

City of Fargo
Notice of Public Hearing & Public Comment Period
Community Development Block Grant (CDBG) & HOME Programs

The City of Fargo is opening a 30-day public comment period starting March 31, 2022, including a public hearing on April 18, 2022 at the regular Fargo City Commission meeting. Multiple items under the City's HUD programs will be open for comment during this period. All items will be given final consideration at the May 2, 2022 City Commission meeting. Each item is summarized in this notice.

PROPOSED AMENDMENT TO 2021 HUD ACTION PLAN

Cancel Activity & Re-Allocate Funds – “Downtown Homeless & Housing Services Facility” proposed at 401 NP Ave. N. This activity would have constructed a “Downtown Engagement Center” for people experiencing homelessness or at risk of homelessness. It was initially approved at the June 28, 2021 City Commission meeting. This proposed change will cancel and remove this activity from the 2021 Action Plan and reallocate the activity's budget of \$550,000 to other activities in the 2022 Action Plan. This activity is being canceled because the City is re-focusing its funds on operations at the existing Downtown Engagement Center, located at the former police building (222 4th St N). Comments on this proposed amendment should be provided during this comment period.

2022 HUD ACTION PLAN DRAFT

The City has prepared a draft version of the 2022 HUD Action Plan. The priorities established within the draft plan result from community meetings and citizen participation in the development of the 2020-2024 Consolidated Plan, and from public input meetings held on October 28, 2021 and December 1, 2021. The City's 5-Year priorities include affordable housing, ending and preventing homelessness, neighborhood improvements and initiatives, and assistance for vulnerable populations. Comments on this draft should be provided during this comment period.

ESTIMATED RESOURCES FOR 2022

Community Development Block Grant (CDBG):

- **\$750,000** 2022 Community Development Block Grant (CDBG) allocation from HUD
- **\$3,750** 2022 CDBG Program Income (estimated)
- **\$577,528.53** Available for Reallocation at Prior Year-End (comprised of funds from canceled Downtown Engagement Center, 2021 program income from loan repayment, and unused contingency dollars)

\$1,331,278.53 Total CDBG

HOME Investment Partnerships Program (HOME):

- **\$520,000** 2022 HOME PJ allocation from HUD
- **\$78,270.45** 2021 HOME PJ Program Income (actual)
- **\$0** 2021 HOME State Program Income (actual)
- **\$3,141.86** Available for Reallocation at Prior Year-End

\$601,412.31 Total HOME

Total = \$1,932,690.84 CDBG & HOME

PROPOSED ACTIVITIES FOR 2022

Planning, Administration & Fair Housing:

1. **CDBG Planning and Administration** - \$145,000 in CDBG funds. Planning, implementation, reporting, and monitoring of CDBG resources. *National Objective: Not applicable for administration. Eligibility & Regulation Citation: 21A General Program Administration, 24 CFR Part 570.206.*

2. **HOME Planning and Administration** - \$21,412.31 in HOME funds. Planning, implementation, reporting, and monitoring of HOME resources. *National Objective: Not applicable for administration.*
3. **High Plains Fair Housing Center** - \$5,000 in CDBG funds. Support comprehensive outreach and fair housing education. Part of requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). *Eligibility & Regulation Citation: 21D Fair Housing Activities (subject to 20% Admin. Cap), 24 CFR Part 570.206(c).*

Capital/Neighborhood Improvements

1. **Madison Bike Trails/Sidewalks** - \$370,000 in CDBG funds. Improvements to a green space adjacent to an elementary school and within a low-to-moderate income area neighborhood (Madison). The project will add and repair sidewalks and bike paths to improve accessibility and connectivity. The location of this project is at Bison Village/10th Street North (from 32 Ave N to 36/37 Ave N)/West of the Madison Elementary School (which is located at 1040 29 Street North). *National Objective, Eligibility, & Regulation Citation: Low-Mod Area Benefit [24 CFR Part 570.208(a)(1)], 03F Parks, Recreational Facilities, 24 CFR Part 570.201(c).*

Public Service

1. **Downtown Engagement Center Operations** - \$114,000 in CDBG funds. Provide operational support for homeless and housing-related services at the Engagement Center located in downtown Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele Benefit [24 CFR Part 570.208(a)(2)], 03T Operating Costs of Homeless/Aids Patient Programs, 24 CFR Part 570.201(e).*

Affordable Housing

1. **Core Neighborhood Housing Development** - \$180,000 in CDBG funds and \$80,000 in HOME funds. Addition of two to four units of affordable housing for homeownership. Activities may include acquisition, demolition, rehabilitation, and/or new construction. *National Objective, Eligibility, & Regulation Citation: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)]. Associated CDBG Matrix Codes include: 01 Acquisition of Real Property - Eligibility 24 CFR Part 570.201(a); 02 Disposition of Real Property – Eligibility 24 CFR Part 570.201(b); 04 Clearance and Demolition – Eligibility 24 CFR Part 570.201(d); 12 Construction of Housing - Eligibility 24 CFR Part 570.201(m); and most “14” Rehabilitation matrix codes including: A, B, C, D, F, G, H, and I. HOME Eligible Activity under 92.205(a)(1).*
2. **Single-Family Housing for Ownership** - \$200,000 in HOME funds. Addition of two units of affordable single-family housing for ownership, to be occupied by low-to-moderate income households. Activities may include acquisition, rehabilitation, and/or new construction. Activities will be carried out by Lake Agassiz Habitat for Humanity. *HOME Eligible Activity under 92.205(a)(1).*
3. **Multi-Family Rental Housing and Community Development Housing Organization (CHDO) Project** - \$500,000 in CDBG funds; \$200,000 in HOME funds; and \$100,000 in ‘set-aside’ HOME funds. Acquisition and new construction of an affordable multi-family senior and elderly rental housing complex, in partnership with Beyond Shelter, Inc. The location of this project is at the former K-Mart site, located southwest of Interstate-94 and South University Drive. *National Objective, Eligibility, & Regulation Citation: Low-Mod Housing Benefit [24 CFR Part 570.208(a)(3)], 01 Acquisition of Real Property, 24 CFR Part 570.201(a) and 12 Construction of Housing, 24 CFR Part 570.201(m). HOME Eligible Activity under 92.205(a)(1).*

Contingency Funds

Funds held in contingency for issues that may arise during the program year – \$17,278.53 in CDBG funds.

CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2022 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts greater than 10% of the amount allocated to the City's entitlement grant programs for program year 2022 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 2022 allocation amounts, any increase or decrease in funding will be applied to the Madison Bike Trails & Sidewalks if needed. If not, funds will be applied to one of the affordable housing projects.
- All funding levels indicated above are estimated amounts

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING DRAFT

The City has prepared a draft version of the Analysis of Impediments to Fair Housing Choice (AI). Part of the Consolidated Plan includes the AI, which addresses patterns of integration and segregation; racially or ethnically concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs. The AI helps to identify fair housing issues and other contributing factors. The City uses this information to set goals that will address these issues. These goals inform subsequent housing and community development planning processes. Comments on this draft should be provided during this comment period.

COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: March 31 through April 29, 2022

PUBLIC HEARING: Monday, April 18, 2022 - 5:15 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, May 2, 2022 – 5:15 pm

CONTACT INFORMATION: City of Fargo
Planning and Development Department
Attn: Community Development Planning Coordinator
225 4th Street North, Fargo ND 58102
701.476.4144
Planning@FargoND.gov

DRAFT PLAN AVAILABLE AT: www.fargond.gov/planninganddevelopment/plansandstudies
OR request through Planning & Development Department

Accessibility – Fargo City Hall is serviced by public transit, accessible and can accommodate persons who are disabled. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. The contact information to arrange for services (a 48 hour notice may be needed) is City of Fargo's Section 504/ADA Coordinator Bekki Majerus – 701.298.6966. To access TTY/ND Relay service – 800.366.6888 or 711.

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. If services are needed, the contact information is provided above.

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