

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

Regular Meeting:

Thursday:

September 1, 2016:

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:30 p.m., Thursday, September 1, 2016.

The Community Development Committee Members present or absent were as follows:

Present: Commissioner John Strand, Mayor Tim Mahoney, Linda Boyd, Jan Ulferts Stewart, Lynn Fundingsland, Samantha McDonald

Absent: Bruce Grubb, John Paulsen, Linda Klebe

Item 1. Welcome and Introductions

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

Item 2. Approval of Minutes: Regular Meeting of May 25, 2016

Ms. Boyd moved the minutes of the May 25, 2016 Community Development Committee meeting be approved. Second by Ms. Ulferts Stewart. All Members present voted aye and the motion was declared carried.

Item 3. Neighborhood Revitalization Initiative – Gate City Bank Line of Credit

Community Development Administrator Dan Mahli presented a handout to the Board regarding the Neighborhood Revitalization Initiative (NRI), which encourages revitalization in older neighborhoods by providing existing homeowners with low-interest loans for significant home improvements. He added the City utilizes a line of credit from Gate City Bank and homeowners that participate in the program sign a Declaration of Land Use Restrictive Covenant (LURA) that requires NRI-assisted properties to remain owner-occupied. He noted staff's recommendations for program improvements are to:

- Decrease the interest rate from 3.5% to 2.25% for a period of 10 years
- Include houses within the NRI area to include homes that are 40 years or older (generally, I-94 to 28th Avenue North, between 25th Street and the Red River)
- Increase the maximum assessed value from \$175,000 to \$250,000
- Adjust the maximum loan amount from \$50,000 to \$75,000

Ms. Boyd moved to approve the recommended updates to the NRI program. Second by Ms. McDonald. All Members present voted aye and the motion was declared carried.

Item 4. Federal Low Income Housing Tax Credit Requests

Mr. Mahli summarized three proposals the City received for Federal Low Income Housing Tax Credit projects for 2017, noting these projects will provide affordable housing for seniors and households with deeper income targeting than is required by the tax credit program. He added all projects are located in areas where the City would like to see affordable housing opportunities.

- a. *Beyond Shelter Inc – New Housing Construction, HomeField Senior Apartments at 4245 28 Avenue South*

CEO Dan Madler and Developer Chris Schmitz with Beyond Shelter, Inc., spoke on behalf of the proposed project for the HomeField Senior Apartments.

- b. *Fargo Housing & Redevelopment Authority – Housing Rehabilitation, New Horizons Manor at 2525 Broadway*
- c. *Fargo Housing & Redevelopment Authority – Housing Rehabilitation, Pioneer Manor at 201 11th Street North*

Fargo Housing and Redevelopment Authority Executive Director Lynn Fundingsland spoke on behalf of the proposed rehabilitation projects for New Horizons Manor and Pioneer Manor.

Discussion was held regarding the impact of these proposed projects to the tenants living in the facilities; details of the rehabilitation work that will be done; and the local housing needs in the proposed project areas.

Mayor Mahoney moved the Community Development Committee provide letters of support to three Federal Low Income Housing Tax Credit projects in 2017: HomeField Senior Apartments, New Horizons Manor, and Pioneer Manor. Second by Ms. Boyd. All Members present voted aye and the motion was declared carried.

Item 5. Review 2017 Community Development Grant Calendar, Application, and Goals for the Year

Mr. Mahli reviewed with the Board a summary of the Community Development Committee's goals and the 2017 community development calendar including the timeline of the grant application cycle. He added staff would like to proceed with the community development grant calendar, application, and goals for 2017.

Ms. Boyd moved to affirm that poverty reduction, neighborhoods, and affordable housing and homelessness remain the Community Development Committee's goals. Second by Mayor Mahoney. All Members present voted aye and the motion was declared carried.

Item 6. Other Business

Announcements were made on upcoming events:

- 1) Think Outside the Box! 2016 FM Coalition for Homeless Persons Conference will be held on September 8, 2016 from 8 a.m. to 6:30 p.m. at the Baymont Inn (3333 13th Avenue South, Fargo)
- 2) Eagles Elementary School Community Open House & Ribbon Cutting Event will be held on September 12, 2016 from 6 p.m. to 7:30 p.m. at the Eagles Elementary School Gymnasium (3502 South University Drive, Fargo)

Item 7. Adjourn

The time at adjournment was 4:49 p.m.