amendment. This is a 30-day comment period, which started March 10, 2020.	N/A	N/A	
24	Media Release	Non-targeted/broad community	On March 9, 2020, a media release was distributed to media contacts.	N/A	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	Internet Outreach	Non-targeted/broad community	On March 9, 2020 a City of Fargo website posting announced the public comment period for the 2019 Action Plan amendment.	N/A	N/A	
26	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 2019 Action Plan for the City of Fargo. This is an open meeting and the public was notified.	No public comments received.	N/A	



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
27	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 2019 Action Plan amendment.	No comments received.	N/A	
28	E-mail	Non-targeted/broad community	On April 7, 2020, the Planning Commission members were e-mailed information for review and comment of the 2019 Action Plan amendment.	No comments received.	N/A	
29	Public Meeting	Non-targeted/broad community	On April 20, 2020, the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments (on consent agenda).	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
30	Newspaper Ad	Non-targeted/broad community	On May 13, 2020, a notice was published in The Fargo Forum seeking comment on the 2019 Action Plan amendments. This is a 5-day comment period, which started May 14, 2020.	N/A	N/A	
31	Public Hearing	Non-targeted/broad community	On May 18, 2020 the Fargo City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo (on regular agenda). This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
32	Public Meeting	Non-targeted/broad community	On May 18, 2020 the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments.	No public comments received.	N/A	
33	Newspaper Ad	Non-targeted/broad community	On June 9, 2020, a notice was published in The Fargo Forum seeking comment on the 2019 Action Plan amendments. This is a 5-day comment period, which started June 10, 2020.	N/A	N/A	
34	Media Release	Non-targeted/broad community	On June 9, 2020, a media release was distributed to media contacts.	N/A	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
35	Internet Outreach	Non-targeted/broad community	On June 9, 2020, a City of Fargo website posting announced the public comment period for the 2019 Action Plan amendments.	N/A	N/A	
36	E-mail	Non-targeted/broad community	On June 9, 2020, the Community Development Committee members were e-mailed information for review and comment of the 2019 Action Plan amendments.	No comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
37	Public Hearing	Non-targeted/broad community	On June 15, 2020 the Fargo City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo (on regular agenda). This is an open meeting and the public was notified.	No public comments received.	N/A	
38	Public Meeting	Non-targeted/broad community	On June 15, 2020 the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
39	Newspaper Ad	Non-targeted/broad community	On June 2, 2020 a notice was published in <i>The Fargo Forum</i> seeking comment on the 2019 Action Plan amendment. This is a 30-day comment period, which started June 3, 2020.	N/A	N/A	
40	E-mail	Non-targeted/broad community	On June 9, 2020, the Community Development Committee members were e-mailed information for review and comment of the 2019 Action Plan amendment.	No comments received.	N/A	
41	Media Release	Non-targeted/broad community	On June 12, 2020, a media release was distributed to media contacts.	N/A	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
42	Internet Outreach	Non-targeted/broad community	On June 12, 2020, a City of Fargo website posting announced the public comment period for the 2019 Action Plan amendment.	N/A	N/A	
43	Public Hearing	Non-targeted/broad community	On June 15, 2020 the Fargo City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo (on regular agenda). This is an open meeting and the public was notified.	No public comments received.	N/A	

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
44	Public Meeting	Non-targeted/broad community	On July 13, 2020 the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendment (on consent agenda).	No public comments received.	N/A	
45	Newspaper Ad	Non-targeted/broad community	On August 19, 2020, a notice was published in The Fargo Forum seeking comment on the 2019 Action Plan amendments. This is a 5-day comment period, which started August 20, 2020.	N/A	N/A	
46	Media Release	Non-targeted/broad community	On August 19, 2020, a media release was distributed to media contacts.	N/A	N/A	



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
47	Public Hearing	Non-targeted/broad community	On August 24, 2020, the Fargo City Commission held a public hearing to review the amended draft 2019 Action Plan for the City of Fargo (on regular agenda). This is an open meeting and the public was notified.	No public comments received.	N/A	
48	Public Meeting	Non-targeted/broad community	On August 24, 2020, the Fargo City Commission met for final consideration and approval of the 2019 Action Plan amendments.	No public comments received.	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Fargo anticipates a total of \$2,223,349 in combined resources for the 2019 program year. This amount is comprised of actual CDBG and HOME award amounts, prior year resources, and program income estimates.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition  Admin and Planning  Economic Development  Housing  Public Improvements  Public Services	760,623	82,000	347,426	1,190,049	0	The City of Fargo is in its final year of its 5-Year Consolidated Plan. Expected resources have been allocated for 2019 activities. Any additional or unforeseen program income (i.e., repayments from loans) will be allocated as needed to meet affordable housing and homelessness goals that benefit low to moderate income individuals/households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG-CV	public - federal	Prevent, prepare for, and respond to coronavirus  Admin and Planning  Homelessness  Public Services	464,253	0	0	464,253	0	The City of Fargo received a special allocation of Community Development Block Grant (CDBG) funds to be used for activities to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to respond to the growing effects of this historic public health crisis.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Planning, Admin & Fair Housing  Acquisition  Homebuyer Assistance  Homeowner Rehab  Multifamily Rental New Construction  Multifamily Rental Rehab  New Construction for Ownership  TBRA	454,741	43,800	534,759	1,033,300	0	The City of Fargo is in its final year of its 5-Year Consolidated Plan. Expected resources have been allocated for 2019 activities. Any additional or unforeseen program income (i.e., repayments from loans) will be allocated as needed to meet affordable housing and homelessness goals that benefit low to moderate income individuals/households.

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 \$43,800 in HOME program income, \$36,200 of which was recaptured homebuyer funds.

Additional funding that is expected to be available during the next five years that will be useful for leveraging includes the Public Housing Capital Fund, Section 8 Vouchers, newly transferred Section 8(bb) HAP vouchers from Wahpeton, ND, City General Social Service Funds, Kresge grant funds for creative place-making and inclusion planning, Neighborhood Revitalization Initiative (NRI) rehabilitation loan funds in partnership with Gate City Bank, state and federal resources including those from the ND Housing Finance Agency, and PILOT and Capital Bonds.

The City 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 2019, 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: \$629,049 HOME: \$977,826	Rental units constructed: 41 Household Housing Units (39 CDBG/2 CHDO HOME) Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Units Other: 2 Other
2	Homelessness	2015	2019	Homeless	City Wide	Homeless and Special Needs	CDBG: \$399,000 CDBG-CV: \$460,000	Homeless Person Overnight Shelter: 1,550 Persons Assisted Overnight/Emergency Shelter/ Transitional Housing Beds Added: 2 Beds Homelessness Prevention: 1,100 Persons Assisted
3	Planning, Admin and Fair Housing	2015	2019	Program Administration	City Wide	n/a	CDBG: \$152,000 CDBG-CV: \$4,253 HOME: \$45,474	n/a

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Create and maintain affordable housing options and increase homeownership in 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>
2	<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>

**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):**

In addition to 480 general occupancy public housing units, Fargo has the 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. A Section 8(bb) HAP voucher transfer is also currently

taking place for the first time ever in this region, which will add more housing vouchers to the community. There are also multiple affordable units city-wide subsidized by project-based vouchers and/or rental assistance or other means, including but not limited to 161 units owned and managed by the FHRA and 22 single-room occupancy units owned by the City and managed by FHRA, and 53 other units managed by FHRA. However, for most forms of subsidized housing, long waiting lists exist. For example, the tenant-based rent assistance voucher program maintains a waiting list. 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 Action Plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2019 program year (May 1, 2019 to April 30, 2020).

- Source of Funds, including expected grant and program income receipts
- Specific Consolidated Plan Objectives met by 2019 activities
- Summary of 2019 budget and programmatic expenditure limits
- Description of projects included in 2019 budget
- Geographic distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removal of barriers to affordable housing, partnerships, and efforts to further fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general
- All of the anticipated HOME funds will benefit low/mod households and, an estimated 100 percent of Community Development Block Grant (CDBG) funds will provide a low/mod benefit.

#	Project Name
1	Planning and Administration
2	High Plains Fair Housing Center
3	HomeField 3, LLLP – Acquisition
4	Youthworks - Acquisition
5	Affordable Housing Development
6	Homeless Initiatives
7	FM Coalition to End Homelessness
8	Housing Rehabilitation and Delivery - Owner Occupied
9	Community Housing Development Organization (CHDO) Housing Project – Beyond Shelter, Inc.
10	Affordable Senior Housing Development (New and/or Rehab)
11	CV-Emergency Subsistence Payments (SENDCAA and Presentation Partners in Housing)
12	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds
13	CV-CDBG Administration and/or Contingency

**Table 8 – Project Information**

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

Projects focus on housing and homelessness goals, and fewer and larger projects to quickly and correctly spend down funds in order to be successful for the 2020 HUD CDBG timeliness test. CDBG funded projects include housing rehabilitation, fair housing activities, and homelessness prevention and direct care/sheltering. HOME funded projects include owner-occupied housing rehabilitation, multi-family construction, and possibly multi-family rehabilitation. Allocation priorities are a result of the citizen participation and plan development process, including unmet goals (adding homeless beds) and requirements (failed timeliness test) of the 5-Year Consolidated Plan. This Action Plan outlines the final year of the 5-Year Consolidated Plan.

Limited resources throughout the community present an obstacle in addressing underserved needs. A frequent comment received from community organizations and service providers is that funding is limited or has been cut entirely. CDBG/HUD funding has also not increased much over the years. The City can work to increase its capacity to effectively partner with local nonprofit, public, and for-profit organizations to leverage funds, but the City cannot overcome the funding cuts that so many organizations are experiencing.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	n/a
	<b>Goals Supported</b>	n/a
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG \$147,000 and HOME \$45,474
	<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. National Objective: Not applicable for administration. <i>CDBG Matrix Code - 21A General Program Administration. Eligibility 24 CFR Part 570.206.</i>
	<b>Target Date</b>	4/30/2020
	<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>2</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>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated approximately 150 individuals will benefit from the Fair Housing education and outreach.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Comprehensive outreach and education on fair housing laws.
<b>3</b>	<b>Project Name</b>	HomeField 3, LLLP Acquisition
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$526,000
	<b>Description</b>	CDBG funds utilized for acquisition and future construction of a multi-family senior rental housing complex in partnership with HomeField 3, LLLP (previously published and noted as Beyond Shelter, Inc.). <i>National Objective: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)]. CDBG Matrix Codes 01 – Acquisition of Real Property 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 with non-CDBG funds (i.e., HOME funds, other federal and local sources).</i>
	<b>Target Date</b>	2/7/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated 39 senior households will benefit from the affordable housing development.
	<b>Location Description</b>	4225 28 Avenue South
	<b>Planned Activities</b>	Affordable housing development

4	<b>Project Name</b>	Youthworks Acquisition
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG \$350,000
	<b>Description</b>	Acquisition for a homeless youth runaway shelter. <i>National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code 03C – Homeless Facilities (not operating costs). Eligibility [24 CFR Part 570.201(c)]</i>
	<b>Target Date</b>	2/7/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Acquisition of a facility that serves approximately 145 runaway, homeless, trafficked, and struggling youth and young adults. This acquisition will add at least two homeless shelter beds in Fargo.
	<b>Location Description</b>	1330 18 Avenue South
	<b>Planned Activities</b>	Acquisition for a homeless youth runaway shelter, adding at least two shelter beds for homeless youth in Fargo.
5	<b>Project Name</b>	Affordable Housing Development
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	CDBG \$53,049

<p><b>Description</b></p>	<p>Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or relocation in partnership with Habitat for Humanity or other similar housing organizations. <i>National Objective: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)]. Associated CDBG Matrix Codes include: 01 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).</i></p> <p><i>Amendment #1 (to this activity)</i></p> <p>One of two locations have been identified (1529 10 Avenue South). This activity includes 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 of Real Property 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 #2 (to this activity)</i></p> <p>Four new locations have been identified (712 4 Avenue North and 314/320/324 7 Street North) in addition to 1529 10 Avenue South, which was identified in a previous Action Plan amendment for this activity. This activity 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 item #'s 2-3 in the “Changes of Use” section of the public notice for this amendment. <i>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.</i></p> <p><i>Amendment #3 (to this activity)</i></p> <p>Increase budget by \$100,000 to match contractor quotes received for facility improvements for the 2018 Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation project. \$50,000 reallocated from 2018 Action Plan Slum &amp; Blight Abatement/Hazardous Property</p>
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	<p>Clearance project; \$50,000 reallocated from 2019 Action Plan Affordable Housing Development project.</p> <p><i>Amendment #4 (to this activity)</i></p> <p>Disposition of City-owned land previously purchased with CDBG funds (to demolish blighted house). This property will be donated to Lake Agassiz Habitat for Humanity to build a new unit which will be occupied by a household earning 80% or less of the Area Median Income. Upon occupancy, the City will record a secondary mortgage for the land value with the homeowner, which shall be repaid upon sale or vacancy.</p> <p><i>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.</i></p>
<b>Target Date</b>	2/7/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide 1 affordable household housing unit to assist a low/moderate income household.
<b>Location Description</b>	712 4 Avenue North; 314/320/324 7 Street North; 1529 10 Avenue South; 702 2 Street North
<b>Planned Activities</b>	Activities may include acquisition, demolition, rehabilitation, or relocation in partnership with Habitat for Humanity or other similar housing organizations.
<b>6</b>	
<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 \$19,000
<b>Description</b>	CDBG funds will be utilized to provide operational support at Fargo's Gladys Ray Shelter (e.g., homeless initiatives, outreach, harm reduction, etc.). <i>National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code: 03T Operating Costs of Homeless/Aids Patient Programs. Eligibility 24 CFR Part 570.201(e).</i>
<b>Target Date</b>	4/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 homeless persons will be assisted.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide operating funding for the emergency shelter.
7	<b>Project Name</b>	FM Coalition to End Homelessness
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG \$30,000
	<b>Description</b>	CDBG funds will be used for operational support (e.g., homelessness prevention, coordinated entry, data collection, research, etc.). <i>National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code: 03T Operating Costs of Homeless/Aids Patient Programs. Eligibility 24 CFR Part 570.201(e).</i>
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 homeless persons will be assisted.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Operational support, including development and implementation of a new coordinated prevention network, administrative support of the Landlord Risk Mitigation Fund program, and implementation and refinement of the newly developed Everyone Counts survey that recently replaced the Wilder Study in Fargo.
8	<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>	HOME \$180,000



	<b>Description</b>	City-wide 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>National Objective: Low-Mod Housing Benefit [24 CFR Part 570.208(3)]. Eligibility 24 CFR Part 92.254(b)(1) and (2).</i>
	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Repair/Rehabilitate approximately 6 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 6 homes that are at least 40 years old or occupied by elderly or disabled persons</li> </ul>
9	<b>Project Name</b>	Community Housing Development Organization (CHDO) Housing Project – Beyond Shelter, Inc.
	<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. Activities include construction of a multi-family senior rental housing complex.

	<b>Target Date</b>	4/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide 2 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.
10	<b>Project Name</b>	Affordable Senior Housing Development
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Housing Needs
	<b>Funding</b>	HOME \$697,826

<p><b>Description</b></p>	<p>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).</p> <p><i>Amendment #1 (to this activity)</i></p> <p>Two locations and budgets have been identified. One location at 3129 7 Avenue North (budget of \$350,000) will include acquisition and future construction of a multi-family senior rental housing complex in partnership with Craig Properties (LLC). The second location at 4225 28 Avenue South (budget of \$347,826) will include construction of a multi-family senior rental housing complex in partnership with Homefield 3/Beyond Shelter, Inc. The full request was for \$515,000. If other HOME senior affordable housing activities are cancelled, those funds will be reallocated to this project up to the full request and be subject to a substantial amendment and 30-day public comment period if change exceeds \$50,000.</p> <p><i>Amendment #2 (to this activity)</i></p> <ul style="list-style-type: none"> <li>a) As per notification from the developer, the activity located at 3129 7 Avenue North (“Golden/Prairie Ridge” with Craig Properties, LLC) timeline has been delayed and withdrawn from 2019 award funds. It may be considered for a future HUD HOME activity. The \$350,000 in HOME funds for this activity will be reallocated to the below item.</li> <li>b) In place of the above, cancelled activity, a new location and budget have been identified. The location at 4462 30 Avenue South (“Elliott Place” with Fargo Housing &amp; Redevelopment Authority) will include construction of a multifamily senior rental housing complex consisting of two buildings in partnership with Fargo Housing and Redevelopment Authority. The proposed HOME allocation for this activity is \$350,000 in reallocated 2019 HOME funds (from cancelled activity noted above).</li> <li>c) A 2019 Action Plan amendment approved at the October 7, 2019 Fargo City Commission meeting stated if any other HOME Affordable Senior Housing Development activity were to be cancelled, HomeField 3 would be funded up to the full request of \$515,000. In place of this, this amendment proposes reallocating HOME funds to Elliott Place as indicated above, rather than HomeField 3.</li> </ul>
<p><b>Target Date</b></p>	<p>4/30/2020</p>

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide 1-3 HOME projects in Fargo benefitting low and moderate income households.
	<b>Location Description</b>	4462 30 Avenue South and 4225 28 Avenue South
	<b>Planned Activities</b>	Construct affordable housing units to serve low and moderate income households.
11	<b>Project Name</b>	CV-Emergency Subsistence Payments (SENDCAA and Presentation Partners in Housing)
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG-CV \$410,000
	<b>Description</b>	<p>CDBG COVID (CDBG CV) funds will be utilized for rent assistance, mortgage payments, utilities, security deposits, and other homeless or eviction prevention-type assistance as approved by the City of Fargo, for up to 6-months per household. Emergency payments will be made directly to the provider of items or services on behalf of an individual or household. Additionally, a portion of the funds may be used for operational support to administer these funds promptly and closely screen beneficiaries to prevent a duplication of benefits, which is prohibited with HUD CDBG-CV funds. Project partners and budgets are identified as:</p> <ul style="list-style-type: none"> <li>• SouthEastern North Dakota Community Action Agency (SENDCAA) - \$205,000</li> <li>• Presentation Partners in Housing - \$205,000</li> </ul> <p>Several people have been impacted by the COVID-19 pandemic, particularly those who have low income. Many jobs were lost and in some cases, housing was lost. Keeping people housed, rapidly re-housing, or housing people who are currently homeless instantly provides a safe place for quarantine isolation and social distancing. Ultimately, this response reduces the spread of COVID-19 and keeps the community's hospitals from being inundated. <i>Eligibility &amp; Regulation Citation: 05Q Subsistence Payments – 24 CFR 570.207(b)(4).</i></p>
	<b>Target Date</b>	9/1/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 600 individuals who are considered to be homeless or are at risk of becoming homeless will benefit from the proposed activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Prevent, prepare for, and respond to the coronavirus by assisting approximately 600 Fargo residents, who are considered to be homeless or are at risk of becoming homeless, by offering rent assistance, mortgage payments, utilities, security deposits, and other homeless or eviction prevention-type assistance.
12	<b>Project Name</b>	CV-Homeless Facilities Gladys Ray Shelter Partitioned Bunk Beds
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homeless and Special Needs
	<b>Funding</b>	CDBG-CV \$50,000
	<b>Description</b>	Utilize \$50,000 to fabricate and install professionally manufactured bunk beds with solid separation panels. This response reduces the spread of COVID-19 by immediately increasing the separation capabilities of people sleeping in tight shelter dorm rooms. <i>Eligibility &amp; Regulation Citation: 03C Homeless Facilities (not operating costs) – 24 CFR 570.201(c).</i>
	<b>Target Date</b>	9/1/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 550 homeless persons will be assisted.
	<b>Location Description</b>	1519 1st Avenue South
	<b>Planned Activities</b>	Prevent, prepare for, and respond to the coronavirus through assisting approximately 550 homeless persons by reducing the spread of COVID-19 through fabrication and installation of professionally manufactured bunk beds that have solid separation panels for the homeless shelter dorm rooms.
13	<b>Project Name</b>	CV-CDBG Administration and/or Contingency
	<b>Target Area</b>	n/a

<b>Goals Supported</b>	n/a
<b>Needs Addressed</b>	Program Administration – COVID1
<b>Funding</b>	CDBG-CV \$4,253
<b>Description</b>	Funds will be utilized for the administration and/or contingency of COVID-19 prevention and response efforts. CDBG-CV funds will be used primarily for housing assistance, homeless prevention and diversion, and COVID-related equipment to address COVID-related needs. The remaining CDBG-CV funds will pay for the administrative costs of the personnel that work on the planning and delivery of these COVID-related prevention and response efforts. National Objective: Not applicable for administration. <i>CDBG Matrix Code - 21A General Program Administration. Eligibility 24 CFR Part 570.206.</i>
<b>Target Date</b>	9/1/2023
<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**

While there are no specified “Target Areas” identified in the 2019 Action Plan, the City of Fargo does prioritize its community development activities to neighborhoods that are predominately low to moderate income areas. The Planning & Development Department is currently working on core neighborhood plans, which will likely incorporate HUD-related activities. These neighborhoods and other low to moderate income areas typically share a number of characteristics that warrant community development interventions (e.g., housing rehabilitation, slum and blight abatement/removal, re-investment, community centers/parks, affordable housing, etc.).

### **Geographic Distribution**

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

**Table 10 - Geographic Distribution**

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

#### **Discussion**

## Affordable Housing

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

#### Introduction

The need for affordable housing continues to be on the rise, especially with aging Baby Boomers. In 2019, 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, 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	48
Special-Needs	0
Total	48

**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	42
Rehab of Existing Units	6
Acquisition of Existing Units	0
Total	48

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

#### Discussion:

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

39 rental units constructed (CDBG), 2 rental units constructed (HOME CHDO), 6 homeowner housing rehabilitated, and 1 homeowner housing added = 48 units total

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

39 rental units constructed (CDBG), 2 rental units constructed (HOME CHDO), 1 homeowner housing added, and 6 homeowner housing rehabilitated = 48 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.

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 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.

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

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

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

The FHRA rehabilitated New Horizons Manor through the HUD RAD program, which program converts Public Housing units through LIHTC and other financial sources, and provides a voucher to the tenants for subsidy.

The Fargo Housing and Redevelopment Authority (FHRA) is responsible for managing low-rent public housing and Section 8 rental assistance. It owns and manages 161 rental units subsidized with project-based assistance: 5 efficiencies, 90 one-bedroom units, 54 two-bedroom units, and 13 three-bedroom units. Beyond Shelter, Inc. now owns and manages 840 units, formerly counted as owned and managed by FHRA. It also has 480 public housing units: 292 1-bedroom units, 90 2-bedroom units, 70 3-bedroom units, and 23 4-bedroom units. It also manages 107 Housing First supportive housing units.

The FHRA has 1,194 Housing Choice Section 8 vouchers plus 100 VASH (Veterans) vouchers to serve the community. The FHRA manages 4 Continuum of Care Projects for the homeless, which serve as housing vouchers for another 59 homeless households. In 2018, the FHRA also had 8 Voucher Homeownership units and sold Public Housing units to 59 low income tenants. The Authority takes a soft second on the mortgage which is payable upon resale of the property.

In the past year, FHRA began two new supportive rental assistance programs: 50 Mainstream vouchers for disabled households under 62 years of age and 40 Family Unification Program Vouchers with two target groups – families being reunited through Cass County Child Protection and youth aging out of foster care working with case management.

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

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

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

The FHRA had sponsored three homeownership programs: 20 units in public housing in the 1990's, Section 5(h) Homeownership program that sold 39 units to public housing residents in early 2000, and Housing Choice Voucher homeownership program with 11 voucher holders which began in 2009. A Section 8(bb) HAP voucher transfer is also currently taking place for the first time ever in this region, which will add more housing vouchers to the community, some of which will be managed by the FHRA.

### **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, and the ND Coalition for Homeless People, which manages the Continuum of Care and Homeless Management Information System (HMIS) for North Dakota.

On October 25, 2018, a total of 243 interviews (136 Fargo) were conducted face-to-face, point-in-time interviews with persons experiencing homelessness in the metro area. This survey replaced the Wilder Survey in Fargo, with 2018 being the first year, titled the Everyone Counts Survey. It provides instant data and faster analysis than the Wilder Survey. Eventually, this survey may be replaced, too, by live data from the coordinated assessment and referral evaluation system, “CARES”, depending on what kind of information can be collected and input into the system. This survey was funded with Fargo CDBG just as the Wilder Survey. The City relies on the information collected, particularly for HUD programming, and because the new survey is designed locally, the City may also be involved in designing questions on the survey if any specific data is needed by the City. Some of the survey results are shared below.

#### Raw Data of People Experiencing Homelessness in Fargo

- 136 total interviewed: 104 were sheltered, 25 were unsheltered, and 7 were doubled up
- 46% were aged 25-44, 37% were 45-64
- 65% male
- The vast majority were single; 64% never been married, 33% separated or divorced
- 57% were people of color, as opposed to 43% white
- 46% reported having a disability
- 49% reported having a chronic health condition
- 26% reported being diagnosed with at least one substance abuse disorder

#### Special Needs

There is also a growing number of other individuals with special needs who are not homeless, including those who are elderly, frail elderly, those who live with a disability (mental, physical, developmental), and victims of domestic violence. The City also works closely with partners directly assisting people living with special needs.

According to the most recent 5-Year American Community Census Estimates (2013-2017), 11.4% of the Fargo population is age 65 or older, a slight increase from what was reported in the City’s 2018 Action Plan. Additionally, 21.2% are under 65 and live with a disability; this number has more than doubled from last year’s Action Plan reporting. In 2017, the YWCA of Cass-Clay County provided emergency shelter for 1400 women and children, 59% of whom were escaping domestic violence. Twenty-three of

those women and children went on to supportive housing. Additionally, according to the Anne E. Casey foundation 419 children were placed in foster care in 2017 in Cass County. This continues a steady increase since 2013.

**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. This includes funding studies and data collection efforts that give us a better understanding of the homeless population in the community (i.e., Everyone Counts Survey, point in time counts, coordinated assessment, etc.). Although the City's "10-Year Plan to End Long-Term Homelessness" has ended, the City continues to be engaged in conversations with public and private partners from the metropolitan area to determine next steps in continued efforts to end homelessness in the community.

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

In 2019, CDBG funds will be utilized to provide operating and building rehabilitation support at Fargo's Gladys Ray Shelter. Generally, emergency shelter and transitional housing needs are met within the community through strong collaboration between shelters, housing agencies, and service providers.

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

The City of Fargo's primary response to helping homeless persons make the transition to permanent housing and independent living continues to be through its ongoing partnerships with area service providers and organizations, including the Fargo-Moorhead Coalition to End Homelessness and North Dakota Continuum of Care, which organize around the implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. These agencies focus on planning and delivering housing and services for people who are homeless, including homelessness prevention. Members of the Coalition currently operate in partnership with the local coordinated assessment and referral evaluation system, "CARES", which helps to coordinate, prioritize, refer, and evaluate people who are seeking shelter or services. The information obtained is also used by homeless and housing

providers to identify gaps and improve performance.

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.**

Approximately one third of the persons experiencing homelessness were identified as chronically homeless in the 2018 Everyone Counts point-in-time study. The City operates the Gladys Ray Shelter and Veterans Drop-In Center. These efforts, in addition to other funding support from the City's General fund as well as staffing 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.

One of the core goals of the upcoming draft plan responding to homelessness is to ensure that organizations are not discharging people into homelessness. The City has funded and proposes to fund the Fargo-Moorhead Coalition to End Homelessness in this plan. They work closely with area Continuum of Cares and other partners regarding this issue.

## 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 2019 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**

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

#### Tax Policies

The City has a two-year property tax exemption for newly constructed owner-occupied housing that is weighted more heavily toward affordable units. Fargo also has a property tax exemption for home remodeling projects that freezes the pre-rehab value for a period of 3-5 years, depending on the age of the home. In addition, the State of North Dakota has a Homestead Tax Credit that is designed to reduce the property tax burden on low-income elderly and disabled homeowners. One potential issue with the homestead credit is the limit established by statute on the value of eligible property. The current statute says that only the first \$100,000 of a property’s value is eligible for exemption.

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.

#### Zoning and Land Use Controls

Fargo does not have an outer ring growth boundary but is encouraging smart growth to allow for more efficient use of existing infrastructure systems. The Fargo Land Development Code outlines several categories of residential zoning that allow for variation in lot sizes and densities. The City of Fargo adopted a zoning category (SR-5) for the specific purpose of providing developers with an opportunity to build housing on smaller lots, with the end result often being an increase in affordability. The Code also



allows for cluster housing development and other alternative development models, facilitating the efficient use of land for the development of housing.

The process of applying zoning to property is an area that can prove challenging to developers, particularly developers interested in building affordable housing. The community often displays fears of density, in general, and affordability, in particular. This can prompt changes in subdivision design that negatively affect project affordability. The Planning & Development Department has released a Request for Qualifications “RFQ” to analyze the City’s current Land Development Code. While there are no direct barriers to affordable housing in the current version, this analysis should identify areas of inadequacy and/or deficiency, particularly those that may impact or limit affordable housing development (i.e., density, use/zoning, etc.). Additionally, the Department is working on Core Neighborhood Plans that will address preservation and areas of infill. Affordable housing could potentially be increased under these categories by partnering with affordable housing development/preservation organizations such as Habitat for Humanity or Rebuilding Together.

#### Building Codes

The HUD funded Single-Family Housing Rehabilitation Loan Program helps remove code-related barriers to affordable housing. This program assists homeowners with building code deficiencies, critical repairs, and maintenance. Not only does this program keep housing affordable, decent, and safe for homeowners, but also keeps Fargo’s housing stock from becoming blighted.

## **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 Action Plan through partnerships to develop employer funded housing, tenant and homebuyer education (which the Village Family Service Center stopped offering in 2016), 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 2019 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.	100.00%

**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 2019 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 2019 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 attached City of Fargo Recapture Policy under AD-26, Administration of the Annual Action Plan, Grantee Unique Appendices.

## **Attachments**

**City of Fargo**  
**2019 Action Plan Amendments**



## **Amendment #1**

# Notice for Amendment #1 of the 2019 Community Development Action Plan

This was sent to the Fargo Forum for publication on Thursday, July 25, 2019.

## Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs

The City of Fargo is considering amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019. Specific locations have recently been identified for 2019 projects and must be included in the plan. Location updates are considered substantial amendments and must go through a citizen participation process. Also included in this amendment is a budget revision for two 2019 CDBG activities. The details and timeline for this process are outlined below. Upon City Commission action on August 26, 2019, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**30-Day Public Comment Period:** July 25, 2019 through August 25, 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, August 12, 2019 - 5:15 p.m.  
Fargo City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, August 26, 2019

### Summary of Proposed Amendments:

#### 1. Amendments to 2019 CDBG Affordable Housing Development Activity

**a. Project site/activities/budget identified – 1529 10 Avenue South (\$48,000)**

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.*

**b. Revise activity budget from \$284,049 to \$103,049 (reduction of \$181,000)**

An additional \$181,000 is needed for the previously approved Beyond Shelter, Inc. CDBG acquisition activity (original budget \$345,000), which will result in affordable senior rental housing. See Amendment #2(b) below.

## 2. Amendments to 2019 Acquisition Activity: Beyond Shelter, Inc.

### a. Project site/activities/budget identified – 4225 28 Avenue South (\$526,000)

Activities include acquisition and future construction of a multi-family senior rental housing complex in partnership with HomeField 3, LLLP (previously published and noted as Beyond Shelter, Inc.). *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 with non-CDBG funds (i.e., HOME funds, other federal and local sources).*

### b. Revise activity budget from \$345,000 to \$526,000 (addition of \$181,000)

The appraisal of the vacant land determined fair market value was \$520,000. An additional \$6,000 is needed for acquisition-related costs. Additional funds will be drawn from the Affordable Housing Development activity, see revised budget in Amendment #1(b).

## 3. Amendments to 2019 Community Development Housing Organization (CHDO Project)

### a. Project site identified – 4225 28 Avenue South

Activities include construction of a multi-family senior rental housing complex.

### 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.

NTA Affidavit No 1778268

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA  
 IN  
 COUNTY OF CASS

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

I, I am the designed agent of The Forum, under the provisions and for the purposes of Section 31-03-06, NDCC, for the newspaper listed on the attached exhibit.

The newspaper listed on the exhibit published the advertisement of *Public Notice* on *July 28, 2019*, as required by law or ordinance.

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 25th day of July, 2019.

  
 Chelsea Adams  
 Legal Clerk

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

**Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan Community Development Grant (CDG) & HOME Investment Partnerships Programs**

The City of Fargo is considering amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019. Specific provisions have recently been identified for 2019 Projects and must be included in the 2019 Local Budget update. The City Commission is considering amendments and must go through a public participation process. The amendments to the 2019 CDG and HOME Investment Partnerships Programs are being forwarded to the City Commission and approval will be required.

**Public Comment Period:** July 22, 2019 through August 26, 2019.

**Best written comments or printed copies of printed copies should be forwarded to the City Commission, Attention: Public Hearing, Monday, August 26, 2019 - 2:00 p.m. Fargo City Commission Chambers, 205 4th Street, North, Fargo, ND 58102.**

**Public Hearing:** Monday, August 26, 2019 - 2:00 p.m. Fargo City Commission Chambers, 205 4th Street, North, Fargo, ND 58102.

**Final City Commission Meeting:** Monday, August 26, 2019 - 5:30 p.m. Fargo City Commission Chambers, 205 4th Street, North, Fargo, ND 58102.

**Amendments to 2019 CDG Activities:**

**1. Project identified - 1007 12 Avenue South (\$48,000)** Activities include acquisition and future construction of a single-family housing unit in partnership with the City of Fargo. The project is currently under review. The City Commission will review the project on August 26, 2019. The project is currently under review. The City Commission will review the project on August 26, 2019.

**2. Amendments to 2019 Acquisition Activity: Beyond Shelter Inc.**

**1. Project identified - 1007 12 Avenue South (\$48,000)** Activities include acquisition and future construction of a single-family housing unit in partnership with the City of Fargo. The project is currently under review. The City Commission will review the project on August 26, 2019.

**2. Amendments to 2019 Acquisition Activity: Beyond Shelter Inc.**

**1. Project identified - 1007 12 Avenue South (\$48,000)** Activities include acquisition and future construction of a single-family housing unit in partnership with the City of Fargo. The project is currently under review. The City Commission will review the project on August 26, 2019.

**City News  
Room**



## **Notice of Public Hearing and Public Comment Period for 2019 Action Plan Amendments to the Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs**

**07/25/2019**

The City of Fargo is considering amendments to its 2019 Action Plan. Project locations, scopes and budgets have been further defined for two previously approved affordable housing development activities.

The public comment period runs from July 25 to August 25, 2019, with a public hearing scheduled for the Fargo City Commission's August 12, 2019 meeting.

More information is available in the [public notice](#), which was published in the City's official newspaper on July 25, 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=5d3ef6fac3701ab551513fe0> 7/30/2019

City News Room



## Aviso de audiencia pública y período de comentarios públicos para 2019 del Plan de Acción Las modificaciones del Desarrollo de la Comunidad (CDBG) y Programas de Asociaciones para Inversión

07/25/2019

La ciudad de Fargo está considerando modificaciones a su Plan de Acción 2019. Ubicaciones de los proyectos, alcamos y los presupuestos se han definido más de dos actividades de desarrollo de vivienda asequible previamente aprobadas.

El período de comentarios públicos se ejecuta 25 de julio al 25 de de agosto de 2019, con una audiencia pública prevista para la Comisión de Fargo urbano tradicional de 12 de agosto de, 2019 reunido.


Más información está disponible en el [aviso público](#), que fue publicado en el diario oficial de la Ciudad el 25 de julio de 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 a [701.781.9147](tel:701.781.9147).

Original del  
Print  
Traducción a León Hernández

<http://fargond.gov/news-events/city-news-room/post-detail?id=5d3ef6fac3701ab551513fe0> 7/30/2019

MEMORANDUM

**TO:** PLANNING COMMISSION  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR   
**DATE:** AUGUST 1, 2019  
**RE:** NOTICE OF AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME 2019 ACTION PLAN

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for an activity under the previously approved Affordable Housing Development project
- Decreased budget for Affordable Housing Development project
- Identified scope, location, and budget for the previously approved Beyond Shelter, Inc. Acquisition project
- Increased budget for Beyond Shelter, Inc. Acquisition project
- Identified location for the previously approved Community Housing Development Organization (CHDO) Housing project

Each proposed amendment is detailed in the attached public notice, which was published in the July 25, 2019 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 proposed amendments.



MEMORANDUM

**TO:** Board of City Commissioners  
**FROM:** Nicole Crutchfield, Planning Director *NC*  
Tia Braseth, Community Development Planning Coordinator *TB*  
**DATE:** August 8, 2019  
**RE:** Public Hearing for Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for an activity under the previously approved Affordable Housing Development project
- Decreased budget for Affordable Housing Development project
- Identified scope, location, and budget for the previously approved Beyond Shelter, Inc. Acquisition project
- Increased budget for Beyond Shelter, Inc. Acquisition project
- Identified location for the previously approved Community Housing Development Organization (CHDO) Housing project

Each proposed amendment is detailed in the attached public notice, which was published in the July 25, 2019 Forum newspaper. This proposal was presented to and approved by the Planning Commission on August 6. It will also be presented to the Community Development Committee on August 20, 2019. 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 August 26, 2019.





**MEMORANDUM**

**TO:** Community Development Committee  
**FROM:** Tia Braseth, Community Development Planning Coordinator   
**DATE:** August 15, 2019  
**RE:** Notice of Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for an activity under the previously approved Affordable Housing Development project
- Decreased budget for Affordable Housing Development project
- Identified scope, location, and budget for the previously approved Beyond Shelter, Inc. Acquisition project
- Increased budget for Beyond Shelter, Inc. Acquisition project
- Identified location for the previously approved Community Housing Development Organization (CHDO) Housing project

Each proposed amendment is detailed in the attached public notice, which was published in the July 25, 2019 Forum newspaper. This proposal was presented to the Planning Commission on August 6, 2019 and to the City Commission on August 12, 2019. 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 proposed amendments.



MEMORANDUM

**TO:** Board of City Commissioners  
**FROM:** Nicole Crutchfield, Planning Director *NC*  
 Tia Braseth, Community Development Planning Coordinator *TB*  
**DATE:** August 22, 2019  
**RE:** Approve Proposed Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

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

- Adopting proposed amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, which was previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:
  - Identified scope, location, and budget for an activity under the previously approved Affordable Housing Development project
  - Decreased budget for Affordable Housing Development project
  - Identified scope, location, and budget for the previously approved Beyond Shelter, Inc. Acquisition project
  - Increased budget for Beyond Shelter, Inc. Acquisition project
  - Identified location for the previously approved Community Housing Development Organization (CHDO) Housing project

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	July 25, 2019
Public Comment Period	July 25-August 25, 2019
Approved by the Planning Commission	August 6, 2019
Public Hearing at City Commission Meeting	August 12, 2019
Approved by the Community Development Committee	August 20, 2019

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 2019 Action Plan.



**RESOLUTION APPROVING  
AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)/HOME 2019 ACTION PLAN**

**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 2019 Action Plan 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 2019 Action Plan to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plan.

**CERTIFICATE**

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

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

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

DO HEREBY CERTIFY


That the foregoing is a full, true and correct copy of the original Resolution, and the whole thereof approving the amendments to the City of Fargo's 2019 Action Plan for the Community Development Block Grant (CDBG) & HOME programs as described in the foregoing Resolution; which Resolution was duly adopted by the Board of City Commissioners of the City of Fargo, North Dakota, at the meeting of the Board held August 26, 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)

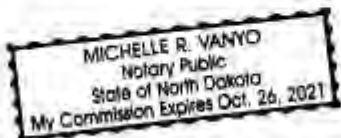
  
\_\_\_\_\_  
Timothy J. Mahoney, Mayor of the  
City of Fargo, North Dakota

ATTEST:

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

On this 26 day of August, 2019, before me, Michelle Vanyo, 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 2019 Community Development Action Plan

*This was sent to the Fargo Forum for publication on Monday, August 26, 2019.*

### Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs

The City of Fargo is considering amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019. Specific locations have recently been identified for 2019 projects and must be included in the plan. Location 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 7, 2019, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**30-Day Public Comment Period:** August 27, 2019 through September 26, 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, September 23, 2019 - 5:15 p.m.  
Fargo City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, October 7, 2019

#### Summary of Proposed Amendments:

##### 1. Amendments to 2019 HOME Senior Affordable Housing Activity

**a. Project site/budget identified – 3129 7 Avenue North – \$350,000**

Activities include acquisition and future construction of a multi-family senior rental housing complex in partnership with Craig Properties (LLC).

**b. Project site/budget identified – 4225 28 Avenue South – \$347,826**

Activities include construction of a multi-family senior rental housing complex in partnership with Homefield 3/Beyond Shelter, Inc. Full request was for \$515,000. If other HOME senior affordable housing activities are cancelled, those funds will be reallocated to this project up to the full request and be subject to a substantial amendment and 30-day public comment period if change exceeds \$50,000.

#### 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 hearing loss, vision loss, 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 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. In accordance with Federal regulations and City of Fargo policies, the City of Fargo provides services without regard to race, color, national origin, sex, disability, age, familial status, religion, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/equal housing opportunity agency.

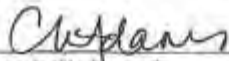
**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA  
ss.  
COUNTY OF CASS

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

- 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.
- The newspaper listed on the exhibit published the advertisement of *Legal Notice; (1) time: August 26, 2019*, as required by law or ordinance.
- 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 26th day of August, 2019.

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

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

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

**Notice of Public Hearing & Public Comment Period  
Amendments to 2019 Action Plan  
Community Development Block Grant (CDBG)  
& HOME Investment Partnerships  
Programs**

The City of Fargo is soliciting amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019. Specific locations have recently been identified for 2019 projects and must be included in the plan. Location updates are considered substantial amendments and must go through a public participation process. The needs and timeline for this process are outlined below. Upon City Commission action on October 7, 2019, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**30-Day Public Comment Period:**  
August 27, 2019 through September 26, 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  
701.478.4144

**Electronic Comments:**  
planning@fargo.nd.gov

**Public Hearing:**  
Monday, September 23, 2019 - 5:15 p.m.

Fargo City Commission Chambers

225 4th Street North, Fargo ND 58102

Final City Commission Consideration  
Monday, October 7, 2019

**Summary of Proposed Amendments:**

**1. Amendments to 2019 HOME Senior Affordable Housing Activity**

**a. Project site/budget identified - 3129 7 Avenue North - \$350,000**

Activities include acquisition and future construction of a multi-family senior rental housing complex in partnership with Casa Properties (LLC)

**b. Project site/budget identified - 4225 28 Avenue South - \$347,856**

Activities include construction of a multi-family senior rental housing complex in partnership with Homestead Beyond Shelter, Inc. Full request was for \$515,000. If other HOME senior affordable housing activities are cancelled, these funds will be reallocated to this project up to the full request and be subject to a substantial amendment and 30-day public comment period if change exceeds \$50,000.

**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.fargo.gov/planninganddevelopment/plan-amendments](http://www.fargo.gov/planninganddevelopment/plan-amendments) 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 hearing loss, vision loss, 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 should contact the Planning and Development Department at 701.241.1474 (planning@fargo.nd.gov) or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.241.6866 to arrange for services. To access TDD/relay service dial 701.241.8258. In accordance with Federal regulations and City of Fargo policies, the City of Fargo provides services without regard to race, color, national origin, sex, disability, age, marital status, religion, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or criminal record by applicable federal and state laws. The City is an equal employment/opportunity housing opportunity agency.

(August 26, 2019)

2786226



**City News  
Room**



## **Notice of Public Hearing & Public Comment Period 2019 Action Plan Amendments Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs**

**08/26/2019**

The City of Fargo is considering amendments to its 2019 Action Plan. Project locations, scopes, and budgets have been further defined for previously approved HOME senior affordable housing development activities. The public comment period runs from August 27 – September 26, 2019, with a public hearing scheduled at the September 23, 2019 City Commission meeting. For more information, see the full public notice that was published in the August 26, 2019 Fargo Forum newspaper. For translation services on the public notice, draft plan, and/or proposed amendments, please contact the City of Fargo at [701.241.1474](tel:701.241.1474).

<http://fargond.gov/news-events/city-news-room/post-detail?id=5d63f8f60c2c160685993ffe> 8/26/2019

**City News  
Room**



## **Aviso de audiencia pública y período de comentarios públicos del Plan de Acción 2019 Enmiendas de Desarrollo Comunitario (CDBG) y Programas de Asociaciones para Inversión**

**08/26/2019**

La ciudad de Fargo está considerando modificaciones a su Plan de Acción 2019. Ubicaciones de los proyectos, alcances, y los presupuestos se han definido aún más para las actividades de desarrollo de viviendas asequibles en el hogar principal previamente aprobados. El período de comentarios públicos corre del 27 de agosto - 26 de de septiembre de 2019, con una audiencia pública programada a 23 de septiembre de, 2019 reunión de la Comisión de la ciudad. Para obtener más información, consulte el aviso público total que fue publicado en el 26 de 2019 del periódico Fargo Foro de agosto. Para los servicios de traducción en el aviso público, proyecto de plan, y / o modificaciones propuestas, por favor, póngase 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=5d63f8f60c2c160685993ffe> 8/26/2019

MEMORANDUM

**TO:** PLANNING COMMISSION  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR *T.B.*  
**DATE:** AUGUST 26, 2019  
**RE:** NOTICE OF AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME 2019 ACTION PLAN

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for activities under the previously approved HOME Senior Affordable Housing Development project


Each proposed amendment is detailed in the attached public notice, which was published in the August 26, 2019 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 proposed amendments.



**MEMORANDUM**

**TO:** Community Development Committee  
**FROM:** Tia Braseth, Community Development Planning Coordinator   
**DATE:** August 15, 2019  
**RE:** Notice of Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for an activity under the previously approved Affordable Housing Development project
- Decreased budget for Affordable Housing Development project
- Identified scope, location, and budget for the previously approved Beyond Shelter, Inc. Acquisition project
- Increased budget for Beyond Shelter, Inc. Acquisition project
- Identified location for the previously approved Community Housing Development Organization (CHDO) Housing project


Each proposed amendment is detailed in the attached public notice, which was published in the July 25, 2019 Forum newspaper. This proposal was presented to the Planning Commission on August 6, 2019 and to the City Commission on August 12, 2019. 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 proposed amendments.



**MEMORANDUM**

**TO:** Board of City Commissioners  
**FROM:** Nicole Crutchfield, Planning Director  
Tia Braseth, Community Development Planning Coordinator   
**DATE:** September 16, 2019  
**RE:** Public Hearing for Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

The Department of Planning & Development is considering amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, previously approved by the Planning Commission (5/7/19), Community Development Committee (4/23/19), and the City Commission (6/17/19). Proposed amendments include:

- Identified scope, location, and budget for activities under the previously approved HOME Senior Affordable Housing Development project

Each proposed amendment is detailed in the attached public notice, which was published in the August 26, 2019 Forum newspaper. This proposal was presented to and approved by the Community Development Committee on August 20 and the Planning Commission on September 3. 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:** This meeting is for a public hearing only, no action is required at this time. Final consideration of the amendments is scheduled for October 7, 2019.



**MEMORANDUM**

**TO:** Board of City Commissioners

**FROM:** Nicole Crutchfield, Planning Director   
 Tia Braseth, Community Development Planning Coordinator 

**DATE:** September 24, 2019

**RE:** Approve Proposed Amendments to Community Development Block Grant (CDBG)/HOME 2019 Action Plan

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

- Adopting proposed amendments to the City of Fargo's Community Development Block Grant (CDBG)/HOME 2019 Action Plan, which was previously approved by the Community Development Committee (4/23/19), Planning Commission (5/7/19), and the City Commission (6/17/19). Proposed amendments include:
  - Identified scope, location, and budget for activities under the previously approved HOME Senior Affordable Housing Development project

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	August 26, 2019
Public Comment Period	August 27- Sept 26, 2019
Approved by the Community Development Committee	August 20, 2019
Approved by the Planning Commission	September 3, 2019
Public Hearing at City Commission Meeting	September 23, 2019

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 2019 Action Plan.



**RESOLUTION APPROVING  
AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)/HOME 2019 ACTION PLAN**

**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 2019 Action Plan 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 2019 Action Plan to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plan.

**CERTIFICATE**

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

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

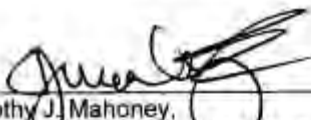
I, Steven Sprague, the duly appointed, qualified and acting City Auditor of the City of Fargo, North Dakota;

DO HEREBY CERTIFY:

That the foregoing is a full, true and correct copy of the original Resolution, and the whole thereof approving the amendments to the City of Fargo's 2019 Action Plan for the Community Development Block Grant (CDBG) & HOME programs as described in the foregoing Resolution; which Resolution was duly adopted by the Board of City Commissioners of the City of Fargo, North Dakota, at the meeting of the Board held October 7, 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.

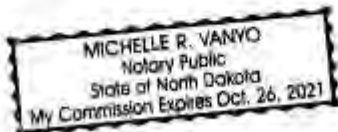


  
\_\_\_\_\_  
Timothy J. Mahoney,  
Mayor of the City of Fargo, North Dakota

ATTEST:  
  
\_\_\_\_\_  
Steven Sprague, City Auditor

On this 7 day of October, 2019, before me, Michelle Vanyo, 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.

  
\_\_\_\_\_  
Michelle R. Vanyo  
Notary Public, Cass County, North Dakota





## **Amendment #3**

# Notice for Amendment #3 of the 2019 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**

### **4. 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.

### **5. 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.*

### **6. 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

ss.

COUNTY OF CASS

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

I am the designated agent of *The Forum*, under the provisions and for the purposes of Section 51-04-06, 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.

*[Signature]*  
Legal Clerk

*[Signature]*  
Notary Public

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

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

**City of Fargo**  
The City of Fargo is proposing various activities 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 re-consideration regarding these activities 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 to:** Planning and Development Department, Attn: Community Development Planning Coordinator, 325 4th Street North, Fargo, ND 58102, 701.478.4144, [ElectronicComments@FargoND.gov](mailto:ElectronicComments@FargoND.gov)  
**Public Hearing:** March 31, 2020 - 5:15 PM (Monday), City Commission Chambers, 325 4th Street North, Fargo, ND 58102  
**Final City Commission Consideration:** Monday, April 20, 2020  
**Summary of Proposed Activities:** Outlined Below

**AMENDMENTS**

**1. 2019 Action Plan Activity Amendment: Sun & Eight Abatement/Hazardous Property Clean-up at 916 S Avenue South**  
This activity is included in the City's 2019 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 (Demolition & Disposition) and 12 (Con-

struction of Housing, Eligible 24 CFR Part 570.201 (b) and 570.201 (c)). CDBG funds will only be used to fund demolition, construction of housing unit to be financed and performed by the CCCLT. Financial - \$85,000 is the estimated completed cost for any environmental (e.g. asbestos removal, hazardous materials assessment, etc.) and demolition re-arrangement.

**2. 2019 Action Plan Activity Amendment: Affordable Housing Development at 712 S Avenue North & 314/324 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 acquisition 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 40% or less of the Area Median Income. At least 51% of the units built on the site must meet the criteria. Reference items 42-3 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, Eligible 24 CFR Part 570.201 (b) and 570.201 (c)). 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 otherwise, 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 1111 Street North**  
CDBG funds were used in 2014 to eliminate encroachment of storm and right of way location. At this time, the City intends to use the property to the utility with the highest offer and/or use plan in the neighborhood. The maximum offer accepted must be equal to or more than the highest bid market value as determined by an appraisal (underway). With the final HUD National Objective being met (i.e., storm is being removed) and no eligible activities proposed or maintained over the next 10 years, the City must now change the use of this site and sell the land to another party 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 S Avenue North & 314/324 7 Street North**  
CDBG funds were used between 2008 and 2013 to eliminate encroachment of storm and right of way location. At this time, the City intends to release a Request for Proposals to redevelop the 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 42 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, Eligible 24 CFR Part 570.201 (b) and 570.201 (c)). CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.

3. Change of Use of 320 7 Street North  
 CDBG funds were used in 2002 to purchase this vacant property to support the Midwest Native American Program office relocated in 2005. At the time, the City intended 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 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 Amendment section of the notice). National Objective: Low to Moderate Income Housing Benefit (570.200a(3)) CDBG Matrix Code: 02. Disposition and Construction of Housing. Eligibility 34 CFR Part 570.201 (a) and 570.201 (b). 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 and 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, or the City of Fargo ADA Coordinator, Brock Morrison at 701.298.6966 to arrange for services to access TTY/ND Relay service call 800.368.6888 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, lymphoma, violence, lawful activity, or conviction. protected by applicable federal and state laws. The City is an equal employer. men@fargo.mnshu.com/fargo-city-nd  
 (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.





## **Amendment #4**

# Notice for Amendment #4 of the 2019 Community Development Action Plan

*This was sent to the Fargo Forum for publication on Wednesday, May 13, 2020.*

## Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan & Citizen Participation Plan Community Development Block Grant (CDBG) & HOME Investment Partnerships Programs

The City of Fargo is considering COVID-related amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019, and its Citizen Participation Plan. An additional allocation of funding has been released for COVID-related response as part of the CARES Act and must be included in the plan. These proposed amendments 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 May 18, 2020, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**5-Day Public Comment Period:** May 14, 2020 through May 18, 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, May 18, 2020 - 5:15 p.m.  
Fargo City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, May 18, 2020

### Summary of Proposed Amendments:

**1. Allocation Increase – Amend into 2019 Annual Action Plan – CDBG CV1**

Adding \$464,253 to 2019 Annual Action Plan Resources to support COVID-related response and prevention efforts as part of the CARES Act.

**2. Add Activity to 2019 Action Plan – Temporary Rental Assistance – \$464,253 CDBG COVID1 granted to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Bridge program or other similar program.**

More information about this program can be found at <http://www.nd.gov/dhs/info/covid-19/rent-bridge.html>.

**3. Citizen Participation Plan – COVID-related Amendments – Amend to temporarily reduce public comment periods to 5 days instead of 30, utilize virtual meetings as needed, and submit to HUD the Consolidated Annual Performance and Evaluation Report no later than 180 Days after end of program year.**

Available online at [www.fargond.gov](http://www.fargond.gov). Type "Citizen Participation Plan" in City's search engine. Also available by email request at [Planning@FargoND.gov](mailto:Planning@FargoND.gov).

### **Comments & Suggestions**

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The existing plans 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 City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701-476-4144.

City Hall Commission Chambers are 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 notice is required). Anyone who requires these services or an auxiliary aid to fully participate 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. In accordance with Federal regulations and City of Fargo policies, the City of Fargo provides services without regard to race, color, national origin, sex, disability, age, familial status, religion, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/equal housing opportunity agency.

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA  
SS:  
COUNTY OF CASS

**Kris Adamson, 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 this exhibit published the advertisement of *Public Notices (1) time: May 13, 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 on any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Dated this 13th day of May, 2020.

Notary Public

NICOLE HILL  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 31, 2021

**Notice of Public Hearing & Public Comment Period  
Amendments to 2019 Action Plan - A Citizen Participation Plan  
Community Development Block Grant (CDBG)  
& HOME Investment Partnerships Program**

The City of Fargo is considering COVID-related amendments to the 2019 Action Plan, previously approved by City Commission on June 17, 2019, and its Citizen Participation Plan. An additional allocation of funding has been released for COVID-related assistance as part of the CARES Act and must be included in this plan. These proposed amendments are considered substantial amendments and must go through a citizen participative process. The details and timeline for this process are outlined below. Upon City Commission action on May 18, 2020, a report/minutes regarding these amendments will be forwarded to HUD for their consideration and approval.

**5-Day Public Comment Period:** May 18, 2020 through May 18, 2020  
**Send written comments or phone:** City of Fargo, Planning and Development Department, Ask 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 18, 2020, 5:15 pm, Fargo City Commission Chamber, 225 4th Street North, Fargo ND 58102  
**Final City Commission Decision/Action:** Monday, May 18, 2020

**Summary of Proposed Amendments:**  
1. Allocation Increase - Amend into 2019 Annual Action Plan - CDBG CVI  
Adding \$464,225 to 2019 Annual Action Plan Resources to support COVID-related economic development efforts as part of the CARES Act.  
2. Add Activity to 2019 Action Plan - Temporary Rental Assistance - \$464,225  
CDBG COVID granted to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Bridge program or other similar program.

More information about this program can be found at <http://www.fargo.gov/development/development/development>.  
3. Citizen Participation Plan - COVID-related Amendments - Amend to temporarily reduce public comment periods to 5 days instead of 30, utilize virtual meetings as needed, and submit to HUD the Consolidated Annual Performance and Evaluation Report no later than 180 days after start of program year.  
Available online at [www.fargo.gov](http://www.fargo.gov). Type "Citizen Participation Plan" in City's search engine. Also available by email request at [Planning@FargoND.gov](mailto:Planning@FargoND.gov).

**Comments & Submissions**  
Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The meeting date and website online at [www.fargo.gov/planninganddevelopment/development/development](http://www.fargo.gov/planninganddevelopment/development/development) or by request through the Planning and Development Department. See contact information below.  
The City of Fargo, in an effort to ensure the Customer for Disease Control and Prevention guidelines pertaining to social distancing and gathering, if including all state residents in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), telephone: 701.476.4144.

City Hall Community Chambers are accessible and can accommodate persons with disabilities. Alternative formats of the information or accessible accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and transcription services, will be made upon request (48 hours notice is required). Anyone who requires these services or an auxiliary aid to fully participate should contact the Planning and Development Department at 701.241.1674, [Planning@FargoND.gov](mailto:Planning@FargoND.gov), or the City of Fargo's Section 504/ADA Coordinator Brock Mathison at 701.236.6300 to arrange for services. To access TDD/relay services call 701.241.8358. In accordance with Federal regulations and City of Fargo policies, the City of Fargo provides services without regard to race, color, national origin, sex, disability, age, marital status, religion, 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 employer, maintaining hiring opportunities equally.

MEMORANDUM

**TO:** BOARD OF CITY COMMISSIONERS  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR  
**DATE:** MAY 14, 2020 *Am ✓ OF TB*  
**RE:** PUBLIC HEARING & APPROVAL OF PROPOSED AMENDMENTS TO  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME 2019 ACTION  
PLAN & CITIZEN PARTICIPATION PLAN

The Department of Planning & Development is considering COVID-related amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019, and its Citizen Participation Plan. An additional allocation of funding has been released for COVID-related response as part of the CARES Act and must be included in the plan. The City Commission is asked to hold a public hearing and then approve the following Community Development Block Grant (CDBG)/HOME actions:

**1. Allocation Increase – Amend into 2019 Annual Action Plan – CDBG CV1**

Adding \$464,253 to 2019 Annual Action Plan Resources to support COVID-related response and prevention efforts as part of the CARES Act.

**2. Add Activity to 2019 Action Plan – Temporary Rental Assistance – \$464,253 CDBG COVID1 granted to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Bridge program or other similar program.**

More information about this program can be found at <http://www.nd.gov/dhs/info/covid-19/rent-bridge.html>.

**3. Citizen Participation Plan – COVID-related Amendments – Amend to temporarily reduce public comment periods to 5 days instead of 30, utilize virtual meetings as needed, and submit to HUD the Consolidated Annual Performance and Evaluation Report no later than 180 Days after end of program year.**

Available online at [www.fargond.gov](http://www.fargond.gov). Type "Citizen Participation Plan" in City's search engine. Also available by email request at [Planning@FargoND.gov](mailto:Planning@FargoND.gov).

The proposed amendments are in compliance with federal regulations for the Department of Housing and Urban Development (HUD) CDBG and HOME programs. Each proposed amendment is detailed in the attached public notice, which was published in the May 13, 2020 Forum newspaper. Once approved, the amendment will be submitted to HUD for approval.

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



**RESOLUTION APPROVING  
AMENDMENTS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG)/HOME 2019 ACTION PLAN AND CITIZEN PARTICIPATION PLAN**

**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 2019 Action Plan to make available housing and community development resources that primarily address the needs of low to moderate income persons in Fargo; and

WHEREAS, in compliance with federal regulations, the City of Fargo has amended its Citizen Participation Plan; and

WHEREAS, the City of Fargo has conducted a required citizen participation process including a draft publication of the amendments, a public hearing, and a 5-day public comment period as temporarily allowed through HUD waivers related to COVID-19.

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 amended plans to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plan.

C E R T I F I C A T E

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 2019 Action Plan and Citizen Participation Plan for the Community Development Block Grant (CDBG) & HOME programs as described in the foregoing Resolution; which Resolution was duly adopted by the Board of City Commissioners of the City of Fargo, North Dakota, at the meeting of the Board held May 18, 2020 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)  
MICHELLE R. VANYO  
Notary Public  
State of North Dakota  
My Commission Expires Oct. 26, 2021

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

ATTEST:  
  
\_\_\_\_\_  
Steven Sprague, City Auditor

On this 18 day of May, 2020, before me, Michelle Vanyo, 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 #5**



# Notice for Amendment #5 of the 2019 Community Development Action Plan

*This was sent to the Fargo Forum for publication on Tuesday, June 9, 2020.*

## Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan HOME Investment Partnerships Program

The City of Fargo is proposing various actions related to its HOME Investment Partnerships program, which is 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 June 15, 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:** June 10 through June 15, 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, June 15, 2020 - 5:15 p.m.  
City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, June 15, 2020

### Summary of Proposed Amendments

#### **4. Amendments to 2019 Action Plan – HOME Affordable Senior Housing Development Project**

##### **a) Canceled Activity – 3129 7 Avenue North – “Golden/Prairie Ridge” – Craig Properties, LLC**

As per notification from the developer, this activity’s timeline has been delayed and withdrawn from 2019 award funds. It may be considered for a future HUD HOME activity. The \$350,000 in HOME funds for this activity will be reallocated, see amendment #1(b).

##### **b) Project site/activities/budget identified – 4462 30 Avenue South – “Elliott Place” – Fargo Housing & Redevelopment Authority**

Activities include construction of a multifamily senior rental housing complex consisting of two buildings in partnership with Fargo Housing and Redevelopment Authority. The proposed HOME allocation for this activity is \$350,000 in reallocated 2019 HOME funds, see amendment #1(a).

##### **c) Revision of Contingency Language**

A 2019 Action Plan amendment approved at the October 7, 2019 Fargo City Commission meeting stated if any other HOME Affordable Senior Housing Development activity were to be canceled, HomeField 3 would be funded up to the full request of \$515,000. In place of this, this amendment proposes reallocating HOME funds to Elliott Place as indicated above, rather than HomeField 3.

### Comments & Suggestions

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The existing plans 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 City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701-476-4144.

The facility is serviced by public transit, accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (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. 2842722

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA

IN  
COUNTY OF CASS

Lana Syllre, *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 June 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 of any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Dated this 9th day of June, 2020.

*Lana Syllre*  
Legals Clerk

*Nicole Riebert*  
Notary Public

NICOLE RIEBERT  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 31, 2023

**Notice of Public Hearing & Public Comment Period**  
**Assignment to 2019 Action Plan**  
**HOME Investment Partnership Program**

The City of Fargo is preparing various reports related to its HOME Investment Partnership program, which is 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 June 15, 2020, a representative reporting team would be appointed to HUD by year end/early 2021 and approved. All citizens are welcome to submit comments at any time during the public comment period or at the public hearing.

**Public Comment Period:**  
 June 10 through June 15, 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  
 701-785-4144  
 Electronic Comments: [community@fargo.nd.gov](mailto:community@fargo.nd.gov)  
 Public Hearing: Monday, June 15, 2020 - 9:15 am  
 City Commission Chamber  
 603 4th Street North, Fargo ND 58102  
 Final City Commission Consideration: Monday, June 15, 2020

**Summary of Proposed Amendment**  
 1) Amendment to 2019 Action Plan - HOME Affordable Senior Housing Development Project  
 2) Proposed Activity - 2129 T Avenue North - "Goldenframe Ridge" City Properties, LLC  
 At the public hearing, the developer of the activity's project was asked to delay and withdraw their 2019 public notice. It was determined for a future HUD HOME activity. The \$300,000 in HOME funds for the activity will be allocated and spent next year.

3) Project *Goldenframe Ridge* (located at 2129 T Avenue North - "Goldenframe Ridge")  
 Activities: Public construction of a multi-unit senior living housing complex consisting of two buildings in partnership with Fargo Housing and Redevelopment Authority. The proposed HOME allocation for this activity is \$300,000 in residential 2019 HOME funds per amendment #10, 11, 12) Revision of Contingency Language

A 2019 Action Plan amendment approved at the October 7, 2019 Fargo City Commission meeting would allow any other HOME affordable senior housing development activity - was to be carried forward if it could be funded or in the full request of \$150,000 in each of the two amendments. The HOME funds to fund this activity will be allocated and spent next year.

**Comments & Suggestions**  
 Comments and suggestions from the public are encouraged through a public hearing and/or review of the public hearing. The hearing will be available to view through the City's website. Comments will be accepted through the Planning and Development Department. See contact information below.

The City of Fargo, in an effort to assist the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gathering, is encouraging all stakeholders in the Community Development Block Grant and HOME programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Contact: [Planning@fargo.nd.gov](mailto:Planning@fargo.nd.gov), Telephone: 701-785-4144.

The facility is serviced by public transit and is accessible to persons with disabilities. Alternative modes of the introduction of reasonable accommodations for persons with hearing, vision, or mobility disabilities or other disabilities, including the availability of interpreters and other services, will be made after request (at least 10 business days in advance). Persons who require these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701-281-1474. [Planning@fargo.nd.gov](mailto:Planning@fargo.nd.gov), or the City of Fargo's Section 504 ADA Coordinator, Shari Morrison at 701-281-2222 or through the services of access: 701-785-4144. Relay services are 800-877-8339 or TTY: 701-785-4144. For more information, visit the City of Fargo's website, [www.fargo.nd.gov](http://www.fargo.nd.gov), or call 701-785-4144. The City of Fargo is an equal opportunity employer. Language accessibility.

Line 8, 10(b)

**City News  
Room**



## **Notice of Public Hearing & Public Comment Period For Amendments to 2019 Action Plan HOME Investment Partnerships Program**

**06/09/2020**

The City of Fargo is proposing actions related to its HOME Investment Partnerships program, which is 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 June 15, 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 June 10 through June 15, 2020, with a public hearing and final consideration scheduled to take place during the June 15, 2020 City Commission meeting.

For more information, [view the full public notice](#) that was published in The Forum newspaper on June 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).

Please note that the City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred.



Translated to: [Spanish](#)

[Show original](#)

[Options](#) ▼

Sala de noticias  
de la ciudad



## **Aviso de audiencia pública y período de comentarios públicos para enmiendas al Plan de acción 2019 Programa de asociaciones de inversión HOME**

06/09/2020

La Ciudad de Fargo está proponiendo acciones relacionadas con su programa HOME Investment Partnerships, que es una subvención otorgada a la Ciudad por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

Después de un período de comentarios públicos y la posterior acción de la Comisión de la Ciudad el 15 de junio de 2020, se enviará una recomendación sobre estas acciones a HUD para su consideración y aprobación. Todos los ciudadanos pueden enviar comentarios en cualquier momento durante el período de comentarios públicos o en la audiencia pública.

El período de comentarios públicos se extiende desde el 10 de junio hasta el 15 de junio de 2020, con una audiencia pública y una consideración final programada para la reunión de la Comisión de la Ciudad del 15 de junio de 2020.

Para obtener más información, [vea el aviso público completo](#) que se publicó en el periódico The Forum el 9 de junio de 2020. Para servicios de traducción en el aviso público, el borrador del plan y / o las enmiendas propuestas, comuníquese con The City of Fargo al [701.241.1474](tel:701.241.1474).

Tenga en cuenta que la Ciudad de Fargo, en un esfuerzo por ejercer las pautas de los Centros para el Control y la Prevención de Enfermedades relacionadas con el distanciamiento social y las reuniones, está alentando a todos los interesados en los Programas de Subsidios en Bloque de Desarrollo Comunitario y HOME a participar de forma remota en el período de comentarios públicos. Se prefieren los comentarios enviados por correo electrónico o por teléfono.

**From:** Tia Braseth  
**Sent:** Tuesday, June 9, 2020 12:43 PM  
**To:** Jim Johnson; John Gunkelman; John Strand; Ken Enockson; Kirsten Stave; Linda Klebe; Lora Larson; Mark Puppe; Matthew Pike; Downtown Bus Assn; Michael Redlinger; Samantha McDonald; Thomas Hill; Tim Mahoney  
**Cc:** Kristi Sylskar; Nicole Crutchfield  
**Subject:** Notice to Community Development Committee – HUD Amendments

**Community Development Committee Members:**

The City of Fargo recently updated its Citizen Participation Plan for HUD Programs (CDBG and HOME), as approved by the CD Committee in March (adopted April). As part of this update, the role of the CD Committee in the substantial amendment process changed. You may recall that Planning staff previously brought amendments to the CD meetings for approval, usually prior to City Commission.

Under the new plan, the CD committee will be notified of the public comment periods for substantial amendments to HUD plans. Commission members may comment on the proposed changes using any of the means provided in the public notice. Due to ongoing coronavirus concerns, comments via email or telephone are preferred.

The City of Fargo is proposing various actions to both HOME and CDBG activities. The proposed amendments are summarized below with the corresponding public notices linked. Please let me know if you have any questions.

**1. CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project (2018 Action Plan)**

Summary of amendment: Revise project budget (addition of \$100,000) through reallocation of 2018 and 2019 annual action plan activities.

Public comment period dates: June 3 through July 2, 2020

Public hearing date: June 15, 2020 at 5:15 p.m.

[Public Notice](#)

**2. HOME Affordable Housing Senior Housing Development Project (2019 Action Plan)**

Summary of amendments: Canceled Activity at 3129 7 Avenue North; Project site/activity/budget identified at 4462 30 Avenue South; and revision of contingency language for a previous 2019 Action Plan amendment.

Public comment period dates: June 10 through June 15, 2020

Public hearing date: June 15, 2020 at 5:15 p.m.

[Public Notice](#)

Tia Braseth, [tbraseth@lafaremd.com](mailto:tbraseth@lafaremd.com)  
Planning Director - Community Development Division  
1000 Broadway, Suite 1000 | Fargo, ND 58102  
701.785.4100 | Fax: 701.785.4101 | Email: [tbraseth@lafaremd.com](mailto:tbraseth@lafaremd.com)

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**  
**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR TB**  
**NICOLE CRUTCHFIELD, PLANNING DIRECTOR**  
**DATE: JUNE 11, 2020**  
**RE: PUBLIC HEARING & APPROVAL OF PROPOSED AMENDMENTS TO 2019 ANNUAL ACTION PLAN**

The Department of Planning & Development Staff requests the approval of the following HOME actions:

- Cancellation of an activity under the previously approved 2019 Action Plan, HOME Affordable Senior Housing Development project.
- Identified scope, location, and budget for an activity under the previously approved 2019 Action Plan, HOME Affordable Senior Housing Development project.
- Revision of Contingency Language

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

Public Advertisement Published	June 9, 2020
Provided Information to the Community Development Committee	June 9, 2020
5-Day Public Comment Period Begins	June 10, 2020
5-Day Public Comment Period Ends	June 15, 2020
Public Hearing and Final Consideration at City Commission Meeting	June 15, 2020

If any public comments are received, they will be presented to the City Commission on June 15, 2020. Each proposed amendment is detailed in the attached public notice.

**Recommended Motion:** Approve proposed amendments to 2019 Annual Action Plan.



**RESOLUTION APPROVING  
AMENDMENTS TO THE 2019 ANNUAL ACTION PLAN**

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

WHEREAS, the City of Fargo receives 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 2019 Annual Action Plan to make available housing and community development resources that primarily address the needs of low to moderate income persons in Fargo; and

WHEREAS, in compliance with federal regulations, the City of Fargo has amended certain activities to its 2019 Annual Action Plan; and

WHEREAS, the City of Fargo has conducted a required citizen participation process including a draft publication of the amendments, a public hearing, and a 5-day public comment period as temporarily allowed through HUD waivers related to COVID-19;

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 amended plan to HUD and enter into, execute, and amend contracts and other documents as necessary to effectuate activities identified in the revised plan.





## **Amendment #6**

# Notice for Amendment #6 of the 2019 Community Development Action Plan

This was sent to the Fargo Forum for publication on Tuesday, June 2, 2020.

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

The City of Fargo is proposing amendments related to its Community Development Block Grant (CDBG) program, which is 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 July 13, 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:** June 3 through July 2, 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, June 15, 2020 - 5:15 p.m.  
City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, July 13, 2020

### Summary of Proposed Amendment

**Amendment to 2018 Action Plan - CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project**

#### **Revise project budget – Increase from \$150,000 to \$250,000 (addition of \$100,000)**

Budget increased to match contractor quotes received for facility improvements. \$50,000 reallocated from 2018 Action Plan Slum & Blight Abatement/Hazardous Property Clearance project; \$50,000 reallocated from 2019 Action Plan Affordable Housing Development project. *National Objective: Low to Moderate Clientele [570.208(a)(2)]. CDBG Matrix Code: 03C – Homeless Facilities (non-operating costs). Eligibility [570.201(c)].*

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

The facility is serviced by public transit, accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or

limited English proficiency, including the availability of interpretation and translation services, will be made upon request (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. 2841570

**AFFIDAVIT OF PUBLICATION**

STATE OF NORTH DAKOTA

ss.

COUNTY OF CASS

Lana Syllie, *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: June 2, 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 2nd day of June, 2020.

*Lana Syllie*  
Legals Clerk  
*Nicole Riegert*  
Notary Public

**NICOLE RIEGERT**  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 31, 2023

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

The City of Fargo is preparing amendments related to its Community Development Block Grant (CDBG) program, which is 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 July 13, 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**  
June 3 through July 2, 2020.  
Send written comments or phone:  
City of Fargo  
Planning and Development Department  
Attn: Community Development Planning Coordinator

325 4th Street North, Fargo ND 58102  
701.478.4144

**Electronic Comments:**  
planning@fargond.gov

**Public Hearing:**

Monday, June 15, 2020 - 6:15 p.m.  
City Commission Chamber

325 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, July 13, 2020

**Summary of Proposed Amendment**  
Amendment to 2018 Action Plan  
CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project

Revise project budget - increase from \$155,000 to \$250,000 (addition of \$195,000)

Budget increased to match contract quotes received for facility improvements, \$80,000 reallocated from 2018 Action Plan Safe & Slight Abatement/Hazardous Property Clearance project; \$50,000 reallocated from 2018 Action Plan Affordable Housing Development project. National Objective: Low to Moderate Climate [570.205(a)(2) CDBG Match Code: 03C - Homeless Facilities (non-operating costs), Eligibility (571.201c)]

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The meeting plans are available online at [www.fargond.gov/planninganddevelopment/plansandinitiatives](http://www.fargond.gov/planninganddevelopment/plansandinitiatives) or by request through the Planning and Development Department. See contact information below.

The City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gathering, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701.478.4144.

The facility is served by public transit, accessible and can accommodate persons with disabilities. Alternative formats of the information or reasonable accommodations for persons with hearing loss, vision loss, disabilities of 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 701.241.2256 to arrange for services. To access TTY/ND Relay service dial 800.368.8888 or 711. In accordance with Federal regulations and City of Fargo policies, services are provided 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). The City is an equal employment/housing opportunity agency.  
(June 2, 2020) (3/15/20)

**City News  
Room**

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

**06/12/2020**

The City of Fargo is proposing actions related to its Community Development Block Grant (CDBG) program. CDBG is 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 July 13, 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 June 3 through July 2, 2020, with a public hearing scheduled to take place during the June 15, 2020 City Commission meeting.

For more information, [view the full public notice published](#) in The Forum newspaper on June 2, 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).

Please note that the City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred.

**Sala de noticias  
de la ciudad**

## **Aviso de audiencia pública y período de comentarios públicos para enmiendas al plan de acción 2018 Programa de subvención global para el desarrollo comunitario (CDBG)**

**06/12/2020**

La ciudad de Fargo está proponiendo acciones relacionadas con su programa de Subsidios en bloque para el desarrollo comunitario (CDBG). CDBG es una subvención otorgada a la Ciudad por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

Después de un período de comentarios públicos y la posterior acción de la Comisión de la Ciudad el 13 de julio de 2020, se enviará una recomendación sobre estas acciones a HUD para su consideración y aprobación. Todos los ciudadanos pueden enviar comentarios en cualquier momento durante el período de comentarios públicos o en la audiencia pública.

El período de comentarios públicos se extiende desde el 3 de junio hasta el 2 de julio de 2020, con una audiencia pública programada para la reunión de la Comisión de la Ciudad del 15 de junio de 2020.

Para obtener más información, [vea el aviso público completo publicado](#) en el periódico The Forum el 2 de junio de 2020. Para servicios de traducción en el aviso público, el borrador del plan y / o las enmiendas propuestas, comuníquese con The City of Fargo al [701.241.1474](tel:701.241.1474).

Tenga en cuenta que la Ciudad de Fargo, en un esfuerzo por ejercer las pautas de los Centros para el Control y la Prevención de Enfermedades relacionadas con el distanciamiento social y las reuniones, está alentando a todos los interesados en los Programas de Subsidios en Bloque de Desarrollo Comunitario y HOME a participar de forma remota en el período de comentarios públicos. Se prefieren los comentarios enviados por correo electrónico o por teléfono.

**From:** Tia Braseth  
**Sent:** Tuesday, June 9, 2020 12:43 PM  
**To:** Jim Johnson; John Gunkelman; John Strand; Ken Enockson; Kirsten Stave; Linda Klebe; Lora Larson; Mark Puppe; Matthew Pike; Downtown Bus Assn; Michael Redlinger; Samantha McDonald; Thomas Hill; Tim Mahoney  
**Cc:** Kristi Sylskar; Nicole Crutchfield  
**Subject:** Notice to Community Development Committee – HUD Amendments

**Community Development Committee Members:**

The City of Fargo recently updated its Citizen Participation Plan for HUD Programs (CDBG and HOME), as approved by the CD Committee in March (adopted April). As part of this update, the role of the CD Committee in the substantial amendment process changed. You may recall that Planning staff previously brought amendments to the CD meetings for approval, usually prior to City Commission.

Under the new plan, the CD committee will be notified of the public comment periods for substantial amendments to HUD plans. Commission members may comment on the proposed changes using any of the means provided in the public notice. Due to ongoing coronavirus concerns, comments via email or telephone are preferred.

The City of Fargo is proposing various actions to both HOME and CDBG activities. The proposed amendments are summarized below with the corresponding public notices linked. Please let me know if you have any questions.

**1. CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project (2018 Action Plan)**

Summary of amendment: Revise project budget (addition of \$100,000) through reallocation of 2018 and 2019 annual action plan activities.

Public comment period dates: June 3 through July 2, 2020

Public hearing date: June 15, 2020 at 5:15 p.m.

[Public Notice](#)

**2. HOME Affordable Housing Senior Housing Development Project (2019 Action Plan)**

Summary of amendments: Canceled Activity at 3129 7 Avenue North; Project site/activity/budget identified at 4462 30 Avenue South; and revision of contingency language for a previous 2019 Action Plan amendment.

Public comment period dates: June 10 through June 15, 2020

Public hearing date: June 15, 2020 at 5:15 p.m.


[Public Notice](#)

Tia Braseth, [tbraseth@fargo.gov](mailto:tbraseth@fargo.gov)  
Planning Director - Community Development Division  
1000 Broadway, Suite 1000 | Fargo, ND 58102  
701.785.4100 | Fax: 701.785.4101 | Email: [tbraseth@fargo.gov](mailto:tbraseth@fargo.gov)



MEMORANDUM

**TO:** BOARD OF CITY COMMISSIONERS

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

**DATE:** JUNE 10, 2020

**RE:** PUBLIC HEARING FOR ACTION RELATED TO COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG)

An amendment is being proposed related to the City of Fargo's Community Development Block Grant (CDBG) program. The proposed amendment is:

- Revised project budget for activity under the previously approved 2018 Action Plan, CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project. Budget increased from \$150,000 to \$250,000 (addition of \$100,000) to match contractor quotes received for facility improvements. \$50,000 reallocated from 2018 Action Plan Slum & Blight Abatement/Hazardous Property Clearance project, \$50,000 reallocated from 2019 Action Plan Affordable Housing Development project.

The proposed amendment is detailed in the attached public notice, which was published in the June 2, 2020 Forum newspaper. 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 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 July 13, 2020.

**MEMORANDUM**

**TO:** BOARD OF CITY COMMISSIONERS  
**FROM:** TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR *TJB*  
NICOLE CRUTCHFIELD, PLANNING DIRECTOR  
**DATE:** JULY 13, 2020  
**RE:** APPROVE PROPOSED AMENDMENT TO COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM 2018 ACTION PLAN

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

- Revised project budget for activity under the previously approved 2018 Action Plan, CDBG Gladys Ray Emergency Homeless Shelter Facility Improvements or Relocation Project: Budget increased from \$150,000 to \$250,000 (addition of \$100,000) to match contractor quotes received for facility improvements. \$50,000 reallocated from 2018 Action Plan Slum & Blight Abatement/Hazardous Property Clearance project; \$50,000 reallocated from 2019 Action Plan Affordable Housing Development project.

The proposed amendment is 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	June 2, 2020
30-Day Public Comment Period Begins	June 3, 2020
Provided Information to the Community Development Committee	June 9, 2020
30-Day Public Comment Period Ends	July 2, 2020
Public Hearing at City Commission Meeting	June 15, 2020

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

**Recommended Motion:** Approve proposed amendment to Community Development Block Grant (CDBG) 2018 Action Plan.

-)

**RESOLUTION APPROVING  
AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2018  
ACTION PLAN**

**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) 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 2018 Action Plan to increase the facility improvements project budget to cover full scope of work and lowest contractor bid; and

WHEREAS, the City of Fargo has conducted a required citizen participation process including a draft publication of the amendment, 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 amended plan to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plan.



## **Amendment #7**

# Notice for Amendment #7 of the 2019 Community Development Action Plan

This was sent to the Fargo Forum for publication on Wednesday, August 19, 2020.

## Notice of Public Hearing & Public Comment Period Amendments to 2019 Action Plan Community Development Block Grant (CDBG)

The City of Fargo is considering COVID-related amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019 and May, 18 2020. An additional allocation of funding has been released for COVID-related response, prevention, and preparation as part of the CARES Act and must be included in the annual action plan. These proposed amendments 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 August 24, 2020, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.

**5-Day Public Comment Period:** August 20 through 24, 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, August 24, 2020 - 5:15 p.m.  
Fargo City Commission Chambers  
225 4th Street North, Fargo ND 58102

**Final City Commission Consideration:** Monday, August 24, 2020

### Summary of Proposed Amendments to 2019 Action Plan:

**1. Activity Amendment – Previously advertised as:**

*“Temporary Rental Assistance – \$464,253 CDBG COVID1 granted to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Bridge program or other similar program.”*

Proposed changes would expand the project description to not only include assistance for rent, but also for mortgage payments, utilities, security deposits, and other homeless or eviction prevention-type assistance as approved by the City of Fargo, for up to 6-months per household. Emergency payments will be made directly to the provider of items or services on behalf of an individual or household. Additionally, a portion of the funds may be used for operational support to administer these funds promptly and closely screen beneficiaries to prevent a duplication of benefits, which is prohibited with HUD CDBG-CV funds. Also, as part of this proposed amendment (under the previously advertised “or other similar program”), the activity name is revised, partners are identified, and budgets are determined (see below):

Emergency Subsistence Payments [*Eligibility & Regulation Citation: 05Q Subsistence Payments – 24 CFR 570.207(b)(4)*]

- SouthEastern North Dakota Community Action Agency (SENDCAA) - \$205,000
- Presentation Partners in Housing - \$205,000

Several people have been impacted by the COVID-19 pandemic, particularly those who have low income. Many jobs were lost and in some cases, housing was lost. Keeping people housed, rapidly re-housing, or housing people who are currently homeless instantly provides a safe place for quarantine isolation and social distancing. Ultimately, this response reduces the spread of COVID-19 and keeps the community's hospitals from being inundated.

**2. Add Activity – Gladys Ray Shelter Partitioned Bunk Beds** [*Eligibility & Regulation Citation: 03C Homeless Facilities (not operating costs) – 24 CFR 570.201(c)*]

Utilize \$50,000 to fabricate and install professionally manufactured bunk beds with solid separation panels. This response reduces the spread of covid-19 by immediately increasing the separation capabilities of people sleeping in tight shelter dorm rooms.

**3. Activity Amendment: Affordable Housing Development at 702 2 St N**

Activities will include disposition of City-owned land previously purchased with CDBG funds (to demolish blighted house). This property will be donated to Lake Agassiz Habitat for Humanity to build a new unit which will be occupied by a household earning 80% or less of the Area Median Income. Upon occupancy, the City will record a secondary mortgage for the land value with the homeowner, which shall be repaid upon sale or vacancy. *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.*

The remaining funds will be used for CDBG-CV administration and/or contingency (\$4,253).

**Comments & Suggestions**

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The existing plans 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 City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701-476-4144.

The facility is serviced by public transit, accessible and can accommodate persons with disabilities. Alternative formats of this information or reasonable accommodations for persons with hearing loss, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (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.

# AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA  
SS.  
COUNTY OF CASS

Nicole Riegert, *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: August 19, 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 19th day of August, 2020.

  
Legals Clerk

  
Notary Public

EVAN KUOS  
Notary Public  
State of North Dakota  
My Commission Expires May 26, 2024

**Recent Public Hearing & Public Comment Period**  
Amendments to 2019 Action Plan  
Community Development Block Grant (CDBG)  
The City of Fargo is considering COVID-related amendments to its 2019 Action Plan, previously approved by City Commission on June 17, 2019 and May 18, 2020. An additional discussion of funding has been released for COVID-related resources, provisions, and expansion as part of the CARES Act and may be included in the annual action plan. These proposed amendments are considered substantial amendments and must go through a robust participatory process. The details and timeline for the process are outlined below. Upon City Commission action on August 24, 2020, a recommendation regarding these amendments will be forwarded to HUD for their consideration and approval.  
5-Day Public Comment Period  
August 20 through 24, 2020  
held within meetings or phone  
City of Fargo  
Planning and Development Department  
Ann Community Development Planning Coordinator  
205 4th Street, North Fargo, ND 58102  
701-476-4144  
Planning@FargoND.gov  
Public Hearing  
Monday, August 24, 2020 - 5:15 pm  
Fargo City Commission Chamber  
205 4th Street, North, Fargo ND 58102  
Fargo City Commission Consideration  
Monday, August 24, 2020  
Summary of Proposed Amendments to 2019 Action Plan  
1. Activity Amendment - Previously advertised as:  
"Temporary Rental Assistance - \$484,250 CDBG COVID-19 grant to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Relief Program or other similar program."  
Proposed changes would expand the project description to not only include assistance for rent, but also for mortgage payments, utilities, security deposits, and other housing-related prevention-type assistance as approved by the City of Fargo. Up to \$400,000 per household. Emergency payments will be made directly to the holder of lease or mortgage on behalf of an individual or household. Appropriately a portion of the funds may be used for non-housing support to appropriate needs. Funds promptly and closely account beneficiaries to provide a duplication of services which is prohibited with HUD CDBG-CV funds. Also, as part of the proposed amendment funding no previously advertised for other similar programs, the activity name is revised, partners are identified and budgets are determined (see below).  
Emergency Subsistence Payments (Eligibility & Reasonable Growth) 050  
Subsistence Payments - 24 CFR 570.209(a)(4)  
\* SouthEastern North Dakota Community Action Agency (SENCAAA) - \$20,000  
\* Presbyterian Partnership Housing - \$20,000  
Several people have been impacted by the COVID-19 pandemic, particularly those who have lost income. Many jobs were lost and in some cases, housing was lost. Keeping people housed, rapidly re-housing if housing, people who are currently homeless instantly provides a safe place for quarantine isolation and social distancing. Ultimately, the response reduces the spread of COVID-19 and keeps the community's health from being impacted.  
2. 4th Agency - Gladys Ray Shikan Partnership Bank Book Eligibility 5

Regulation Chapter 180-04-06-01, Facilities (and spending total - 24 CFR 570.201(c))  
UNITE \$50,000 to enhance and install professional manufacturing built beds with solid separation panels. This response reduces the spread of COVID-19 by immediately increasing the separation capabilities of people sleeping in high-stress dorm rooms.  
3. Activity Amendment: Affordable Housing Development of 7022514  
Activities will include acquisition of City-owned land previously purchased with CDBG funds to demolish blighted houses. The property will be donated to Lake Agency Habitat for Humanity to build a new unit which will be occupied by a household forming 80% or less of the Area Median Income. Upon occupancy, the City will record a secondary mortgage for the land value with the limitation, which shall be repaid upon sale or vacancy. National Open-Use Law is Modified Income Housing Benefit (879.208)(1)(3) CDBG Matrix Code: 02 Disposition and "13 Construction of Housing, Excludes 24 CFR Part 570.201 (a) and 570.201 (b)."  
CDBG funds will not be used to fund future construction, unless otherwise included in a future amendment involving citizen participation.  
The remaining funds will be used to CDBG-CV administration and administration (84.251).  
Comments & Suggestions  
Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. The meeting plans are available online at [www.fargo.gov/planninganddevelopment/development](http://www.fargo.gov/planninganddevelopment/development) or by request through the Planning and Development Department. See contact information below.  
The City of Fargo, in an effort to enforce the Centers for Disease Control and Prevention guidelines concerning social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant and HOME Programs to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov), Telephone: 701-476-4144  
The facility is covered by public transportation and one accommodation includes with facilities. Alternative forms of the information or reasonable accommodations for persons with hearing aids, vision loss, disabilities or limited English proficiency, including the availability of interpretation and translation services, will be made upon request (48 hours unless otherwise required). Anyone who requires these services or an auxiliary aid to fully participate in the hearing should contact the Planning and Development Department at 701.281.1524, Planning@FargoND.gov or the City of Fargo's Section 504/ADA Coordinator Brock Morrison at 701.286.6996 in advance for services. To access TTY/ND Relay services, call 800.368.6888 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, marital status, domestic violence, lawful activity, or condition protected by applicable federal and state laws. The City is an equal employment/housing opportunity entity.  
(Aug. 19, 2020) - 382607



**City News  
Room**

## **Notice of Public Hearing & Public Comment Period For Amendments to 2019 Action Plan Community Development Block Grant (CDBG) Program**

**08/19/2020**

The City of Fargo is considering COVID-related amendments to its [Community Development Block Grant \(CDBG\) Program](#). CDBG is a grant awarded to the City by the U.S. Department of Housing and Urban Development (HUD).

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 August 20 through August 24, 2020, with a public hearing and final consideration scheduled at the August 24, 2020 City Commission meeting. A recommendation regarding these actions will be forwarded to HUD for their consideration and approval.

For more information, [view the full public notice](#) published in The Forum newspaper on August 19, 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).

Please note that the City of Fargo, in an effort to exercise the Centers for Disease Control and Prevention guidelines pertaining to social distancing and gatherings, is encouraging all stakeholders in the Community Development Block Grant Program to participate in the public comment period remotely. Comments submitted by email or telephone are preferred. Communications will be received during the public comment period through August 24, 2020 and should be directed to the following:

**Email:** [Planning & Development Department](#)

Telephone: [701.476.4144](tel:701.476.4144)

**Sala de noticias  
de la ciudad**

## **Aviso de audiencia pública y período de comentario público para enmiendas al Programa de subvenciones en bloque para el desarrollo comunitario (CDBG) del Plan de acción de 2019**

**19/08/2020**

La Ciudad de Fargo está considerando enmiendas relacionadas con COVID a su [Programa de Subsidios Globales de Desarrollo Comunitario \(CDBG\)](#). CDBG es una subvención otorgada a la Ciudad por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

Todos los ciudadanos pueden enviar comentarios en cualquier momento durante el período de comentarios públicos o en la audiencia pública. El período de comentarios públicos se extiende desde el 20 de agosto hasta el 24 de agosto de 2020, con una audiencia pública y una consideración final programada para la reunión de la Comisión de la Ciudad del 24 de agosto de 2020. Se enviará una recomendación sobre estas acciones a HUD para su consideración y aprobación.

Para obtener más información, [vea el aviso público completo](#) publicado en el periódico The Forum el 19 de agosto de 2020. Para servicios de traducción del aviso público, plan preliminar y / o enmiendas propuestas, comuníquese con la Ciudad de Fargo al [701.241.1474](tel:701.241.1474).

Tenga en cuenta que la Ciudad de Fargo, en un esfuerzo por ejercer las pautas de los Centros para el Control y la Prevención de Enfermedades relacionadas con el distanciamiento social y las reuniones, está alentando a todas las partes interesadas en el Programa de subvenciones en bloque para el desarrollo comunitario a participar en el período de comentarios públicos de forma remota. Se prefieren los comentarios enviados por correo electrónico o por teléfono. Las comunicaciones se recibirán durante el período de comentarios públicos hasta el 24 de agosto de 2020 y deben dirigirse a lo siguiente:

**Correo electrónico:** [Departamento de Planeación y Desarrollo](#)  
Teléfono: [701.476.4144](tel:701.476.4144)

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**

**FROM: TIA BRASETH, COMMUNITY DEVELOPMENT PLANNING COORDINATOR TB**

**DATE: AUGUST 19, 2020**

**RE: PUBLIC HEARING & APPROVAL OF PROPOSED AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME INVESTMENT PARTNERSHIPS 2019 ANNUAL ACTION PLAN**

The Department of Planning & Development is considering COVID-related amendments to its 2019 Annual Action Plan, previously approved by City Commission on June 17, 2019 and May 18, 2020. The City Commission is asked to hold a public hearing and then consider the following Community Development Block Grant (CDBG) actions:

- 1. Activity Amendment – Previously advertised as “Temporary Rental Assistance – \$464,253 CDBG COVID1 granted to the State of North Dakota to assist Fargo residents through its North Dakota COVID-19 Emergency Rent Bridge program or other similar program.”**

Proposed changes would expand the project description to not only include assistance for rent, but also for mortgage payments, utilities, security deposits, and other homeless or eviction prevention-type assistance, as well as operational administration support, as approved by the City of Fargo, for up to 6-months per household. Emergency payments will be made directly to the provider of items or services on behalf of an individual or household through City of Fargo partners, SouthEastern North Dakota Community Action Agency (SENDCAA) and Presentation Partners in Housing.

- 2. Add Activity to 2019 Annual Action Plan – Gladys Ray Shelter Partitioned Bunk Beds**  
 Installation of bunk beds with solid separation panels will minimize the spread of COVID-19 by increasing social distancing capabilities.
- 3. Activity Amendment: Affordable Housing Development at 702 2 Street North**  
 Activity will include disposition of City-owned land previously purchased with CDBG funds to demolish blighted house. This property will be donated to Lake Agassiz Habitat for Humanity to build a new unit which will be occupied by a household earning 80% or less of the Area Median Income. The City of Fargo will execute a secondary mortgage with the homeowner for the value of the land, which will be repaid upon sale or vacancy.

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	August 19, 2020
5-Day Public Comment Period Begins	August 20, 2020
Provided information to the Community Development Committee	August 20, 2020
5-Day Public Comment Period Ends	August 24, 2020
Public Hearing at City Commission Meeting	August 24, 2020

No public comments were received. Each proposed amendment is detailed in the attached public notice. Once approved, the amendment will be submitted to HUD for approval.

**Recommended Motion:** Approve proposed amendments to CDBG/HOME 2019 Annual Action Plan.



**RESOLUTION APPROVING  
AMENDMENTS TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)/HOME  
INVESTMENT PARTNERSHIPS 2019 ANNUAL ACTION PLAN**

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

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

WHEREAS, in compliance with federal regulations, the City of Fargo has amended certain activities to its CDBG/HOME 2019 Annual Action Plan 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, a public hearing, and a 5-day public comment period as temporarily allowed through HUD waivers related to COVID-19.

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 amended plans to HUD and enter into and execute contracts and other documents as necessary to effectuate activities identified in the revised plan.



**Citizen Participation Comments and Process  
2019 Action Plan**

# Community Development Grant Application Letter



**Planning & Development**  
 225 4th Street North  
 Fargo, ND 58102  
 Office: 701.241.1474 | Fax: 701.241.1526  
 Email: [planning@FargoND.gov](mailto:planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

## MEMORANDUM

Date: December 21, 2018  
 To: Applicants  
 From: Tia Braseth, Community Development Planning Coordinator  
 Re: Application for City of Fargo Community Development Block Grant Funds

In the past, organizations have received an annual invitation to apply for City of Fargo community development funds via a single application process. Depending on the type of request, applicant goals, and project readiness, organizations were funded through either the City's Social Service Fund or the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). While the Social Service Fund is primarily flexible, funding through the CDBG program is federal and highly regulated through specific requirements related to goals, reporting, spending deadlines, eligibility criteria, and oftentimes income-limits.

To simplify the application process and guide organizations to the most appropriate funding source, the City has separated the applications and processes: one for the City's Social Service Fund (mailed in October with November due date) and one for CDBG. At this time, organizations are invited to apply for the City's Community Development Block Grant program. Goals of the program are outlined in the 5-Year Consolidated Plan located on the City of Fargo's website: [www.fargond.gov/planninganddevelopment/plansandstudies](http://www.fargond.gov/planninganddevelopment/plansandstudies). The application is online at [www.fargond.gov/communitydevelopmentgoals](http://www.fargond.gov/communitydevelopmentgoals). Paper or email copies may also be requested.

### Timeline:

12/21/2018 Application Distribution  
 1/8/2019 Public Input Meeting/Community Needs Assessment for 2019 CDBG/HOME Annual Action Plan, 2-4 pm  
**1/18/2019 Application Due**

Applications will be prioritized by project readiness, eligibility, and how well they align with the 5-Year Consolidated Plan. 2019 is the final year of the City's 5-year plan and goals not yet achieved will be prioritized. Benefit to low and moderate income households will also be prioritized. The City of Fargo may choose to deny any and all applications if they do not fit within the City's 2019 activity and expenditure goals and/or have the ability to meet HUD requirements.

Please refer to the chart below to see examples of CDBG activities and projects. If you have any questions, please contact me at [tbraseth@fargond.gov](mailto:tbraseth@fargond.gov) or 701.476.4144.

HUD Community Development Block Grant	
Housing-related projects or programs	Disability/elderly/neglected/abused-related
Low income area/income limited projects or programs	Health facility-related or mental health services
Homelessness-related	Transportation-related
Removal of blighted/hazardous properties	Food bank-related
Economic development/employment-related	\$15,000 minimum request
Must be able to report on income, race, and ethnicity of beneficiaries not including projects related to removal of blighted/hazardous properties	

Sincerely,

Tia Braseth  
 Community Development Planning Coordinator

Contact the Planning & Development Department for special accommodations at 701.241.1474 or TDD at 701.241.8258.



**Community Development 2019 Grant Application Mailing List – Outlines  
Organizations *Predominately Serving Racial/Ethnic Minorities, Non-English  
Speaking Persons, Persons with Disabilities, & Protected Classes Historically  
Discriminated Against***

CT	Organization	FHEO Categories of Populations Served (4 Types)
1	African Initiative Program and Development	Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons
2	Afro American Development Association	Community-based and regionally-based organization that represents protected traditionally discriminated against class members Racial/ethnic minorities Non-English speaking persons
3	American Red Cross	
4	American Red Cross Dakotas Region	
5	Beyond Shelter, Inc.	
6	Bremer Bank	
7	Cass County Government	
8	Cass County Housing Authority	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
9	Cass County Social Services	Racial/ethnic minorities Non-English Speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members
10	Catholic Charities North Dakota	Persons with disabilities
11	Centre, Inc.	Racial/ethnic minorities Non-English Speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members
12	CHARISM	Racial/ethnic minorities Non-English Speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members



13	Churches United for the Homeless	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
14	Community Living Services	Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
15	Community Uplift Program	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
16	Creative Plains Foundation	Racial/ethnic minorities
17	Cultural Diversity Resources	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons
18	Dakota Boys and Girls Ranch	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
19	Dakota Medical Foundation/Impact Foundation	
20	Emergency Food Pantry	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
21	F5 Project	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
22	FAITH Café	
23	Family Healthcare Center	Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members
24	Fargo Adult Learning Center	Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
25	Fargo Neighborhood Coalition and Fargo Planning Commission	

26	Fargo Park District	Racial/ethnic Minorities Non-English speaking persons
27	Fargo Public Schools	Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
28	Fargo School District	Children and Youth Racial/ethnic minorities Non-English speaking persons Persons with disabilities
29	Fargo Theatre/Street Smart	
30	Fargo Youth Commission/Boys & Girls Club of RRV	
31	FirstLink	
32	FM Area Foundation	
33	FM Coalition for Homeless Persons	Racial/ethnic Minorities Persons with Disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
34	F-M Dorothy Day House of Hospitality	Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
35	Fraser, Ltd.	Community-based and regionally-based organization that represents protected traditionally discriminated against class members Persons with disabilities
36	Freedom Resource Center	Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
37	Global Youth United	Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members

38	Great Plains Food Bank	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
39	Greater Fargo Moorhead EDC	
40	Handi-Wheels Transportation, Inc.	Persons with disabilities
41	High Plains Fair Housing Center	Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
42	Home Builders Association of Fargo Moorhead	
43	Hospice of The Red River Valley	
44	Humane Society, Inc.	
45	Immigrant Development Center	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members Non-English speaking persons
46	Integra Property Group	
47	Jail Chaplains	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
48	Jeremiah Program	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
49	Job Service North Dakota	Racial/ethnic minorities Non-English speaking persons Community-based and regionally-based organization that represents protected traditionally discriminated against class members
50	Lake Agassiz Development Group	
51	Lake Agassiz Habitat for Humanity	Racial/ethnic minorities
52	Lakes & Prairies Community Action Partnership	Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members

53	Legacy Children's Foundation	Racial/ethnic minorities Non-English speaking persons
54	Legal Services of North Dakota	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
55	Lutheran Social Services of ND	Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
56	MBA	
57	Mental Health America of ND	Persons with Disabilities Ethnic/racial minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
58	Metro Area Mayors Committee for People with Disabilities	Persons with Disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
59	ND Caring Foundation	
60	ND DOL Division of Human Rights	Racial/ethnic minorities Non-English speaking persons Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
61	NDSCS	Racial/ethnic minorities
62	NDSU - Research & Technology Park, Inc.	
63	New Life Center	Racial/ethnic minorities Persons with disabilities
64	North Dakota Coalition for Homeless People	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
65	Northern Plains Botanic Garden Society	
66	Park Company Realtors	

67	PATH ND	Racial/ethnic minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
68	People's Press Project	Racial/ethnic minorities
69	Prairie Public Broadcasting	
70	Presentation Partners in Housing	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
71	Pride Collective and Community Center	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
72	Project HART	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
73	Project Hero	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
74	Rape & Abuse Crisis Center	Racial/ethnic minorities Non-English Speaking minorities Persons with disabilities Community-based and regionally-based organization that represents protected traditionally discriminated against class members
75	Rebuilding Together	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
76	Red River Children's Advocacy Center	
77	Red River Human Services Foundation	Persons with disabilities
78	Retired Senior Volunteer Program+ Southern Valley	
79	River Keepers	
80	RSVP+North Dakota	
81	Sanford Medical Center	
82	SENDCAA	

83	SENDCAA Head Start	Low-income children (birth to 5 years old) and their families
84	Sharehouse	
85	Small Business Administration	
86	Somali Community Development of ND	Racial/ethnic minorities Non-English speaking persons
87	South Sudan Lutheran Church	Racial/ethnic minorities Non-English speaking persons
88	St. Francis Thrift Store	
89	St. Vincent de Paul Society	
90	The ARC of Cass County	Persons with disabilities
91	The Arts Partnership	
92	The Children's Museum at Yunker Farms	
93	The Connection Ministry	
94	The Forum	
95	The Kilbourne Group	
96	The Salvation Army	
97	TNT Kid's Fitness	Persons with disabilities
98	Trollwood Performing Arts School	
99	Tu'Deako Group	Racial/ethnic minorities Persons with disabilities
100	United Way of Cass-Clay	Racial/ethnic minorities Non-English speaking persons
101	Valley Senior Services	Persons with disabilities
102	Village Family Service Center	
103	WE Center	Racial/ethnic minorities Non-English speaking persons
104	YMCA	
105	Youthworks	Community-based and regionally-based organization that represents protected traditionally discriminated against class members
106	YWCA of Cass Clay	Racial/ethnic minorities Community-based and regionally-based organization that represents protected traditionally discriminated against class members

# Public Notice for 2019 Action Plan Public Input Meeting

## PUBLIC NOTICE 2019 Action Plan for Housing and Community Development

The City of Fargo is soliciting public input in preparation of its 2019 Action Plan for Housing and Community Development. The 2019 Annual Action Plan addresses the 5th year of the 2015-2019 Consolidated Plan for the Community Development Block Grant (CDBG)/HOME programs, under the Department of Housing and Urban Development (HUD). 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, January 8, 2019 at 2:00 p.m. in the old City Commission Room, located at 200 3rd St N, Fargo (access from Civic Center entrances). For more information, please contact the Fargo Planning and Development Department at 701-241-1474.

(January 7, 2019)

### INSTRUCTIONS TO THE FORUM

Please publish as a legal on Monday, January 7, 2019

Please send an affidavit of publication  
Bill to: Fargo Planning & Development  
225 4th Street North  
Fargo, ND 58102  
Please call Kristi at 701-476-4131 with any questions

ND Affidavit No. 2714961

### AFFIDAVIT OF PUBLICATION

STATE OF NORTH DAKOTA

ss.

COUNTY OF CASS

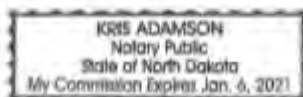
**Bill Morehouse**, *The Forum*, being duly sworn, states as follows:

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: **LEGAL NOTICE: (1) time: January 7, 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 7th day of January, 2019.

  
Legal Clerk

  
Notary Public



**PUBLIC NOTICE**  
**2019 Action Plan for Housing and Community Development**  
The City of Fargo is soliciting public input in preparation of its 2019 Action Plan for Housing and Community Development. The 2019 Annual Action Plan addresses the 5th year of the 2015-2019 Consolidated Plan for the Community Development Block Grant (CDBG)/HOME programs, under the Department of Housing and Urban Development (HUD). 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, January 8, 2019 at 2:00 p.m. in the old City Commission Room, located at 200 3rd St N, Fargo (access from Civic Center entrances). For more information, please contact the Fargo Planning and Development Department at 701-241-1474.  
January 7, 2019

## 2019 Action Plan Public Input Meeting Comments

**CDBG/HOME Public Input Meeting  
City of Fargo 2019 Community Development Action Plan  
January 8, 2019 – 2:00 p.m.  
City Commission Room (old), Fargo City Hall**

Planning Director Nicole Crutchfield and City Commissioner and Community Development Committee Chair John Strand introduced the community development public input meeting and welcomed everyone in attendance. Ms. Crutchfield provided a brief overview of the changes to the application process regarding Social Service funding and Community Development Block Grant (CDBG)/HOME funding, noting there was a split of the application timelines and a subcommittee that was created to review the applications.

Community Development Planning Coordinator Tia Braseth reviewed the public input process including the three national objectives that CDBG funding must address as well as the 15% cap on public service projects as regulated by the Department of Housing and Urban Development.

Terrie Helleloid, The Arbors at McCormick Park, stated Community Homes was bought and is now under new management, and they are currently going through refurbishing all of the buildings.

Abdiwali Sharif, Somali Community Development of North Dakota, inquired about affordable housing and how homeownership for low-income families can be increased in Fargo. In response, Ms. Crutchfield talked about the continuum of housing and potential housing programs and tools, such as community land trusts, that may be able to address some of these concerns.

Ms. Braseth added the City has an ongoing partnership with Habitat for Humanity, a nonprofit housing organization that helps low-income families obtain homes through acquisition of "development ready" land parcels to be used for low-income housing. She noted, in addition, there are homebuyer education classes that are offered, once people complete those courses, potential homebuyers obtain a certificate that allows them to become eligible for North Dakota Housing Finance Agency loans.

Ms. Crutchfield said the City is also working on acquisition of vacant lots and blighted properties, turning properties around for redevelopment for affordable housing.

Abdiwali Sharif, Somali Community Development of North Dakota, stated there are several low-income families who have been in housing assistance for over 10 years, and inquired about helping these people rent homes to increase homeownership in Fargo. In response, Ms. Braseth stated the City can research what other communities have done for potential programs where landlords work with property owners and see what funding may be available for that.



Erin Prochnow, YWCA Cass Clay, stated the YWCA has received both CDBG and Social Service funding in past years, and has met the goals outlined in the City of Fargo's plans. She stressed there are many facing homelessness in the community, and there is a constant need to serve those populations. In addition, she talked about the importance of the Social Service funding contributing to the sustainability of the YWCA, including evening staffing availability. She added, as a result of the YWCA not receiving Social Service funding for 2019, their organization will have one less staff person. In response, Ms. Crutchfield explained the ongoing need to grow advocacy for funding at the local, county, state, and federal levels.

Dan Madler, Beyond Shelter Incorporated, stated Beyond Shelter has been concentrating on resources and efforts to serve homeless individuals/households and seniors. He noted there is a huge need for affordable housing on the rental side, especially with senior populations. He talked about Beyond Shelter's Bluestem Homes housing, which is a rent-to-own model. He stated this housing is rental for the first 15 years, with a portion of people's rent being set aside for downpayment assistance, etc. After the first 15 years, the tenant has the opportunity to buy the rental unit. Mr. Madler noted Beyond Shelter's main concentration is on the affordable rental side and talked about the utilization of federal funding in past projects. He inquired about the CDBG and HOME dollar amounts for 2019. In response, Ms. Braseth noted the City of Fargo does not receive the federal funding dollar amounts until late spring/early summer.

Gadi Edward, Tu'Deako Group, spoke about the need for summer programs and school programs for youth.

Erin Prochnow, YWCA, inquired about areas that need to be addressed in the chart on the CDBG/HOME application memo that was sent out to organizations on December 21, 2018. In response, Ms. Braseth stated an e-mail will be sent out that shows the outstanding needs that remain to be addressed in the City of Fargo's 5-Year Consolidated Plan.

Babs Coler, Churches United for the Homeless, stated their organization recently acquired the Dorothy Day House of Hospitality. She talked about an increase in mental health issues, drug and alcohol issues, and the need for more resources to help these populations. She stated Churches United is providing shelter to these populations this winter due to the prioritization of all the shelters working together. She stressed the importance of people and the challenges that are associated with raising funds for these populations and services.

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 added the program works with people at any education level, with a majority of program participants not having a General Education Diploma. She talked about the importance of their organization's program, helping these populations move out of poverty and into owning their own homes. She shared a story about a student that participated in the SkillsND Program and the positive change the program made for this person's life, providing the opportunity for further education to

secure a job and support their family. She stated the SkillsND Program is the only program in the community helping workers who are poorly educated or encountering other barriers, and is critical in the sustainability of program participants and their families.

Ms. Crutchfield noted, with new staff and changing federal regulations, the process and implementation of the City's federally-funded projects with subrecipients will continue to evolve.

Renee Atkinson, The Arbors at McCormick Park, inquired about key projects the City of Fargo is looking to fund and the details needed for the CDBG/HOME grant application. In response, Ms. Braseth stated applicants can meet with City staff to talk about potential, "shovel ready" projects that address one of the goals from the City's 5-Year Consolidated Plan to see if the projects are eligible for federal funding.

Ms. Braseth stated the City of Fargo is in year 5 of its current 5-year Consolidated Plan, and stated the development of the new 2020-2024 Consolidated Plan will entail extensive outreach to organizations and community members, including surveys and several public outreach meetings. She stated there will be several future opportunities for discussion on community needs and future community development goals.

Erin Prochnow, YWCA, inquired if the federal funding that was reallocated to a project with the Gladys Ray Emergency Homeless Shelter Facility addresses the unfulfilled Consolidated Plan goal of adding 4 beds in a homeless shelter, and what types of projects could be done under the public services category of federal funding. In response, Ms. Braseth gave examples of public service activities including homebuyer and tenant education, food programs, daycare programs, bus passes, etc. She added, as part of the 2018 Annual Action Plan, there is \$150,000 reallocated to the Gladys Ray Shelter for facility improvements. She said, depending on the facility's space, 4 beds may be added to address this unfulfilled goal. If there is not room at the facility, the City will look at other potential projects to address this unmet need.

In conclusion, Ms. Crutchfield thanked everyone for the work they continue to do to address the needs in the community.

# Public Input Meeting Sign-In Sheet

## 2019 Action Plan for Housing and Community Development Public Input Meeting January 8, 2019 at 2:00 p.m.

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

NAME	ORGANIZATION	ADDRESS
1 Renee Atkinson	The Arbors @ McCormick Park	702 5th St Fargo
2 Dan Madler	<sup>dmadler@beyondshelterinc.com</sup> Beyond Shelter, Inc.	3320 Westrac Dr. S, Fargo
3 Gadi Edwanel	TILDECKO GROUP	15521 STS #103
4 Bobb Cole	<sup>Dr. Cole @</sup> Churches United for the Homeless	1901 First Ave. N. Fargo
5 Melissa Rademacher	<sup>president@humboldt.org</sup> Humboldt Community Pat.	207 4th St N
6 Deanne Sperling	NDSCS <sup>deanne.sperling@ndscs.edu</sup>	1305 19th Ave. N
7 ERIN FRECHMAN	YWCA <sup>erofre@ywcawy.org</sup> <sup>cassclay.org</sup>	3100 12 AVE N
8 Terrie Helleloid	The Arbors At McCormick Park	<sup>camyllia@gmail.com</sup> 702 23rd St S
9 Ken Erickson	At Large <sup>ken@humboldt.org</sup>	1702 5th St N
10 Abdulwali Sharif	Somali Community Dev. of ND	3301 13th Ave S Suite 108 Fargo
11 Gadi Edwanel	<sup>@gadi.edwanel@yahoo.com</sup>	
12 Bruce Taralson	COF-Inspections <sup>B.Taralson@fargo.gov</sup>	225 4th St. N.
13 Nicole Crutchfield	COF-Planning <sup>ncrutchfield@fargo.gov</sup>	225 4th St. N.
14 Tia Braseth	COF-Planning <sup>T.Braseth@fargo.gov</sup>	225 4th St. N.
15 Kristi Sylskar	COF-Planning <sup>K.Sylskar@fargo.gov</sup>	225 4th St. N.
16 Kara Gloe	COF-Planning <sup>K.Gloe@fargo.gov</sup>	225 4th St. N.
17 Cathlyn Christie	COF-Planning <sup>cchristie@fargo.gov</sup>	225 4th St. N.
18 Jasmine Markusen	COF-Planning <sup>J.Markusen@fargo.gov</sup>	225 4th St. N.
19 Donald Kress	COF-Planning <sup>D.Kress@fargo.gov</sup>	225 4th St. N.
20		

SIGN-IN SHEET

# Public Input Meeting Handout

## Community Development Block Grant (CDBG)/HOME City of Fargo – 2019 Annual Action Plan Public Input Meeting at 2:00 p.m. on 1/8/2019



Pursuant to the Housing and Community Development Act of 1974, the City of Fargo is designated as an entitlement community and therefore receives an annual allocation of Community Development Block Grant (CDBG) and HOME funds from the U.S. Department of Housing and Urban Development (HUD).

### Entitlement History

	CDBG	HOME	Program Income	TOTAL
2014	\$ 682,044	\$ 403,855	\$ 174,039	\$ 1,259,938
2015	\$ 868,706	\$ 347,113	\$ 133,012	\$ 1,148,831
2016	\$ 678,229	\$ 356,322	\$ 558,348	\$ 1,592,899
2017	\$ 637,010	\$ 336,586	\$ 157,025	\$ 1,130,621
2018	\$ 713,369	\$ 479,938	\$ 242,863	\$ 1,436,170

### National Objectives

The CDBG programs have three national objectives of which each activity must fall under:

- Benefit to low and moderate income persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency, such as response to a natural disaster

CDBG funds are primarily used to develop viable urban communities by providing the following to low and moderate income persons:

- Decent housing
- Suitable living environments
- Economic opportunities

### Annual Plan

Every year, the City of Fargo publishes an annual action plan under its 5-Year Consolidated Plan. The 2015-2019 plan was developed by gathering qualitative and quantitative data, which was used to determine priority needs and principal investment areas for CDBG and HOME funds. Many local service providers and community members participated. Needs were identified under HUD's five areas of need. The list on the back of this sheet provides the City's goals to address each area of need.

### Public Service Expenditure Cap

The CDBG program limits expenditures that fall under the category of Public Services. Examples of public services include homebuyer and tenant education, bus passes through the Metropolitan Transportation Initiative program, snow removal assistance, a job skills development program, and outreach and fair housing education. The cap is set at 15% of the grant plus prior year program income, which is generally from home rehabilitation loan repayments.

**Average cap: \$130,000**

*This cap was averaged over the past 5 years, which ranged between \$102,945 and \$166,460. Last year, the cap was \$108,131.*

## 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
  - 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 and hazardous property conditions
  - 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

## Notice for 2019 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 PJ allocation from HUD
- **\$43,800** – 2018 HOME PJ Program Income (actual)
- **\$331,944** – 2018 Unobligated HOME PJ Funds at 2018 Year-End (estimated)
- **\$127,501** – 2017 Unobligated HOME PJ Program Income at 2018 Year-End (estimated)
- **\$75,314** – 2017 Unobligated HOME PJ Funds at 2018 Year-End (estimated)

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

### Activity & Budget Summary Chart

Activity	Description	Budget
Planning, Administration, and Fair Housing	<p>Staff support for planning, implementation, reporting, and monitoring of CDBG and HOME resources. <i>National Objective: Not applicable for administration. CDBG Matrix Code: 21A General Program Administration. Eligibility 24 CFR Part 570.206.</i></p> <p><u>High Plains Fair Housing Center</u>: Budget \$5,000. 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></p>	<p><b>\$152,000</b>  <b>CDBG</b>  <b>\$45,474</b>  <b>HOME</b></p>
Acquisition	<p><u>Beyond Shelter, Inc.</u>: Budget \$345,000. Acquisition for affordable housing development. <i>National Objective: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)]. CDBG Matrix Code: 01 Acquisition of Real Property. Eligibility 24 CFR Part 570.201(a).</i></p> <p><u>Youthworks</u>: Budget \$350,000. Acquisition for a homeless youth runaway shelter (adds 2 homeless beds in Fargo). <i>National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code: 03C Homeless Facilities (not operating costs). Eligibility 24 CFR Part 570.201(c).</i></p>	<p><b>\$695,000</b>  <b>CDBG</b></p>
Affordable Housing Development	<p>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 &amp; 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)]. Associated CDBG Matrix Codes include: 01 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).</i></p>	<p><b>\$284,049</b>  <b>CDBG</b></p>
Public Services (Homelessness Prevention & Direct Care)	<p><u>Gladys Ray Shelter Homeless Initiatives</u>: Budget \$19,000. Operational support (e.g., homeless initiatives, outreach, harm reduction, etc.)</p> <p><i>For both activities – National Objective: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)]. CDBG Matrix Code: 03T Operating Costs of Homeless/Aids Patient Programs. Eligibility 24 CFR Part 570.201(e).</i></p> <p><u>FM Coalition to End Homelessness</u>: Budget \$30,000. Operational support (e.g., homelessness prevention, coordinated entry, data collection, research, etc.)</p>	<p><b>\$49,000</b>  <b>CDBG</b></p>
Housing Rehabilitation Loan Program (6 projects + emergency projects)	<p>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</p>	<p><b>\$180,000</b>  <b>HOME</b></p>

	inspection (e.g., furnace or water heater failure, major leaks or flooding, etc.). <i>National Objective: Low-Mod 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.	<b>\$100,000</b> <b>HOME</b>
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).	<b>\$697,826</b> <b>HOME</b>
Contingency Funds	Funds held in contingency for issues that may arise during the program year.	<b>\$10,000</b> <b>CDBG</b>  <b>\$10,000</b> <b>HOME</b>

**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**

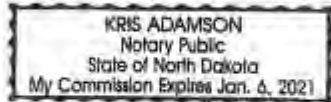
**Chelsea Adams**, *The Forum*, being duly sworn, states as follows:

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, 2019 community meeting. The City's 5-Year priorities include affordable housing, activities to end homelessness, neighborhood revitalization, and poverty reduction.

**Estimated Revenues**

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

- + \$700,623 – 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)
- + \$331,344 – 2018 Unobligated HOME PI Funds at 2018 Year-End (estimated)
- + \$127,501 – 2017 Unobligated HOME PI Program Income at 2018 Year-End (estimated)
- + \$75,514 – 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 revenues. Annual (Yearly) MW application for administration. CDBG Matrix Code 214 General Program Administration. Eligibility 24 CFR Part 570.202.	\$152,000 CDBG \$46,474 HOME
	<b>High Priority Fair Housing Center:</b> Budget \$5,000. Part of requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3605-20). CDBG Matrix Code 214 Fair Housing Activities (subject to 2018 Admin. Exp. Eligibility 24 CFR Part 570.202(c)).	
Acquisition	<b>Bayard Rustin, Jr.,</b> Budget \$245,000. Acquisition for affordable housing development. National Objective: Low-Mid Income Benefit (24 CFR Part 570.202(a)(2)). CDBG Matrix Code 214 Acquisition of Real Property. Eligibility 24 CFR Part 570.202.	\$465,000 CDBG
	<b>Trademarks,</b> Budget \$350,000. Acquisition for a homeless youth runaway shelter (only 2 homeless beds in Fargo). National Objective: Low-Mid Income Benefit (24 CFR Part 570.202(a)(2)). CDBG Matrix Code 214 Acquisition of Real Property. Eligibility 24 CFR Part 570.202(c).	
Affordable Housing Development	Activities resulting in affordable housing may include acquisition, demolition, rehabilitation, or retention in partnership with Habitat for Humanity or other local housing organizations. Funds for this activity would be reallocated from the Storm & Earth Abatement/Hazardous Property Clearance activity budget (\$623,585 reduced to \$379,585). For more information, see Summary of Proposed Amendments to this notice National Objective: Low-Mid Income Benefit (24 CFR Part 570.202(a)(2)). Associated CDBG Matrix Code include: (1) Acquisition of Real Property, (4) Conversion and Demolition, (6) Rehabilitation, (8) Reallocation of Funds, (9) Other, (10) Other, (11) Other, (12) Other, (13) Other, (14) Other, (15) Other, (16) Other, (17) Other, (18) Other, (19) Other, (20) Other, (21) Other, (22) Other, (23) Other, (24) Other, (25) Other, (26) Other, (27) Other, (28) Other, (29) Other, (30) Other, (31) Other, (32) Other, (33) Other, (34) Other, (35) Other, (36) Other, (37) Other, (38) Other, (39) Other, (40) Other, (41) Other, (42) Other, (43) Other, (44) Other, (45) Other, (46) Other, (47) Other, (48) Other, (49) Other, (50) Other, (51) Other, (52) Other, (53) Other, (54) Other, (55) Other, (56) Other, (57) Other, (58) Other, (59) Other, (60) Other, (61) Other, (62) Other, (63) Other, (64) Other, (65) Other, (66) Other, (67) Other, (68) Other, (69) Other, (70) Other, (71) Other, (72) Other, (73) Other, (74) Other, (75) Other, (76) Other, (77) Other, (78) Other, (79) Other, (80) Other, (81) Other, (82) Other, (83) Other, (84) Other, (85) Other, (86) Other, (87) Other, (88) Other, (89) Other, (90) Other, (91) Other, (92) Other, (93) Other, (94) Other, (95) Other, (96) Other, (97) Other, (98) Other, (99) Other, (100) Other.	\$284,049 CDBG
Home Services (Homelessness Prevention & Direct Care)	<b>Stacy Fair Shelter Programs Initiative:</b> Budget \$19,000. Operational support (e.g., homeless initiatives, outreach, case management, etc.) for both shelters – Youth Shelter (Low-Mid Income Benefit) (24 CFR Part 570.202(a)(2)) (CDBG Matrix Code 214 Operating Costs of Homeless/At-Risk Patient Programs) Eligibility 24 CFR Part 570.202(a). <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. Loans 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.). National Objective: Low-Mid Income Benefit (24 CFR Part 570.202(a)). Eligibility 24 CFR Part 570.202(a)(2) and (2).	\$180,000 HOME
Community Development Housing Organization (CHOC) 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 retaining in partnership with local housing developer (public or private).	\$607,820 HOME
Contingency Funds	Funds held in contingency for issues that may arise during the program year.	\$88,000 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. **Cancelled Activities:** Funds from cancelled 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

	emergency services or the construction of a 24-hour shelter for homeless 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>Notice: Director Low-Med Housing Benefit (LH CM Part 3, N 2015), Eligibility (LH CM 52, 214b) (see 2A)</i>	
Continuity Development Housing Organization (CHDO) Projects	HOME "feasible" 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).	\$697,835 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
- Unclassified 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**

- Cancelled Activities:** Funds from cancelled activities are reallocated to activities as described above in this notice.
  - Special Assessments Assistance Program: \$13,000 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.
- Revised Activity**
  - Slum & Blight Abatement/Hazardous Property Clearance: -\$250,800 budget (CDBG)**  
This amendment to the 2018 Annual Action Plan would reduce the budget for the Slum & Blight Abatement/Hazardous Property Clearance activity by \$250,800 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**

- 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.nd.gov/planninganddevelopment/consolidatedplan](http://www.fargo.nd.gov/planninganddevelopment/consolidatedplan) 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 701.241.1414/[Planning@fargo.nd.gov](mailto:Planning@fargo.nd.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 701.241.4258. 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:** [stanhug@fargo.nd.gov](mailto:stanhug@fargo.nd.gov)

**Public Hearing:** Monday, May 21, 2018 - 3:15 pm  
Fargo City Commission Chambers  
225 4th Street North, Fargo, ND 58102

**Final City Commission Consideration:** Monday, June 17, 2018 - 5:15 pm

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

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

City staff will analyze demographic data for race, color, national origin, sex, religion, and disability to determine whether any minority groups appear under-represented in the HUD-funded programs. If the analysis indicates under-representation by any protected group, Fargo will adjust the administration of programs and activities to assure equitable participation. Results will be reported in the 2019 CAPER.

**2. Citizen Participation**

Plans are underway to amend Fargo's Citizen Participation Plan. The updated plan will include procedures to ensure accessible public hearing locations, the provision of a TDD number, and a means to request reasonable accommodations for persons with disabilities or limited English proficiency - including the availability of interpretation and translation services. The amended plan will expand efforts to reach out to protected classes.

Public notices have been updated to announce the availability of a TTY/TDD phone number, alternative formats or reasonable accommodations for persons with disabilities or limited English proficiency, interpretation and translation services, and auxiliary aids. Public notices have also been updated to include the name and contact information for the Section 504 coordinator. Public meetings are held at Fargo City Hall, a fully accessible building that is centrally located and served by transit.

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

The City of Fargo will conduct a four-factor analysis, create a Language Access Plan (LAP), and document actions to implement the LAP. The LAP will be provided to subrecipients and compliance will be examined.

The City of Fargo provides interpretation and translation services by request.

**4. Recordkeeping**

Fargo has taken actions to ensure complete and accurate records are maintained, both at the grantee level and at the subrecipient level. Source documents have been updated to uniformly collect race, ethnicity, and head of household data. These same forms have been updated to ensure accurate records show the extent to which people with disabilities participate in the federally funded activities.

**5. Section 504 Effective Communication**

The City of Fargo ensures the availability of assistance to those with disabilities or language barriers.

**6. Section 504 Coordinator**

Brock Morrison has recently been designated as the City of Fargo's Section 504 Coordinator. (See Public Notice)

**7. Section 504 Non-Discrimination Notice**

Community and Development staff will continue to work with other departments to ensure that a Section 504 non-discrimination notice is included within all informational materials available to participants, beneficiaries, applicants, and employees.

**8. Section 504 Grievance Procedure**

Section 504 requires Fargo to adopt grievance procedure. The City of Fargo has a general grievance procedure that will be used until a HUD specific grievance procedure is drafted with the next 5-year plan (2020-2024).

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

The City of Fargo will continue its efforts to ensure fair housing in Fargo, including implementation and ongoing changes to policy and procedures. The COF will be updating its Analysis of Fair Housing with its 5-year plan (2020-2024).

## **Introduction of Broadband Access, Resiliency, & EnVision Centers**



## Broadband Access

To prepare to incorporate HUD’s recent Broadband requirements into our upcoming consolidated planning process, the City has begun research on broadband internet accessibility in Fargo.

Affordable access to broadband internet is an increasingly integral component of community development. According to the latest data from the FCC, over 98% of Cass County residents, which includes Fargo, have access to 3 or more broadband providers. Approximately 90% of residents have access to at least two providers of broadband speed of 100/10 Mbps, generally considered one of the highest speeds available ([FCC Broadband Map, 2017](#)).

Based on the latest available ACS data, about 85% of Fargo households have a broadband Internet subscription ([FactFinder, 2017](#)). Residents without a computer and/or broadband subscription may obtain access at any of the public libraries, including:

- Fargo Public Library: 102 3<sup>rd</sup> St N
- Dr. James Carlson Library: 2801 3<sup>rd</sup> Avenue South
- Northport Library: 2714 North Broadway

### **Presence Of A Computer And Type Of Internet Subscription In Household, 2017**

	Fargo city, North Dakota	
	Estimate	Margin of Error
Total:	54,351	+/-1,786
Has a computer:	50,973	+/-2,005
With dial-up Internet subscription alone	94	+/-157
With a broadband Internet subscription	46,330	+/-2,155
Without an Internet subscription	4,549	+/-1,278
No computer	3,378	+/-956

## Resiliency

To prepare to incorporate HUD’s recent Resiliency requirements into our upcoming consolidated planning process, the City has begun research on community resiliency and hazard mitigation in Fargo.

In the wake of recent severe flooding and weather events, Fargo is increasingly concerned with mitigating the threats of natural hazards, especially as climate change poses to amplify them. The greatest natural hazard risks faced by residents of Fargo are: flooding, severe storms, strong winds, and droughts. A five-year multi-jurisdictional, multi-hazard mitigation plan to reduce the community’s exposure to these hazards and build resiliency was recently introduced by Cass-Fargo Emergency Management. It includes a breakdown of all Fargo’s unique vulnerabilities, including an analysis of which areas are most socially vulnerable to hazards via the Social Vulnerability Index. It acknowledges that areas of lower income are generally at higher risk for being impacted by natural hazards.

Per this plan, Cass County and the City of Fargo have several mitigation actions planned to enhance community resiliency, including a permanent levee for wastewater treatment plant, permanent flood protection around the city, emergency water line improvements, repair to storm sewer system, improvements to city's drainage system, installation of several permanent backup generators, and others (Cass County Multi-Jurisdictional Multi-Hazard Mitigation Plan). In addition, the City of Fargo continues to develop policies that promote infill and density within areas that are already developed and are protected by a flood resiliency strategy ([GO2030](#)).

### EnVision Centers

EnVision Centers are a new self-sufficiency concept to HUD, which will ultimately leverage public and private resources. The intent of EnVision Centers is to build self-sufficiency for HUD-assisted households and individuals through a "centralized hub" of support based on four "pillars" as defined by HUD below:

1. Economic Empowerment – designed to improve the economic sustainability of individuals residing in HUD-assisted housing by empowering them with opportunities to improve their economic outlook
2. Educational Advancement – seeks to bring educational opportunities directly to HUD-assisted housing and includes partnering with public and private organizations that approach education in non-traditional ways on non-traditional platforms
3. Health and Wellness – designed to improve access to health outcomes by individuals and families living in HUD-assisted housing
4. Character and Leadership – designed to enable all individuals and families residing in HUD-assisted housing, especially young people, to reach their full potential as productive, caring, responsible citizens by encouraging participation in volunteer and mentoring opportunities

In tandem with HUD's recently launched EnVision Center initiative, various private and public stakeholders in Fargo have begun researching possibilities for developing a central hub of services for low-income residents. Many in Fargo share a vision of collaborating in order to make a variety of services more efficiently accessible in one central location. Preliminary discussions have included many of the elements of EnVision Centers, such as economic empowerment and health and wellness services.

## **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  
225 4th 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)

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

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	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="08-27-2020"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-19-MC-38-0001"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>B. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="City of Fargo"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="45-6002065"/>	* c. Organizational DUNS: <input type="text" value="0702658710000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="225 4th Street North"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Fargo"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="ND: North Dakota"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="58102-4817"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Planning and Development"/>	Division Name: <input type="text" value="Community Development"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Tia"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Braseth"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Planning Coordinator"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="701-476-4144"/>	Fax Number: <input type="text" value="701-241-1526"/>	
* Email: <input type="text" value="tbraseth@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> RA: <input type="text"/>	
* Title: NA: <input type="text"/>	
<b>13. Competition Identification Number:</b> <input type="text" value="G886-CV"/>	
Title: <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span>Add Attachment</span> <span>Edit Attachment</span> <span>View Attachment</span> </div>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="G886-CV Program 2019"/>	
Attach supporting documents as specified in agency instructions. <div style="display: flex; justify-content: space-around;"> <span>Add Attachments</span> <span>Delete Attachments</span> <span>View Attachments</span> </div>	



Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant ID: <input type="text"/>	** b. Program/Project ID: <input type="text"/>
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"/>	* b. End Date: <input type="text"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="464,253.00"/>
* 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="464,253.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (if "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Victory"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Maboney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-241-3330"/>	Fax Number: <input type="text" value="701-476-4136"/>
* Email: <input type="text" value="tomaboney@fargoND.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="8/24/20"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0089  
Expiration Date: 02/28/2022

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

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

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

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

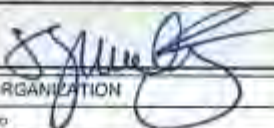
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest; or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1688), 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. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424-U (Rev. 7-97)  
Prescribed by GMB 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. 91-648) 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 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 1988 (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	8/26/2020

SF-424D (Rev. 7-97) Back

**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 loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

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

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

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

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

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

  
Signature of Authorized Official

8/24/2020  
Date

Mayor  
Title

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

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 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

8/26/2020  
Date

Mayor  
Title



**OPTIONAL Community Development Block Grant Certification**

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

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

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

8/26/2020  
Date

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.

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	* If Revision, select appropriate letter(s) _____ * Other (Specify): _____
* 3. Date Received: 05/01/2019	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: B-19-MT-FS-0001	
State Use Only:		
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): 15-0000063	* c. Organizational DUNS: 070259110000	
<b>d. Address:</b>		
* Street1: 225 8th Street North	_____	
* Street2: _____	_____	
* City: Fargo	_____	
* County/Parish: _____	_____	
* State: ND- North Dakota	_____	
* Province: _____	_____	
* Country: USA- UNITED STATES	_____	
* Zip / Postal Code: 58102-4011	_____	
<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: Viv	_____
Middle Name: _____	_____	
* Last Name: Brazzeth	_____	
Suffix: _____	_____	
Title: Planning Coordinator		
Organizational Affiliation: _____		
* Telephone Number: 701-475-4044	Fax Number: _____	
* Email: lbrazzeth@fargond.gov		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="City or Township Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="Federal Railroad Administration"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14-218"/> <p>CFDA Title:</p> <input type="text"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text" value="00"/> <p>* Title:</p> <input type="text" value="00"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text" value="COBG"/> <p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="CRMC Budget 2019"/>	
<p>Attach supporting documents as specified in agency instructions</p> <p> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a Applicant: <input type="text" value="000"/>	* b Program/Project: <input type="text" value="000"/>
Attach an additional list of Program/Project Congressional Districts if needed:	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a Start Date: <input type="text" value="05/01/2019"/>	* b End Date: <input type="text" value="04/30/2020"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="160,600.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text" value="-147,426.00"/>
* f. Program Income:	<input type="text" value="82,000.00"/>
* g. TOTAL:	<input type="text" value="&lt;1,190,049.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix: <input type="text" value="Dr."/>	* First Name: <input type="text" value="Cindy"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Waltoney"/>	
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="c.waltoney@wv.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="10-28-19"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number #040-0009  
Expiration Date: 02/28/2022

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

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

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

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

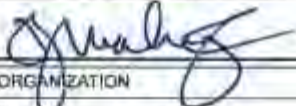
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes of 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 (28 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 4240 (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 1965, 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. §§489a-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 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

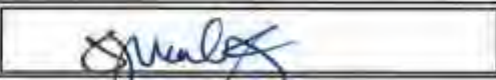
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fargo	6-28-19

SF-4240 (Rev. 7-87) Back

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Prerequisite <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	** If Revision, select appropriate letter(s) <input type="text"/> ** Other (Specify): <input type="text"/>
* 3. Date Received: 05/01/2019	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entry Identifier: <input type="text"/>	5b. Federal Award Identifier: 15-19-19C-00-0020	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: City of Fargo		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 63-000000	* c. Organizational DUNS: 0102658410000	
<b>d. Address:</b>		
* Street1: 245 1st Street North	Street2: <input type="text"/>	
* City: Fargo	County/Parish: <input type="text"/>	
* State: ND- North Dakota	Province: <input type="text"/>	
* Country: USA- UNITED STATES	Zip / Postal Code: 58102-3817	
<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: <input type="text"/>	* First Name: Lisa	Title: <input type="text"/>
Middle Name: <input type="text"/>	* Last Name: Braaten	
Suffix: <input type="text"/>	Title: Planning Coordinator	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 701-476-4141	Fax Number: <input type="text"/>	
* Email: lbraaten@fargoed.gov		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="City of New York Government"/>	
<p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/>	
<p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/>	
<p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="Federal Election and Campaign Service"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="LE-229"/>	
<p>CFDA Title</p> <input type="text"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text" value="NA"/>	
<p>* Title</p> <input type="text" value="NA"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text" value="NONE"/>	
<p>Title:</p> <input type="text"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/>	
<p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="NONE: Fecyjan 2019"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: center;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	



Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="00"/>	* b. Program/Project: <input type="text" value="00"/>
Attach an additional list of Program/Project Congressional Districts (if needed): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="05/01/2019"/>	* b. End Date: <input type="text" value="04/30/2020"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="454,741.00"/>
* b. Applicant:	<input type="text"/>
* c. State:	<input type="text"/>
* d. Local:	<input type="text"/>
* e. Other:	<input type="text" value="1,034,759.00"/>
* f. Program Income:	<input type="text" value="43,800.00"/>
* g. TOTAL:	<input type="text" value="1,033,300.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE <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>	
Authorized Representative:	
Prefix: <input type="text" value="Dr."/>	** First Name: <input type="text" value="Tina M. Mayes"/>
Middle Name: <input type="text" value="J."/>	
* Last Name: <input type="text" value="Mallonee"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="701-341-1310"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="tmallonee@targood.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="10-28-19"/>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number 4040-0009  
Expiration Date 02/28/2022

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:

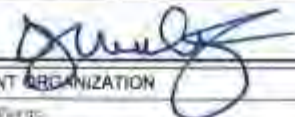
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give 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. §§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. §§8101-8107), 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 de-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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Standard Form 424D (Rev. 7-97)  
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 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 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 1986 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Mayor
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Fargo	6-28-19

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**CERTIFICATIONS**

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

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

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

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

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


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

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

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

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

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

  
Signature of Authorized Official  
Timothy J. Mahoney  
Mayor  
Title

10-28-19  
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.

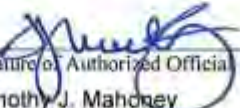
**Excessive Force** – It has adopted and is enforcing:

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

10-28-19  
Date

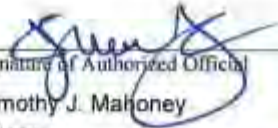
**Specific HOME Certifications**

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

10-28-19  
Date

**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.