

Public Notice
City of Fargo
Notice of Public Hearing & 30-Day Public Comment Period
Community Development Block Grant (CDBG) & HOME Investment Partnerships (HOME) Programs
2025-2029 HUD Consolidated Plan Including 2025 HUD Action Plan & Budget
Amendments to 2023 Action Plan and 2024 Action Plan

The City of Fargo announces the opening of the 30-day public comment period for Fargo’s 2025-2029 Consolidated Plan and 2025 Action Plan, and amendments to Fargo’s 2023 Action Plan and 2024 Action Plan. The public comment period begins on June 19, 2025 and includes a public hearing on Monday, July 7, 2025 during the regular Fargo City Commission meeting. All items will be given final consideration at the July 21, 2025 City Commission meeting. Comments on these draft plans should be provided during the public comment period (June 19 through July 18, 2025). Each item is summarized in this notice.

2025 – 2029 HUD CONSOLIDATED PLAN

The City of Fargo has available for public review and comment a draft Five-Year Consolidated Plan for the use of U.S. Housing and Urban Development (HUD) funds for Program Years 2025–2029 (May 1, 2025 to April 30, 2030). The Consolidated Plan includes the Program Year 2025 budget and allocation (May 1, 2025 to April 30, 2026). The exact amount of HUD funds each year is determined by Congress, but based on previous funding levels, the City estimates approximately \$4,374,305 in CDBG funds and \$2,286,518 in HOME funds over the course of the Five-Year Consolidated Plan.

The Consolidated Plan provides information about the housing and non-housing community development needs in the City and includes a five-year strategy to address those needs, emphasizing benefit to low- and moderate-income persons and households.

The City of Fargo encouraged residents and stakeholders to participate in developing the 2025-2029 Consolidated Plan and 2025 Action Plan through multiple outreach methods, including a public input meeting held on June 10, 2025. The following priority areas were identified through this public participation: rental assistance, affordable housing, public infrastructure and public facilities improvements, and public services for low-and moderate-income households and the homeless populations. The Consolidated Plan addresses these needs in three goals: (1) affordable housing, (2) ending and preventing homelessness, and (3) public infrastructure and public facilities improvements.

2025 HUD ACTION PLAN

The City of Fargo has prepared a draft version of the 2025 HUD Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The Action Plan provides a summary of actions, activities, and specific federal and non-federal resources that will be used during the year to address priority needs and goals identified in the Consolidated Plan and plans for allocating the U.S. Department of Housing and Urban Development Office of Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant and HOME Investment Partnerships Program. The Action Plan describes how the funds from these programs will be distributed during the 2025 program year, which begins on May 1, 2025. Funds are expected to be made available to the City by the end of 2025.

AVAILABLE RESOURCES FOR PROGRAM YEAR 2025

Community Development Block Grant (CDBG):

•	\$874,861.00	2025 Community Development Block Grant (CDBG) allocation from HUD
•	\$617,600.25	Available for Reallocation at Prior Year-End (unused/canceled 2023/2024 projects & contingency dollars)
	\$1,492,461.25	Total CDBG

HOME Investment Partnerships Program (HOME):

•	\$457,303.60	2025 HOME PJ allocation from HUD
•	\$1,103,706.47	Available for Reallocation at Prior Year-End (unused/canceled 2023/2024 projects & contingency dollars)
•	\$51,005.25	2024 HOME PJ Program Income/Recaptured Funds (actual)
	\$1,612,015.32	Total HOME

Total = \$3,104,476.57 CDBG & HOME

PROPOSED ACTIVITIES FOR 2025

Planning, Administration & Fair Housing

1. **CDBG Planning and Administration** - \$125,000 in CDBG funds. Planning, implementation, reporting, and monitoring of CDBG resources. Prior year admin dollars may be used for startup planning and administration costs in future years. *National Objective: Not applicable for administration. Eligibility & Regulation Citation: 21A General Program Administration, 24 CFR Part 570.206(a).*
2. **HOME Planning and Administration** - \$42,000 in HOME funds. Planning, implementation, reporting, and monitoring of HOME resources. Prior year admin dollars may be used for startup planning and administration costs in future years. *National Objective: Not applicable for administration.*
3. **Fair Housing** - \$45,000 in CDBG funds. Support a part-time fair housing specialist who will provide ongoing outreach, test coordination, and technical assistance in Fargo, ND. This includes comprehensive outreach and fair housing education as part of the 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. **Public Infrastructure Improvements** - \$1,186,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The locations of this project are not yet determined. A public comment period will occur at a later date when project locations are identified. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)], 03K Street Improvements, 24 CFR Part 570.201(c).*

Public Service

1. **Downtown Engagement Center Operations** - \$132,000 in CDBG funds. Provide operational support for homeless and housing-related services at the Downtown Engagement Center (DEC) located in downtown Fargo, which serves people who are at-risk of homelessness, recently homeless, or who are currently homeless. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele (LMC) 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. **Tenant Based Rental Assistance** - \$1,565,000 in HOME funds. Assist eligible households with their rental housing expenses. *HOME Eligible Activity under 24 CFR Part 92.205(a)(1).*

Contingency Funds

1. **Contingency** - Funds held in contingency for issues that may arise during the program year – \$4,461.25 CDBG funds and \$5,015.32 HOME funds.

CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2025 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts greater than 10% of the amount allocated to the City's entitlement grant programs for program year 2025 are considered substantial amendments and will be implemented in accordance with Fargo's Citizen Participation Plan (www.fargond.gov).
- Unanticipated program income may result in a substantial amendment to amend activities and budgets in accordance with Fargo's Citizen Participation Plan.
- Any unused funds will be reallocated in an amendment or the following year's action plan, either of which require a 30-day public comment period.

PROPOSED AMENDMENTS TO 2023 HUD ACTION PLAN

- 1a. **Cancel Acquisition for Affordable Multi-Family Rental Housing Project (CDBG)** - \$150,000 in CDBG funds were allocated in the 2023 Action Plan for acquisition of land for new construction of an affordable multi-family rental housing complex in partnership with Beyond Shelter, Inc. The location of this project was yet to be determined. This activity's timeline has been delayed and therefore this 2023 Action Plan project is being canceled and funds reallocated to proposed projects in the 2025 Action Plan.

- 1b. **Cancel Community Housing Development Organization (CHDO) Project (HOME)** - \$100,000 in HOME 'set-aside' funds were to be used in partnership with a Community Housing Development Organization (CHDO) to create affordable housing in Fargo. The location of this project was yet to be determined. This activity's timeline has been delayed and therefore this 2023 Action Plan project is being canceled and funds reallocated to proposed projects in the 2025 Action Plan.
2. **Revise Core Neighborhood Deteriorated Structure Removal Project (CDBG)** – Reduce project budget by \$110,140 in unexpended CDBG funds, to be reallocated to proposed projects within the 2025 Annual Action Plan.
3. **Cancel One Affordable Single-Family Housing for Ownership Project (HOME) and Reallocate Funds** - \$400,000 in HOME funds were to be used by Lake Agassiz Habitat for Humanity towards new construction of an affordable, single-family residential twinhome (resulting in two housing units) at two, adjacent sites in Fargo at 213 24 Street South and 221 24 Street South. Due to the various federal constraints tied to this larger-scale new construction build, contributing to delayed timelines and lack of available contractors, this proposed twinhome activity is being canceled and the funds reallocated to proposed projects in the 2025 Action Plan.

PROPOSED AMENDMENTS TO 2024 HUD ACTION PLAN

- 1a. **Cancel Acquisition for Affordable Multi-Family Rental Housing Project (CDBG)** - \$336,000 in CDBG funds were allocated in the 2024 Action Plan for acquisition of land for new construction of an affordable multi-family rental housing complex in partnership with Beyond Shelter, Inc. The location of this project was yet to be determined. This activity's timeline has been delayed and therefore this 2024 Action Plan project is being canceled and funds reallocated to proposed projects in the 2025 Action Plan.
- 1b. **Cancel Affordable Multi-Family Rental Housing Project (HOME)** – \$500,000 in HOME funds were allocated in the 2024 Action Plan for new construction of affordable multi-family senior and elderly rental housing complex, in partnership with Beyond Shelter, Inc. The location of this project was yet to be determined. This activity's timeline has been delayed and therefore this 2024 Action Plan project is being canceled and funds reallocated to proposed projects in the 2025 Action Plan.
- 1c. **Cancel Community Housing Development Organization (CHDO) Project (HOME)** – \$95,000 in HOME 'set-aside' funds were to be used in partnership with a Community Housing Development Organization (CHDO) to create affordable housing in Fargo. The location of this project was yet to be determined. This activity's timeline has been delayed and therefore this 2024 Action Plan project is being canceled and funds reallocated to proposed projects in the 2025 Action Plan.

COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Comments (including written comments) must be received by 11:59 p.m. Central Daylight Time (CDT) on July 18, 2025. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: June 19 through July 18, 2025

PUBLIC HEARING: Monday, July 7, 2025 - 5:05 pm
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, July 21, 2025 – 5:00 pm

CONTACT INFORMATION: City of Fargo
Planning and Development Department
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102
701.241.1474
Planning@FargoND.gov

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

Accessibility – Fargo City Hall is serviced by public transit, fully accessible and can accommodate persons with disabilities. 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. Contact City of Fargo’s Section 504/ADA Coordinator Bekki Majerus at 701.298.6966 to arrange for services (a 48 hour notice may be needed). To access TTY/ND Relay service dial 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. Contact the City of Fargo Planning and Development Department at 701.241.1474 or Planning@FargoND.gov if services are needed.

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.