



## PLANNING AND DEVELOPMENT

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### MEMORANDUM

Date: January 13, 2017

To: Community Development Committee

From: Dan Mahli,  Community Development Administrator

Re: Community Development Committee Meeting on January 17

The next meeting of the Community Development Committee is Tuesday, January 17 at 3:00 in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact the office at 241-1474. Thank you.

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### COMMUNITY DEVELOPMENT COMMITTEE Tuesday, January 17 – 3:00 p.m. City Commission Room AGENDA

1. Welcome
2. Approve Minutes
3. Review 2017 Community Development grants
4. Other business
5. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on [www.cityoffargo.com/streaming](http://www.cityoffargo.com/streaming). They are rebroadcast each Monday at 10:30 a.m. and Thursday at 2:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Department at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Meeting minutes are available on the City of Fargo website at [cityoffargo.com/communitydevelopment](http://cityoffargo.com/communitydevelopment).



## **COMMUNITY DEVELOPMENT COMMITTEE MINUTES**

**Regular Meeting:**

**Tuesday:**

**November 22, 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 3:00 p.m., Tuesday, November 22, 2016.

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

Present: Commissioner John Strand, Linda Boyd, John Paulsen, Lynn Fundingsland, Samantha McDonald, Thomas Hill (United Way)

Absent: Commissioner Tim Mahoney, Bruce Grubb, Jan Ulferts Stewart, 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 September 1, 2016**

Ms. Boyd moved the minutes of the September 1, 2016 Community Development Committee meeting be approved. Second by Ms. McDonald. All Members present voted aye and the motion was declared carried.

**Item 3. Fargo Housing & Redevelopment Authority – CDBG housing request**

Fargo Housing and Redevelopment Authority (FHRA) Executive Director Lynn Fundingsland provided a brief summary of this Community Development Block Grant (CDBG) funding request. He noted the FHRA is requesting the City assist with a proposed project for the development of affordable housing at the intersection of 45th Street South and 30th Avenue South, to help replace the Lashkowitz High Rise. He added development would begin in late 2017.

Mr. Fundingsland declared a conflict of interest on this item and was excused from voting.

Mr. Paulsen moved the Community Development Committee approve the use of \$500,000 in CDBG funding for the acquisition of 4462 30th Avenue South by the Fargo Housing and Redevelopment Authority. Second by Mr. Hill. On call of the roll Members Boyd, Paulsen, Strand, McDonald, and Hill voted aye. Member Fundingsland abstained from voting. Absent and not voting: Members Mahoney, Grubb, Ulferts Stewart, and Klebe. The motion was declared carried.

**Item 4. What Works Cities Initiative**

Community Development Administrator Dan Mahli introduced this item stating the City of Fargo has been invited to participate in the *What Works Cities Initiative*, which offers resources at no cost to the City to help expand the use of data in decision-making. He noted the goal is to deliver services more efficiently and at lower costs to residents, and to advance objectives that focus on neighborhoods and livability including open data, performance management, and peer network.

Discussion was held regarding the types of data requests for this initiative; other communities that are participating in this initiative; and data collection needs for this process.

Mr. Fundingsland moved to recommend the City Commission approve a Memorandum of Understanding with Johns Hopkins University, and initiate the partnership with What Works Cities. Second by Mr. Paulsen. On call of the roll Members Hill, McDonald, Strand, Paulsen, Boyd, and Fundingsland voted aye. Absent and not voting: Members Mahoney, Grubb, Ulferts Stewart, and Klebe. The motion was declared carried.

**Item 5. Roosevelt/NDSU Neighborhood Research**

Tyrone Grandstrand, who has a Master of Science in Urban Policy Analysis and Management, presented this item to the Board stating there are concerns about the Roosevelt/NDSU neighborhood becoming blighted; the low ownership rate; and the nature of ongoing real estate development. In addition, he noted previous/ongoing policies related to these concerns included the Neighborhood Revitalization Initiative and the University Mixed-Use District. He stated his research is to look at what actions the City of Fargo could take to alleviate/solve these challenges, as well as how the previous actions taken by the City and others has impacted the problem.

Ms. Boyd moved the Community Development Committee willingly participate in this project and partner with Tyrone Grandstrand in this capacity, placing this research under community development. Second by Mr. Hill. On call of the roll Members Fundingsland, Paulsen, Boyd, Strand, McDonald, and Hill voted aye. Absent and not voting: Members Mahoney, Grubb, Ulferts Stewart, and Klebe. The motion was declared carried.

**Item 6. Review 2017 Community Development calendar, budget & public input meeting**

Mr. Mahli presented a handout to the Board, listing the 2017 Community Development Grant applications that were received. He also reviewed the 2017 Community Development calendar and budget. In addition, he noted a public input meeting will take place on December 13, 2016 at 1:30 p.m. in the City Commission Room to discuss the needs, goals, and objectives of community development efforts in Fargo.

**Item 7. Other Business – future meeting dates**

Board Members discussed Community Development Committee meeting dates for 2017. All Members agreed the third Tuesday of each month at 3:00 p.m. in the City Commission Room, will be the tentative meeting dates for 2017.

**Item 8. Adjourn**

The time at adjournment was 4:09 p.m.

**CDBG/HOME Public Input Meeting**  
**City of Fargo 2017 Community Development Action Plan**  
**December 13, 2016 – 1:30 p.m.**  
**City Commission Room, Fargo City Hall**

Dan Mahli, Community Development Administrator, reviewed 6 community development priority needs, which include housing affordability, homeownership, homelessness, diversity, physical and social infrastructure, and poverty reduction. He also spoke about housing needs; homeless and special needs; and non-housing community development needs. In addition, Mr. Mahli noted specific community development activities. He stated Fargo anticipates receiving a total of \$1.2M in 2017: \$675,000 in CDBG funds; \$300,000 in HOME funds; and \$250,000 in City Social Service funds.

Russ Richards, Rebuilding Together, spoke on affordable housing and homelessness stating the priority for Rebuilding Together is to complete more roof projects for low-income families who cannot afford to pay for roof repairs/replacements. He expressed safety concerns of the organization's volunteers when working on these projects as well as the increase in requests for mobile home rehab. He noted many low-income homeowners cannot afford to live in these homes due to the repairs that need to be made, which in turn can lead to homelessness.

Julie Haugen, YWCA, echoed concerns regarding affordable housing and homelessness noting last year their organization served more of the homeless than they ever have. She expressed appreciation for the YWCA to be able to apply for CDBG funds to assist with facility upgrades, which are much needed for the amount of people their organization serves/houses.

Patty Kalibabky, Fraser Ltd, discussed homelessness noting they see the homeless population coming through their doors daily, and right now their facilities are full. She added Fraser is fortunate to have received grants to cover program costs but are also in need of facility upgrades as well, which requires them to seek other options for funding.

Laurie Baker, Fargo-Moorhead Coalition for Homeless Persons, spoke about research and data transfer needs, specifically upcoming changes with the Homeless Management Information System (HMIS), which is a technology system used to obtain data on housing and services to homeless individuals, families, and persons at risk of homelessness. She stated getting data is a need as well as housing location. She added units exist but the willingness to rent to people with barriers does not exist. She also expressed the need for transportation to get people to their jobs, which fits into two (2) categories: 1) concerns about the ability of the homeless service system to handle the large number of the special needs, elderly homeless population and 2) the efficacy of the ID card system, which is used to track the homeless population in the community.

Fowzia Adde, Immigrant Development Center, noted issues with the New American community, specifically prevention of homelessness. She stated concerns regarding the low income of many families who have only one person working as well as credit checks

that affect the ability of these populations to rent. She stated there is a need to focus on working with families to earn/work more so they can provide for their children and pay their rent.

Darci Asche, New American Consortium for Wellness and Empowerment, talked about concerns regarding language, childcare, and transportation. She said there are a large amount of elderly refugees who are facing isolation, presenting a need for adult daycares. She also noted the need for affordable childcare so family members can remain in the workforce. In addition, she stated there is a need for an accessible, viable interpreter service that is sustainable.

Sam McDonald, PATH, expressed concerns regarding assistance of youth leaving foster care, specifically in finding housing, jobs, and education.

Laurie Baker echoed the same concerns, noting there are a large number of kids leaving the juvenile justice system.

Adele Page, Legal Services of ND, talked about tenant challenges including the debt tenants incur from unexpected housing issues such as pest control. She added these challenges often cause tenants to become homeless because they cannot afford to pay for the expenses.

Sue Koesterman, Churches United, talked about the large number of families that come to their organization looking for shelter. In addition, she stated there are many homeless elderly and/or frail populations, who have chronic conditions that require care beyond what Churches United can provide. She reiterated the issues of transportation, affordable housing, and access to daycare.

Julie Haugen, YWCA, echoed what was said, noting their organization has several people who come to them to escape domestic violence.

Thomas Hill, United Way, stated there is a need for childcare in the community, noting there are currently 164 full-time vacancies for infant childcare in North Dakota. He added the cost for childcare is a large need, specifically in neighborhoods where people work. Lastly, he stated needs for workforce development programs and job skills training, noting case management services to help people with skill building would be helpful.

Connie Nelson, Fargo Public Schools, talked about the ability for people to develop job skills in high school and advance these skills once they graduate, noting on-site trainings would be beneficial. She also noted the need for employers to be responsible for providing transportation for their employees who do not have transportation of their own.

Fowzia Adde, Immigrant Development Center, noted the obstacles that new entrepreneurs, many being New Americans, face when trying to start up their own businesses, specifically with the State's process they must go through as well as the need for transportation.

Abdi Jama, Global Youth United, discussed the need for recreation and education together and the lack of programs the City is providing for New American youth. He emphasized the need to integrate sports into the programs that are offered, because many New American youth view sports as a part of their education, talent, communication, and way of life.

Laurie Baker stated FM Coalition for Homeless Persons just completed a 2 ½ year pilot on the Landlord Risk Mitigation Fund program, which encourages property managers and landlords to rent to people experiencing homelessness to provide stable housing. She noted a decision needs to be made on if this program could become permanent or not.

Abdiwali Sharif-Abdinasir, Somali Community Development of North Dakota, stated there is a need for a cultural community center in the area, which would be for both native-born populations and New Americans. He added there should also be more support for working families, English language learning, and job skills training/workforce development for New Americans.

Chris Schmitz, Beyond Shelter, suggested continuing to invest CDBG and HOME dollars in the production of affordable housing and to concentrate on public/private partnerships to do so. In response to the City heading towards a 58% renter population, he believes affordable assisted living with reference to public housing is the best avenue and use of HUD funds. To make housing affordable to buyers, Mr. Schmitz suggested the investing CDBG/HOME dollars in homebuyer assistance, land procurement, and construction for affordable homeownership. He also stated the current Low Income Housing Tax Credit market is such that capital to do great projects is not there. He feels that investing CDBG and HOME funds, including Community Housing Development Organization (CHDO) funds can help solve local affordable housing issues.

Dan Mahli concluded the meeting by stating there is a need to support investment in the City's affordable subsidized housing stock and mixed-use walkable neighborhoods, emphasizing changes in the downtown area. He added there are a number of public housing units located downtown, including the High Rise, and neighborhoods should continue to be welcoming to all people. He added





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### MEMORANDUM

**DATE:** January 13, 2017

**TO:** Community Development Committee

**FROM:** Dan Mahli,  Community Development Administrator

**RE:** 2017 Community Development Budget

The 2017 Community Development budget proposal is attached. If you would like to see any of the applications, please let me know. The annual CD budget continues to place a high priority on affordable housing and homelessness, poverty reduction, as well as neighborhood improvement and integration of all people. We expect Fargo's CDBG and HOME budget to be approximately \$1 million. In addition, the Community Development Committee provides recommendations to the City Commission on how the Social Service Fund is allocated. The approved budget for social services is \$253,000.

#### **AUTHORITY AND RECOMMENDATIONS**

The United States Congressional Federal Register, North Dakota State Constitution, and North Dakota Century Code give the City the authority to grant funds to private entities for community development and reasonable support of the poor.

#### Community Development Block Grant – Title 1 of the Housing & Community Development Act of 1974, Public Law 93-383

The Community Development Block Grant is a Federal program that provides annual grants on a formula basis to cities and counties to support decent housing, suitable living environments, and expanding economic opportunities – principally for low and moderate income persons. Fargo's CDBG allocation in 2017 is estimated to be \$680,000. The recommendation is to support projects at the YWCA, Youthworks, Rebuilding Together, Jeremiah Program, Fraser Ltd, as well as special assessment assistance, neighborhood and affordable housing projects, homebuyer education, downtown slum and blight removal, snow removal assistance for elderly and disabled households, metro transportation initiatives, job skills and workforce training, homeless initiatives, economic development/microloans, trust engagement with the Police Department, and fair housing activities.

#### HOME Investment Partnership – Title II of the National Affordable Housing Act of 1990

The HOME Program provides grants to states and local communities to fund construction and/or rehabilitation of affordable housing for low and moderate income households. It is the largest Federal block grant to state and local governments





designed exclusively to create affordable housing. HOME Partnership funds in Fargo are estimated to be \$350,000 in 2017. The recommendation is to support owner-occupied affordable housing rehabilitation and Community Housing Development Organization (CHDO) projects.

Social Service Fund – ND Constitution, Chapter X, Section 18

The state, any county, or city may make internal improvements and may engage in any industry, enterprise or business, not prohibited by the ND constitution, but neither the state nor any political subdivision thereof shall otherwise loan or give its credit or make donations to or in aid of any individual, association or corporation except for reasonable support of the poor, nor subscribe to or become the owner of capital stock in any association or corporation.

In 2017, the City Commission budgeted \$253,000 to the Social Service Fund. The recommendation is to support the following organizations:

- Afro American Development Association
- CHARISM
- Children's Museum
- Churches United for the Homeless
- Cultural Diversity Resources/Metro Interpreters
- Emergency Food Pantry
- Family HealthCare Center
- Fargo Human Relations Commission
- Fargo-Moorhead Coalition for Homeless Persons
- Fargo-Moorhead Dorothy Day House of Hospitality
- Fargo Native American Commission/Native American Center
- Fargo Youth Commission/Boys & Girls Club
- Firstlink
- Global Youth United
- Great Plains Food Bank
- Handi-Wheels Transportation
- Healthcare Equipment Recycling Organization (HERO)
- Legal Services of North Dakota
- New American Consortium
- New Life Center
- North Dakota Coalition for Homeless People
- PATH
- Presentation Partners in Housing
- Rape and Abuse Crisis Center of FM
- Red River Human Services Foundation
- Somali Community Development of North Dakota
- Valley Senior Services
- Village Family Service Center, Nokomis Child Care Centers
- YWCA Cass Clay-YWCA Emergency Shelter



2017 APPLICATIONS - CDBG/HOME/CITY

Organization & Type of Request	Project Description	Did Not Apply in 2016	Request Info				Eligibility for Funding								Total
			Amount of Request	Last year's Allocation	2017 Recomm (HUD)	2017 Recomm (City)	CDBG Facility / Neighborhoods	CDBG Public Service	CDBG Slum & Blight	CDBG Admin	HOME	HOME Admin	HOME CHDO	City Social Service & Art	Total
Housing															
Fargo Planning and Development	Housing Rehab - Owner		\$320,000	\$318,969	\$313,000		\$100,000				\$215,000				\$315,000
Fargo Planning and Development	Special Assessment Assistance		\$15,000	\$10,000	\$15,000		\$15,000								\$15,000
Fargo Planning and Development	Offer snow removal assistance to elderly and disabled households		\$2,000	\$2,000	\$2,000			\$2,000							\$2,000
Fargo Planning and Development	Support homeless initiatives at the Gladys Ray Shelter, Withdrawal Unit & Police Liaison		\$55,000	\$75,000	\$55,000			\$55,000							\$55,000
Beyond Shelter	Support land acquisition for affordable housing projects with CDBG		\$400,000	\$0											\$0
Community Housing Development Organization (CHDO)	Support CHDO affordable housing projects - HOME		\$100,000	\$100,000	\$100,000							\$100,000			\$100,000
Habitat for Humanity	Partner to identify 3-4 vacant lots for Habitat houses		\$65,000	\$0											\$0
Facilities & Capital, Neighborhoods															
Downtown projects	Support downtown projects that eliminate slum & blight conditions		\$100,000	\$100,000	\$100,000				\$100,000						\$100,000
Fraser, Ltd.	Assist with costs of new roof for Transitional Living Program (TLP) house		\$14,088		\$14,000		\$14,000								\$14,000
Jeremiah Program	Support 20-unit permanent supportive housing unit/recruitment and training for eligible families	x	\$105,000		\$50,000		\$50,000								\$50,000
Rebuilding Together	Support home improvements to low-income seniors, veterans, and disabled individuals	x	\$60,000		\$20,000		\$20,000								\$20,000
Youthworks	Support expanded water line/improvements of their newly-purchased program building	x	\$79,500		\$40,000		\$40,000								\$40,000
YWCA Cass Clay-YWCA Emergency Shelter	Support safety/security enhancements of emergency shelter facility	x	\$70,000		\$50,000		\$50,000								\$50,000
Public & Social Services															
Afro American Development Association	Support self-sufficiency/self-reliance & partner with ND Job Service to offer workforce training	x	\$14,994	\$0		\$2,000							\$2,000		\$2,000
CHARISM	Support youth development programs and skill building for low-income families and youth		\$25,000	\$15,000		\$15,000							\$15,000		\$15,000
Children's Museum at Yunker Farm	Support museum admissions, experience, & scholarships for underserved families	x	\$5,000	\$0		\$1,000							\$1,000		\$1,000
Churches United for the Homeless	Support services for people experiencing homelessness	x	\$5,000	\$0		\$2,000							\$2,000		\$2,000
Cultural Diversity Resources and Metro Interpreters	Diversity training, annual conference, leadership building, education, interpreters		\$20,000	\$18,000		\$15,000							\$15,000		\$15,000
Emergency Food Pantry	Support emergency hunger relief efforts and improve coordinated food pantry services in FM		\$10,000	\$5,000		\$5,000							\$5,000		\$5,000
Family HealthCare Center	Provide funds to offset cost of emergent and limited health and dental care		\$25,000	\$10,000		\$10,000							\$10,000		\$10,000
Fargo Human Relations Commission	Support fair housing opportunities, cultural/community groups, and Welcome Week activities		\$10,000	\$10,000		\$10,000							\$10,000		\$10,000
Fargo-Moorhead Coalition for Homeless Persons	Administer Landlord Risk Mitigation Fund, emergency taxi rides, and CARES program		\$20,000	\$15,000		\$20,000							\$20,000		\$20,000
Fargo-Moorhead Dorothy Day House of Hospitality	Support food pantry, housing, and sheltering effort	x	\$5,000	\$0		\$2,000							\$2,000		\$2,000
Fargo Native American Commission/Native American Center	Provide support for Native American programs and Crossroads Powwow in Fargo		\$50,000	\$35,000		\$35,000							\$35,000		\$35,000
Fargo Police Department - Trust Engagement	Provide funds for youth summer camp for kids in lower income neighborhoods	x	\$10,100	\$0	\$10,000			\$10,000							\$10,000
Fargo Youth Commission/Boys & Girls Club	Support scholarships and activities for youth development program and member programming		\$30,000	\$10,000		\$10,000							\$10,000		\$10,000
Firstlink	Support for 24-hour hotline		\$15,000	\$5,000		\$5,000							\$5,000		\$5,000
Global Youth United	Support new American youth with education, workforce training, and recreation	x	\$15,000	\$0		\$1,000							\$1,000		\$1,000
Great Plains Food Bank	Assist in the recovery and distribution of surplus and donated food		\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
Handi-Wheels Transportation, Inc.	Provide accessible and affordable transportation to people with disabilities and elderly		\$20,000	\$10,000		\$5,000							\$5,000		\$5,000
Healthcare Equipment Recycling Organization (HERO)	Support the operational costs of core service of local programming		\$8,500	\$5,000		\$1,000							\$1,000		\$1,000
Immigrant Development Center	Provide microloans for new American business owners	x	\$15,000	\$0	\$25,000		\$25,000								\$25,000
Lakes & Prairies Community Action Partnership	Support for Homebuyer Education classes in Fargo-Moorhead	x	\$25,556	\$0	\$15,000			\$15,000							\$15,000
Legal Services of North Dakota	Assist people that are low-income elderly, homeless, and/or disabled with housing law issues	x	\$15,000	\$0		\$5,000							\$5,000		\$5,000
Metro Transportation Initiative	Support the Opportunities Under Transit (OUT) program		\$3,000	\$3,000	\$3,000			\$3,000							\$3,000
New American Consortium	Support management and program costs of the Consortium & Welcome Week 2017		\$15,500	\$10,000		\$10,000							\$10,000		\$10,000
New Life Center	Provide emergency shelter, meals, clothing, & other basics of life services to the homeless		\$15,000	\$10,000		\$10,000							\$10,000		\$10,000
North Dakota Coalition for Homeless People	Support the development of HUDs Continuum of Care for housing programs in Fargo		\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
PATH	Support Independent Living Program for youth aging out of foster care		\$15,000	\$5,000		\$5,000							\$5,000		\$5,000
Presentation Partners in Housing	Provide emergency assistance for families at-risk and facing homelessness		\$15,000	\$5,000		\$5,000							\$5,000		\$5,000
Rape and Abuse Crisis Center of FM	Provide crisis support and follow-up services for victims of domestic violence & assault		\$25,000	\$15,000		\$15,000							\$15,000		\$15,000
Red River Human Services Foundation	Support educational and social activities for people with developmental disabilities		\$15,000	\$12,000		\$12,000							\$12,000		\$12,000
Skills & Technology Training Center	Provide individualized job skill training to low-income and immigrant populations		\$35,000	\$15,000	\$15,000			\$15,000							\$15,000
Somali Community Development of North Dakota	Support Somali community programming for elders, youth and community relations	x	\$23,760	\$0		\$2,000							\$2,000		\$2,000
Valley Senior Services	Support Meals on Wheels & Senor Ride programs		\$20,000	\$20,000		\$20,000							\$20,000		\$20,000
Village Family Service Center, Nokomis Child Care Centers	Support scholarship program for low-income families		\$20,000	\$5,000		\$5,000							\$5,000		\$5,000
YWCA Cass Clay-YWCA Emergency Shelter	Support shelter, housing, case management, and homeless prevention services		\$21,864	\$15,000		\$15,000							\$15,000		\$15,000
Planning & Administration															
Planning & Administration	Planning, administration, fair housing activities & studies		\$170,000	\$170,000	\$170,000					\$135,000		\$35,000			\$170,000
Total by Line			\$2,133,862	\$1,189,969	\$997,000	\$253,000	\$314,000	\$100,000	\$100,000	\$135,000	\$215,000	\$35,000	\$100,000	\$253,000	\$1,252,000
Total Caps								\$101,250		\$135,000			\$70,000		
TOTALS							\$649,000				\$350,000			\$253,000	\$1,252,000
Total Available (2016 estimate)							\$650,000				\$300,000			\$253,000	\$1,203,000
Total program income/carryover							\$0				\$50,000			\$0	\$50,000
TOTAL AVAILABLE							\$650,000				\$350,000			\$253,000	\$1,253,000