City of Fargo
Core Neighborhoods Master Plan

Project Steering Committee
February 25, 2020

THE CITY OF Fargo FAR MORE

czb

Agenda

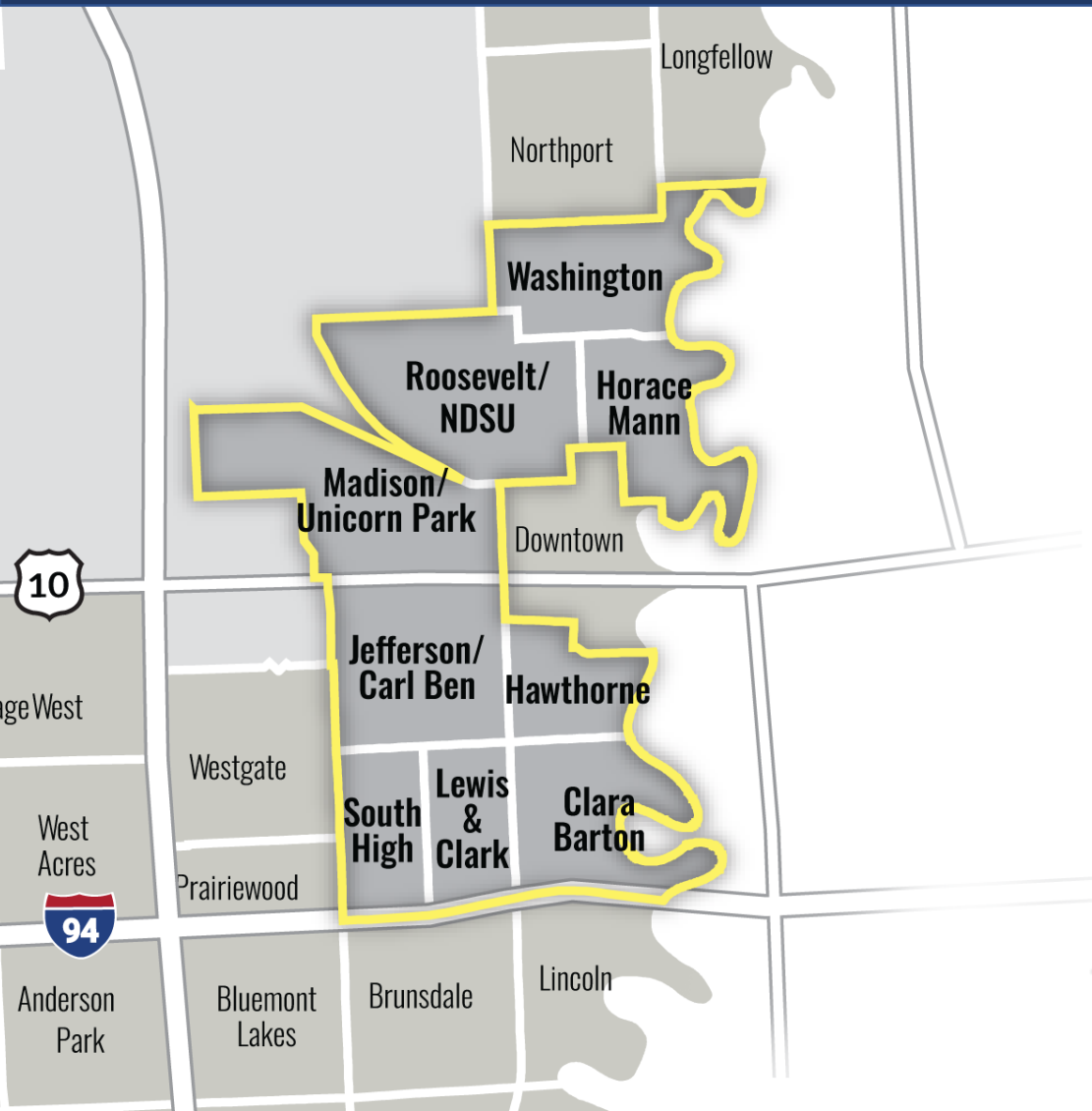
- Welcome
- Project introduction and process overview
- Preview of housing market and neighborhood analysis work
- Discussion: From your perspective, what challenges and issues should this project address?
- Next steps

Project Introduction and Process Overview

What are the Core Neighborhoods?

- **Nine neighborhoods** surrounding a resurgent downtown Fargo
- Fargo's **traditional** 19th and 20th Century neighborhood fabric
- **34,000 residents** in 14,000 households
- A wide variety of **pressures, challenges, and opportunities**

What will we be doing?

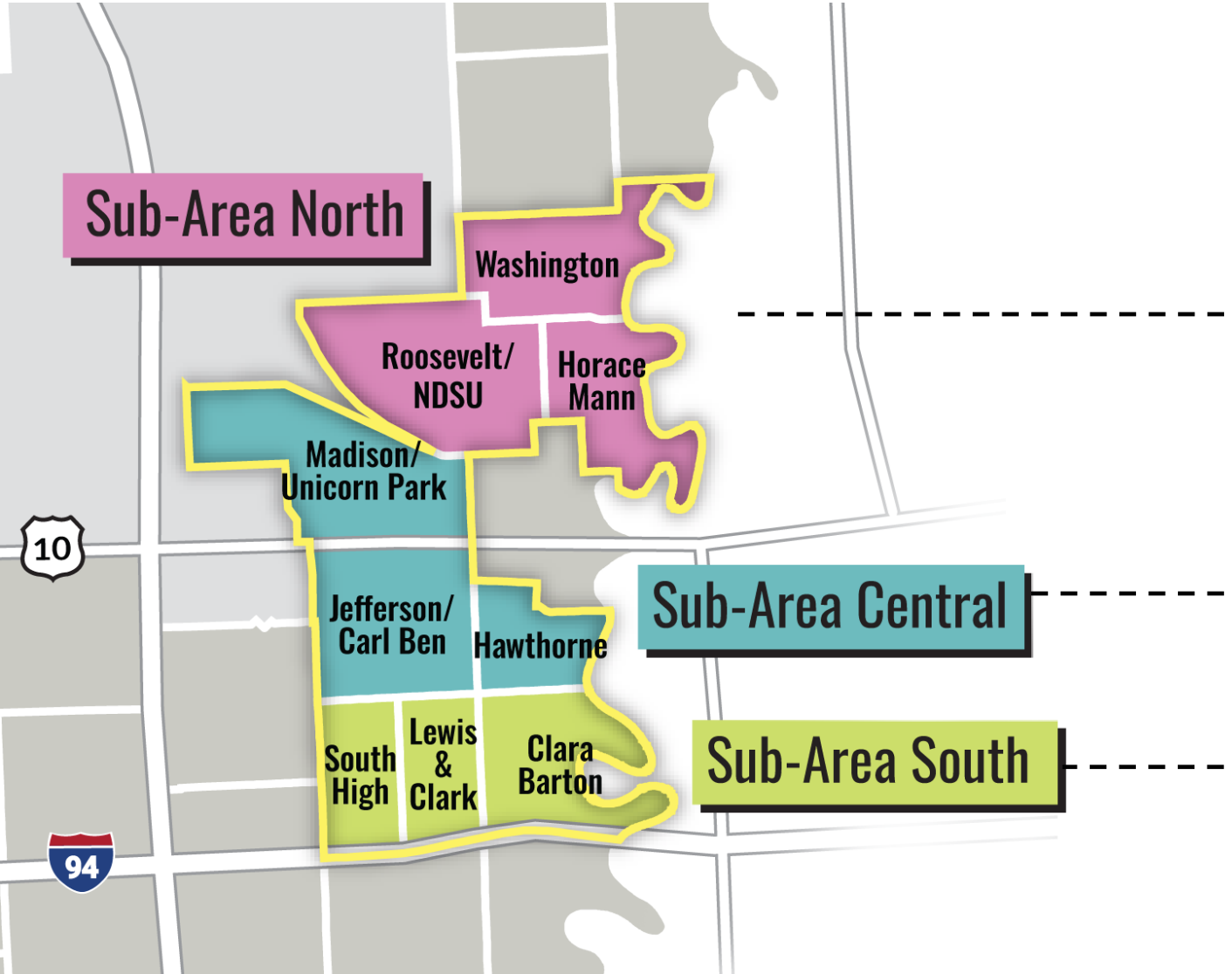


Identify and understand the issues that core neighborhoods face

Define desired outcomes and what the community is able and willing to do to achieve them

Co-create an implementable plan that will guide the actions of a wide range of stakeholders

What process will get us there?



Project Steering Committee

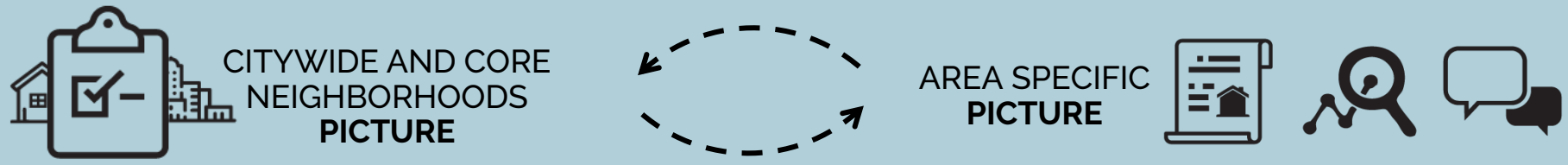
Sub-Area North Committee

Sub-Area Central Committee

Sub-Area South Committee

How parallel but coordinated group work will produce a core neighborhoods master plan

PHASE 1
FEBRUARY - MAY



How parallel but coordinated group work will produce a core neighborhoods master plan

Project Steering Committee

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What these groups will be working on

CITYWIDE AND CORE NEIGHBORHOODS **CONTEXT AND SYSTEMS**

AREA SPECIFIC **CONTEXT AND ENGAGEMENT**

PHASE 1
FEBRUARY - MAY

CITYWIDE AND CORE NEIGHBORHOODS **PICTURE**

AREA SPECIFIC **PICTURE**

PHASE 2
JUNE - AUGUST

CITYWIDE AND CORE NEIGHBORHOODS **TOOLKIT**

AREA SPECIFIC **PICTURE**

PHASE 3
SEPTEMBER THROUGH NOVEMBER

Products of the Process

What's included in the Master Plan

- MARKET CONTEXT AND NEIGHBORHOOD TYPOLOGY
- ISSUES/ OPPORTUNITIES
- PLANNING AND INTERVENTION FRAMEWORK
- IMPLEMENTATION TOOLKIT
- RECOMMENDATIONS AND IMPLEMENTATION ACTIONS ORGANIZED BY THREE SUB-AREAS AND NINE NEIGHBORHOODS

CORE NEIGHBORHOOD **MASTER PLAN**

THREE HIGH LEVEL AREA PLANS

NINE IMPLEMENTATION BRIEFS

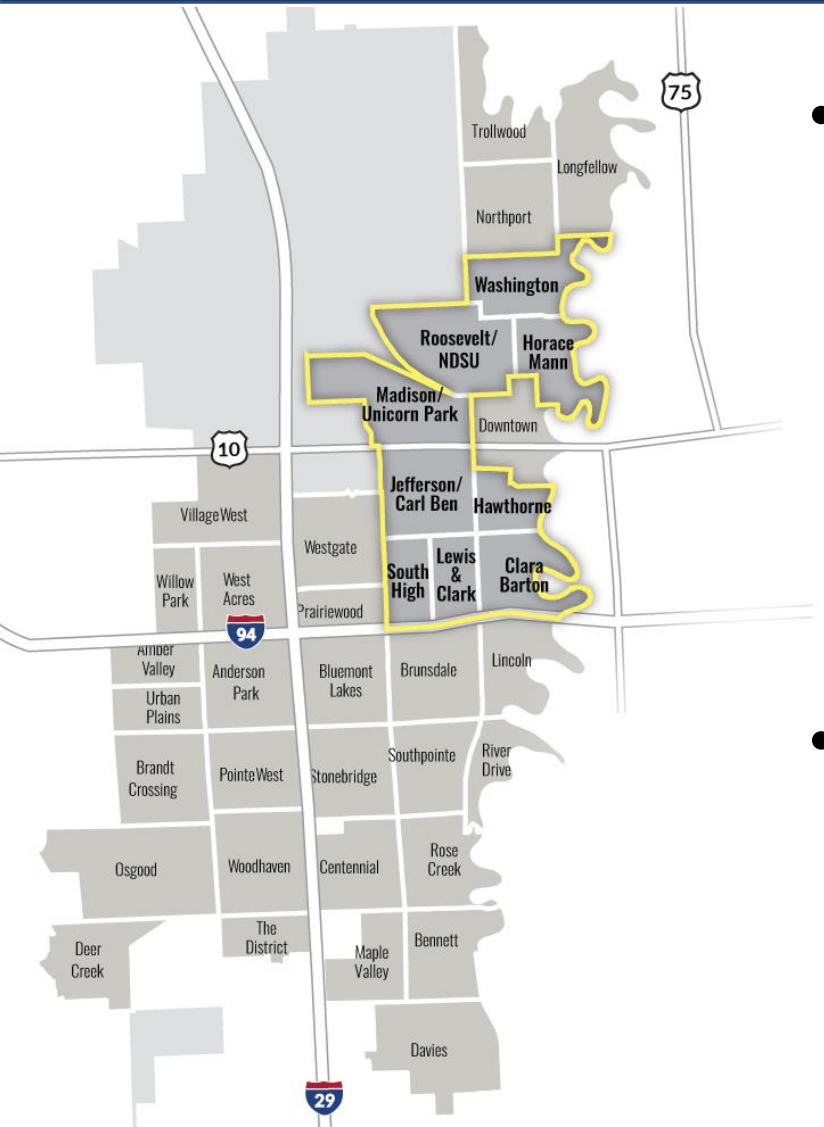
Roles and Responsibilities

Project Steering Committee Members

- Serve as project ambassadors in your civic spheres
- Engage with colleagues and stakeholders to inform them about the project and gather information/feedback
- Provide a citywide and systems-level perspective
- Aid with the interpretation of findings
- Participate in the process of guiding the design of new or modified initiatives to achieve desired outcomes

Housing Market and Neighborhood Analysis

Scope and Purpose



- Citywide housing market analysis to understand market-wide and sub-market trends
    - Indicators of demand, investment, and disinvestment
    - Shifts in ownership patterns and investment behaviors
- Special attention to patterns/trends within the core neighborhoods to better understand issues raised by stakeholders

Scope and Purpose

- Assist community in answering a few basic questions throughout the planning process:

What are the problems we need to solve?

Where do we need to solve them?

What solutions are likely to deliver the outcomes we seek?

Data

- Census Bureau and other federal data on housing and demographics
- City of Fargo administrative datasets at parcel-level
  - Property assessment data
  - Building permit activity
  - Code violations
  - Tax delinquency
  - Rental property database
  - Information on interventions (programs and policies implemented to meet specific needs or address specific issues)

Data

- Multiple Listings Service (MLS) for comprehensive database of real estate transactions
- Field survey of housing conditions

Field Survey Scoring

1
Excellent condition

Staying on top of the details

2
Good condition

Doing well

3
Average condition
(neither distressed nor showing signs of obvious pride and investment)

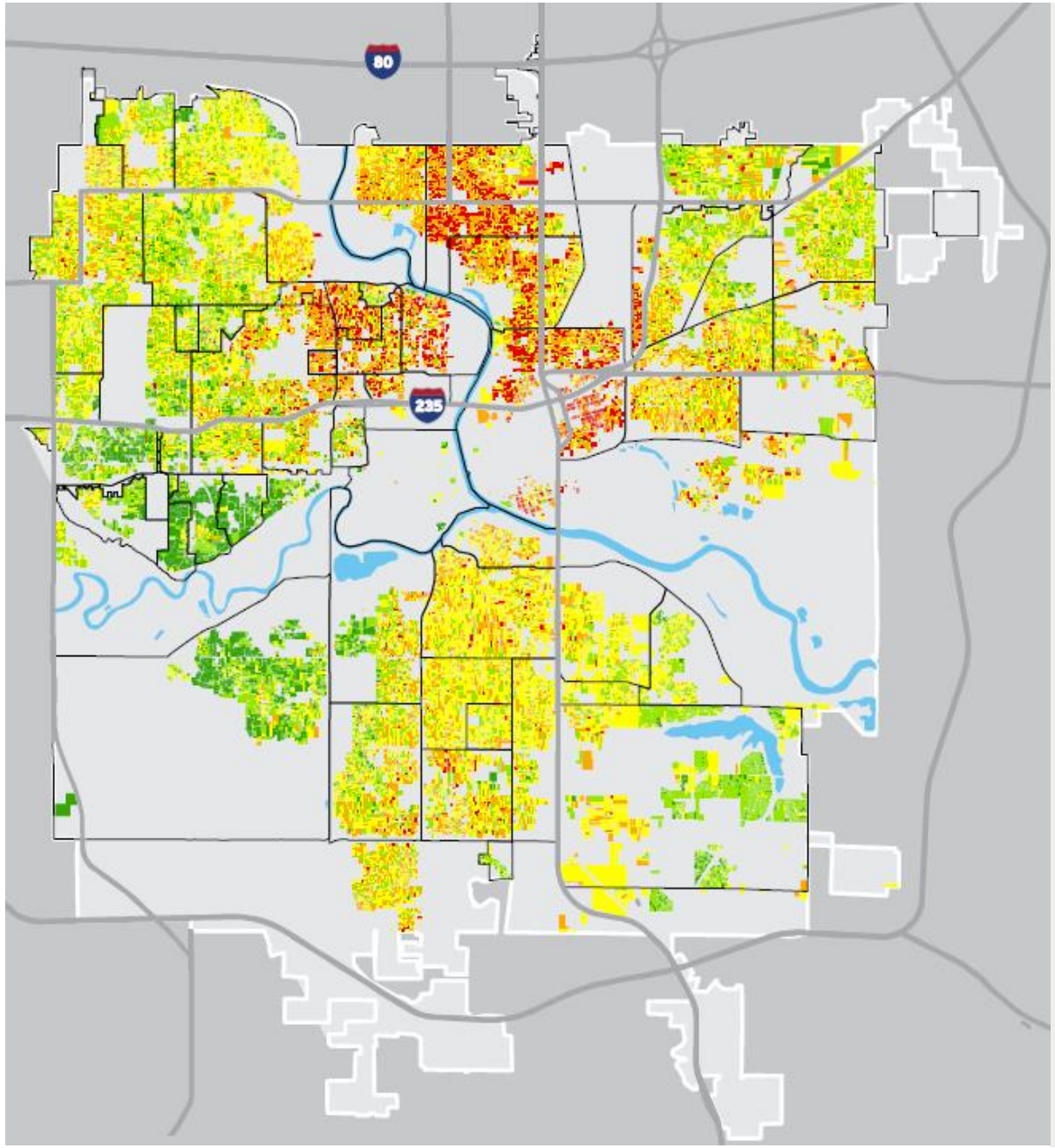
Could go either way

4
Moderate distress
(disinvestment becoming apparent)

Several red flags

5
High level of distress
(significant disinvestment apparent)

Red flags overwhelming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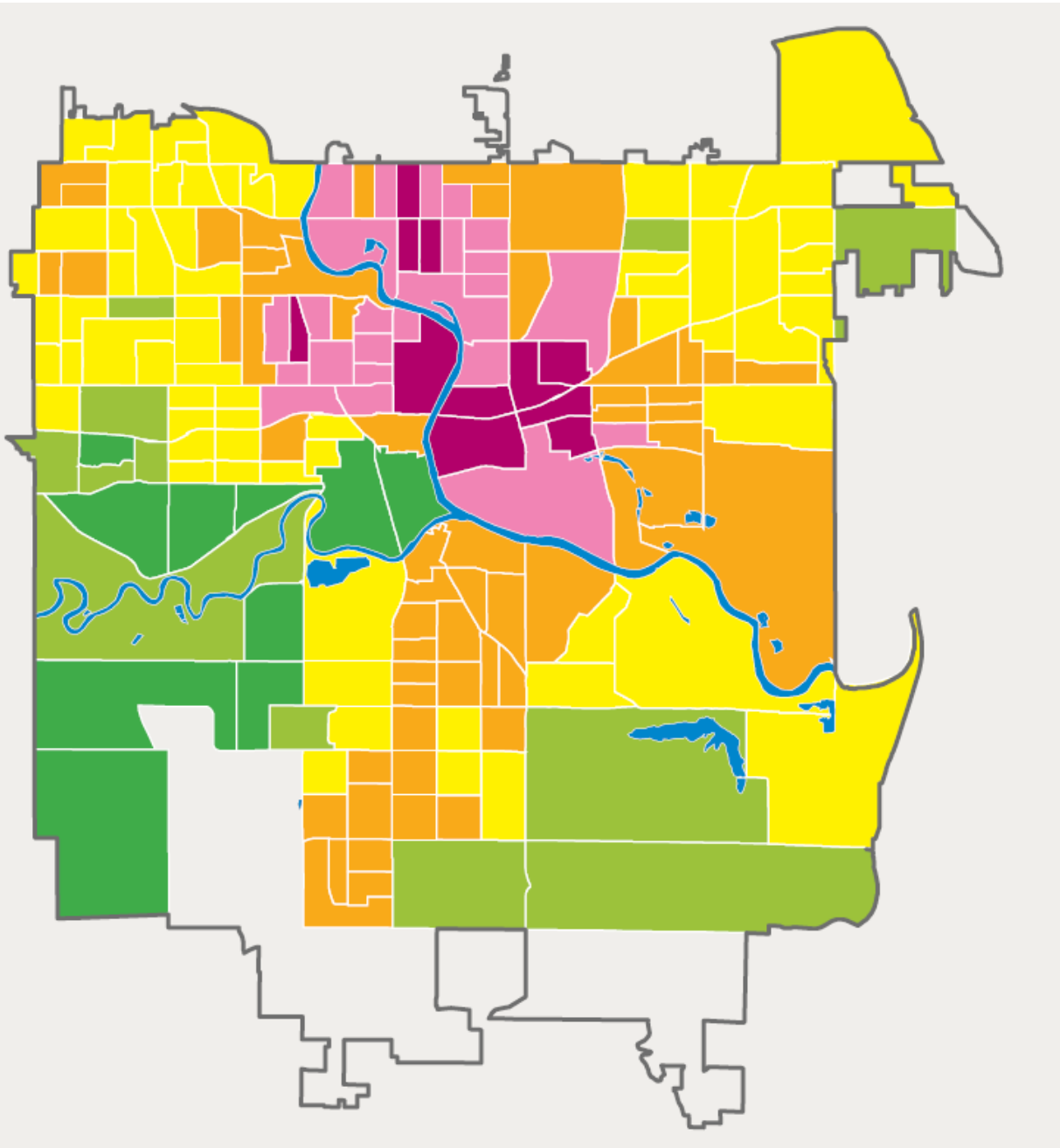
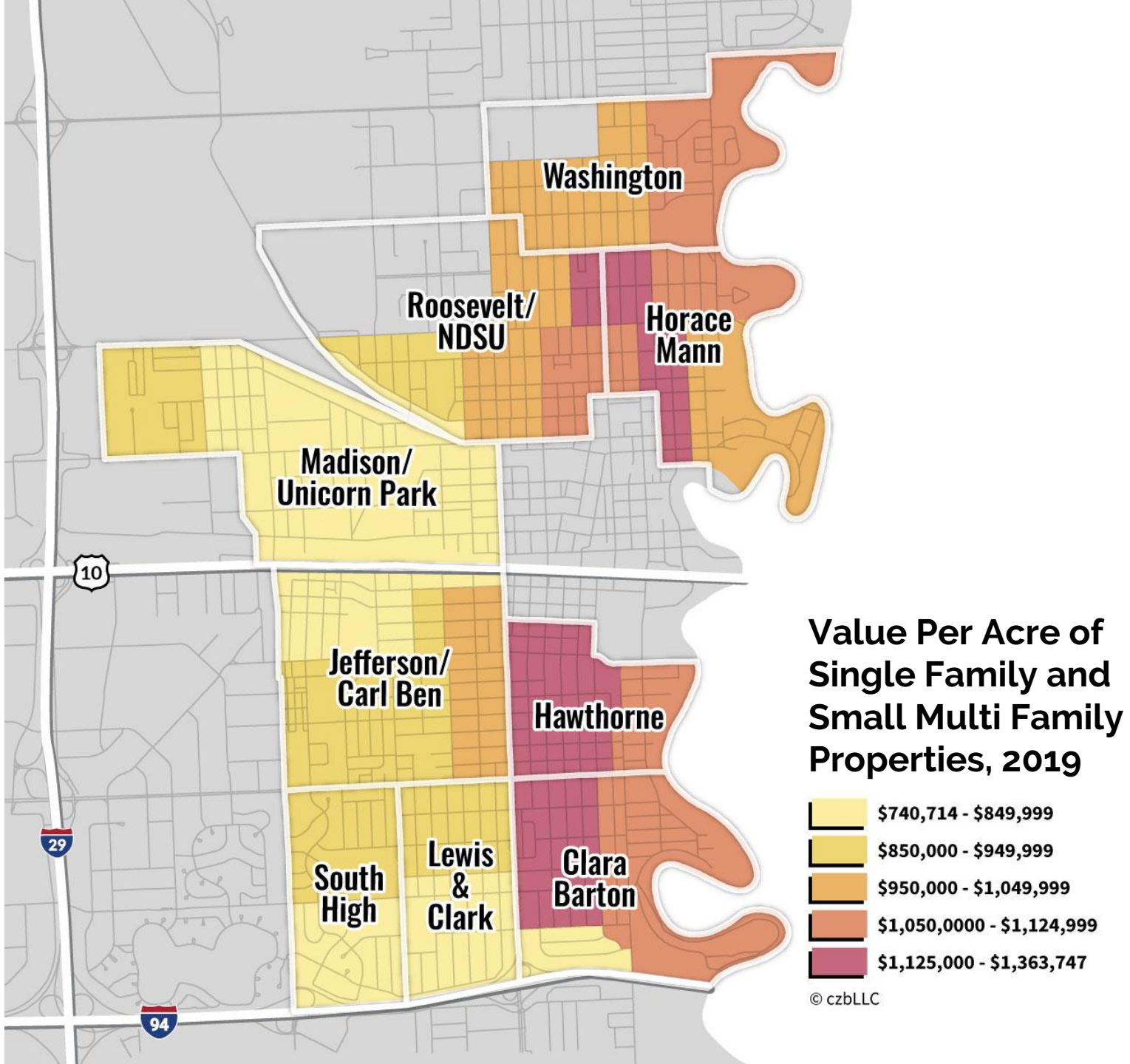


Preliminary Analysis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Horace
Mann
Madison/
Unicorn Park
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Jefferson/
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Hawthorne
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&
Clark
Clara
Barton
94
Value Per Acre of Single Family and Small Multi Family Properties, 2019
$740,714 - $849,999
$850,000 - $949,999
$950,000 - $1,049,999
$1,050,0000 - $1,124,999
$1,125,000 - $1,363,747
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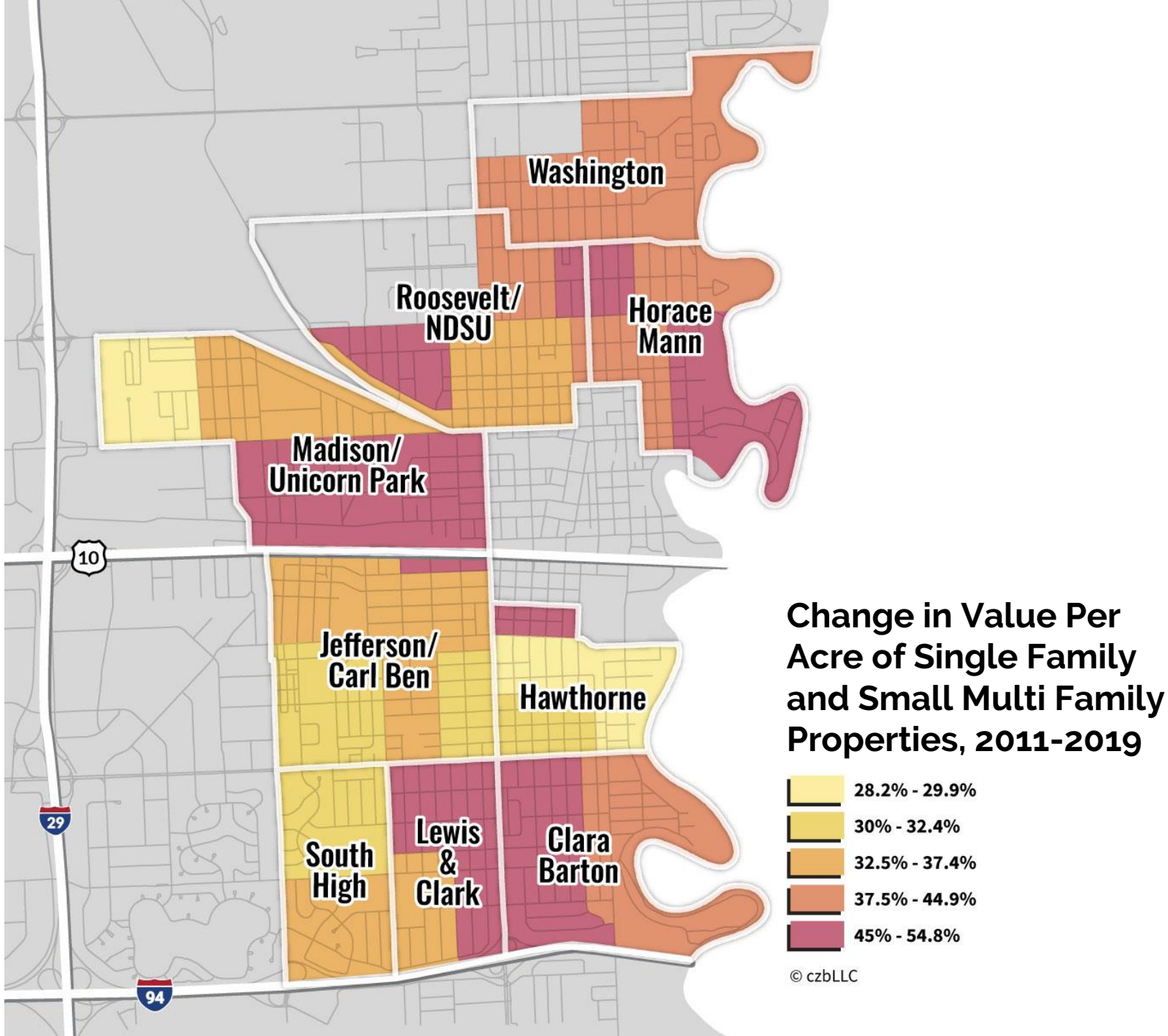
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Change in Value Per Acre of Single Family and Small Multi Family Properties, 2011-2019
28.2% - 29.9%
30% - 32.4%
32.5% - 37.4%
37.5% - 44.9%
45% - 54.8%
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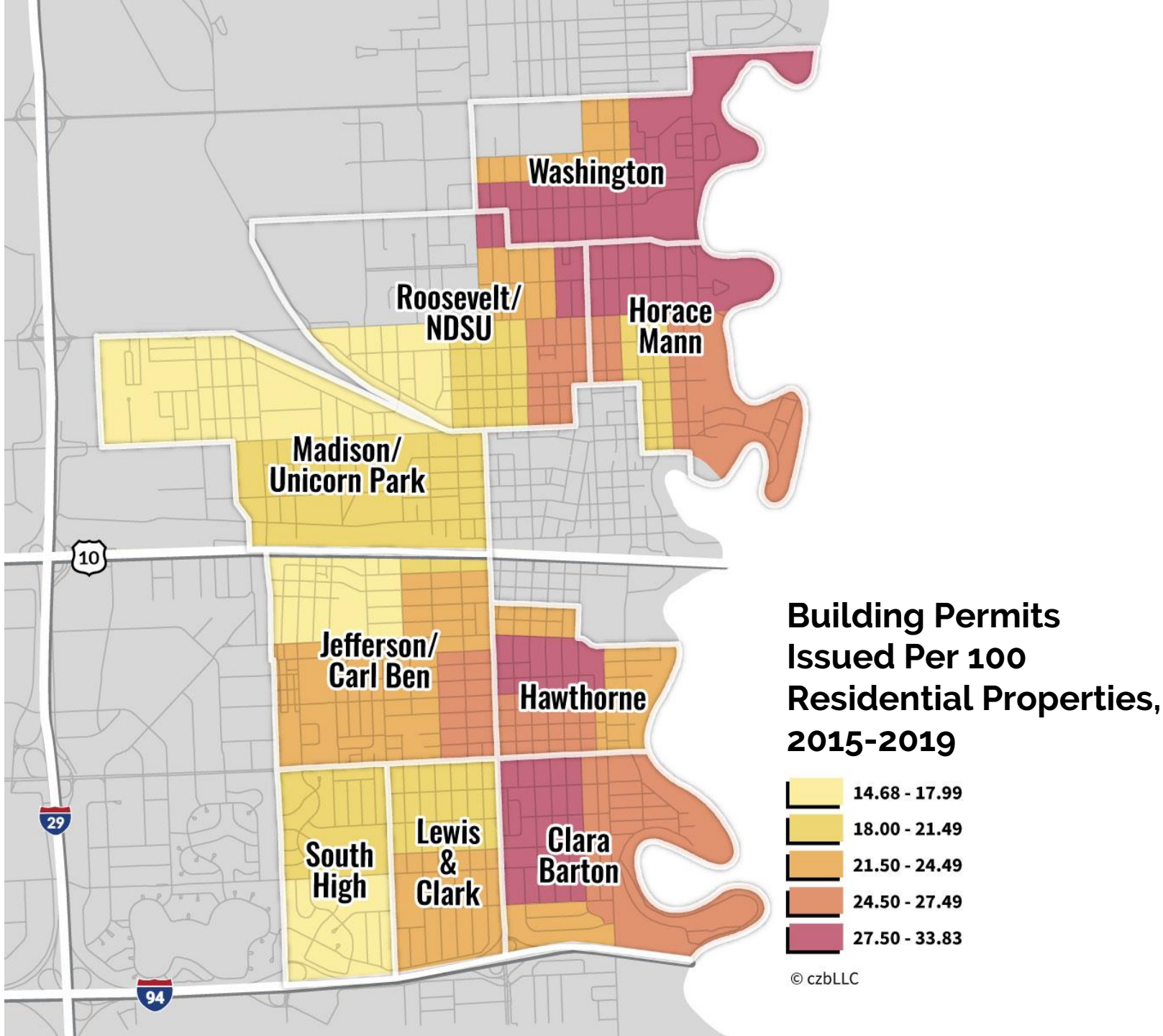
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Building Permits
Issued Per 100
Residential Properties,
2015-2019
14.68 - 17.99
18.00 - 21.49
21.50 - 24.49
24.50 - 27.49
27.50 - 33.83
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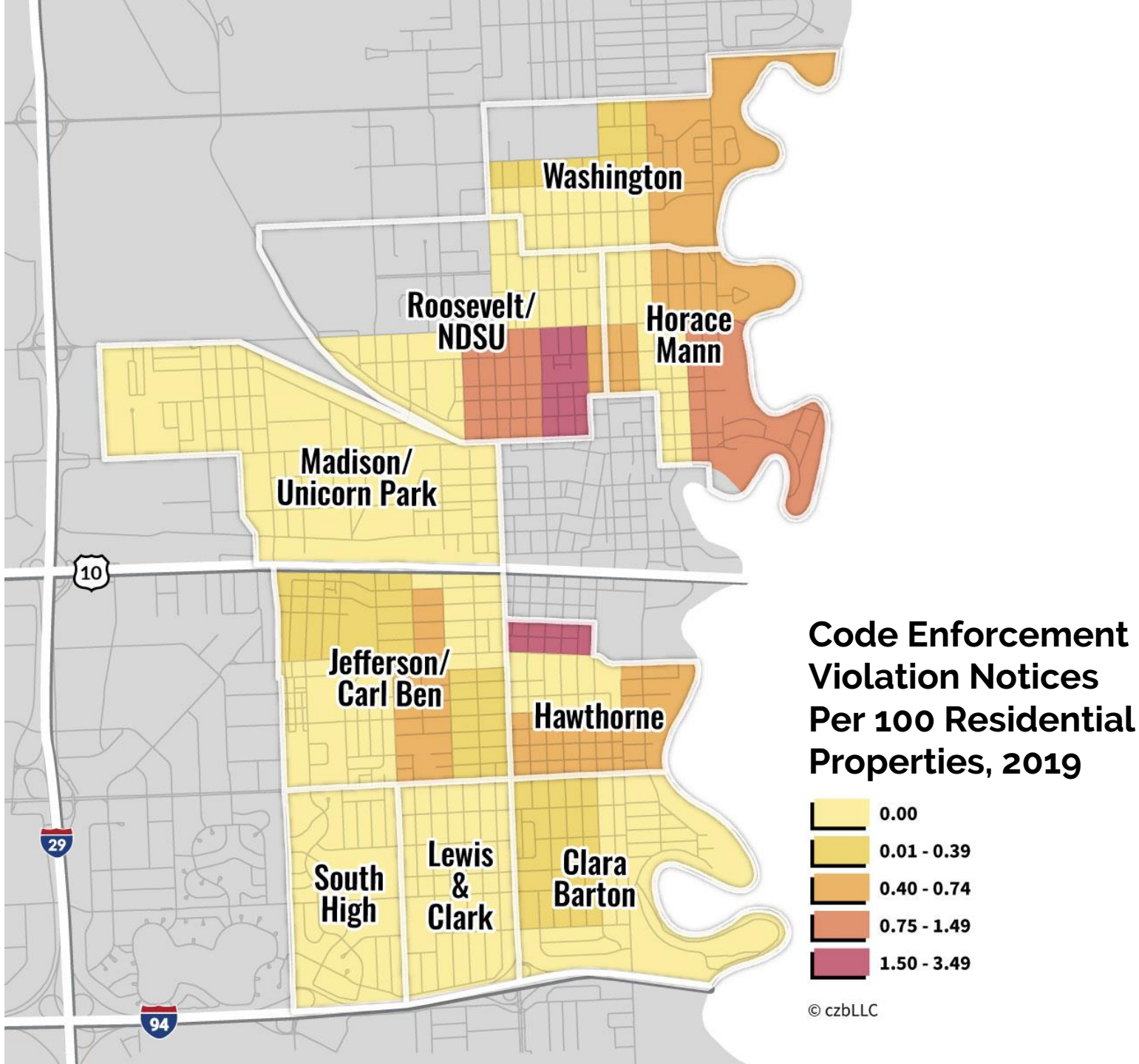
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Code Enforcement
Violation Notices
Per 100 Residential
Properties, 2019
0.00
0.01 - 0.39
0.40 - 0.74
0.75 - 1.49
1.50 - 3.49
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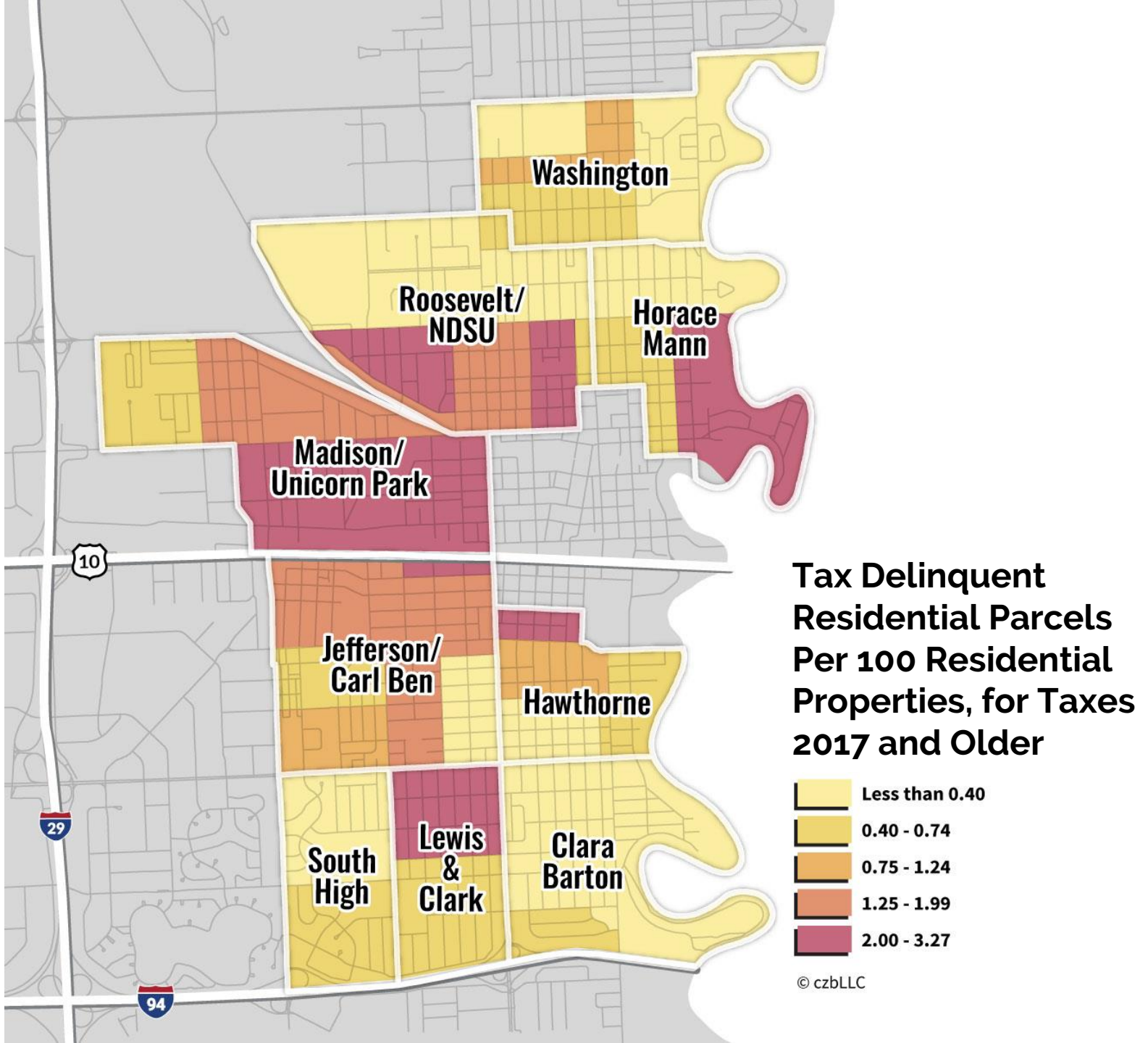
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Tax Delinquent
Residential Parcels
Per 100 Residential
Properties, for Taxes
2017 and Older
Less than 0.40
0.40 - 0.74
0.75 - 1.24
1.25 - 1.99
2.00 - 3.27
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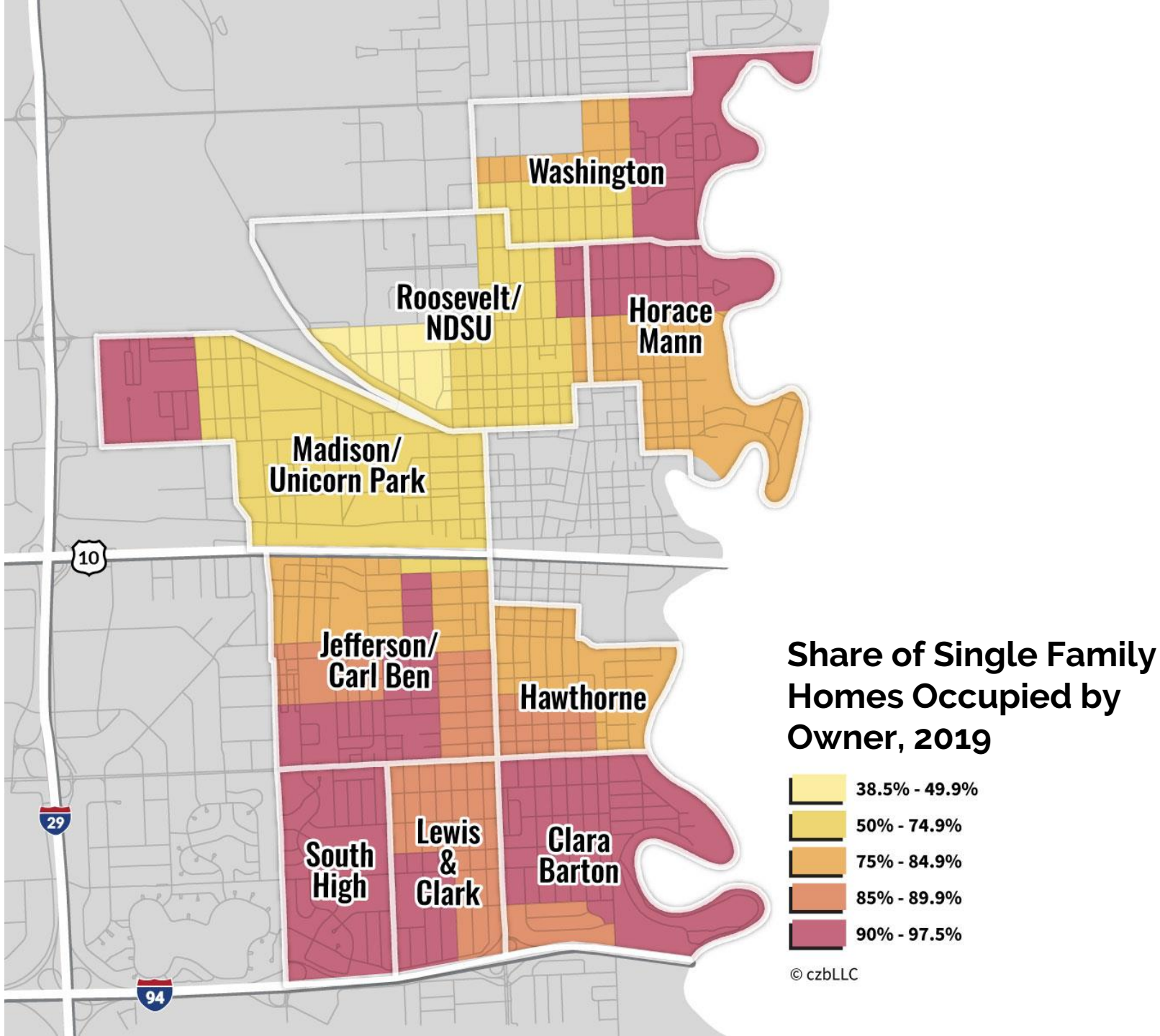
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Share of Single Family Homes Occupied by Owner, 2019
38.5% - 49.9%
50% - 74.9%
75% - 84.9%
85% - 89.9%
90% - 97.5%
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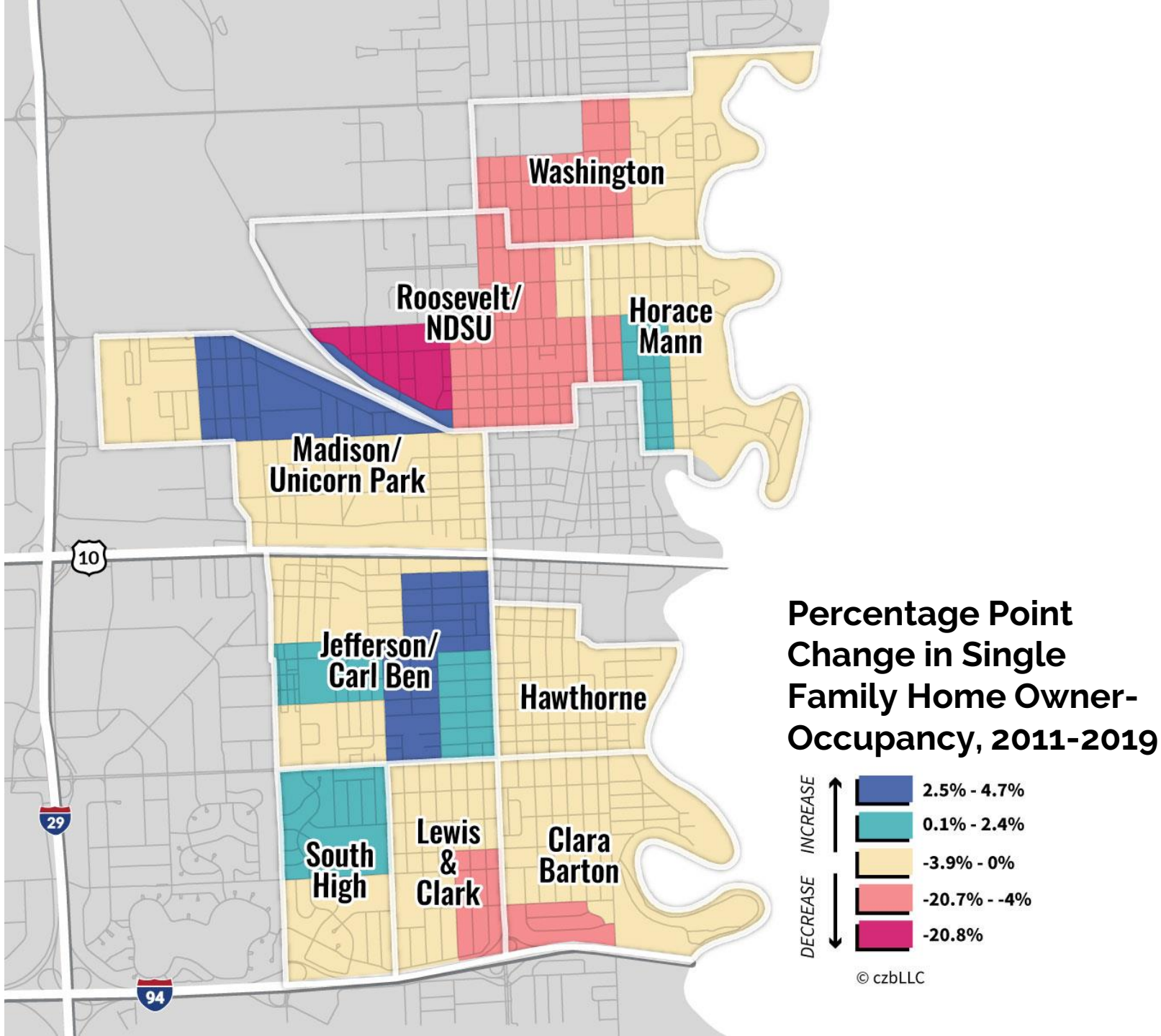
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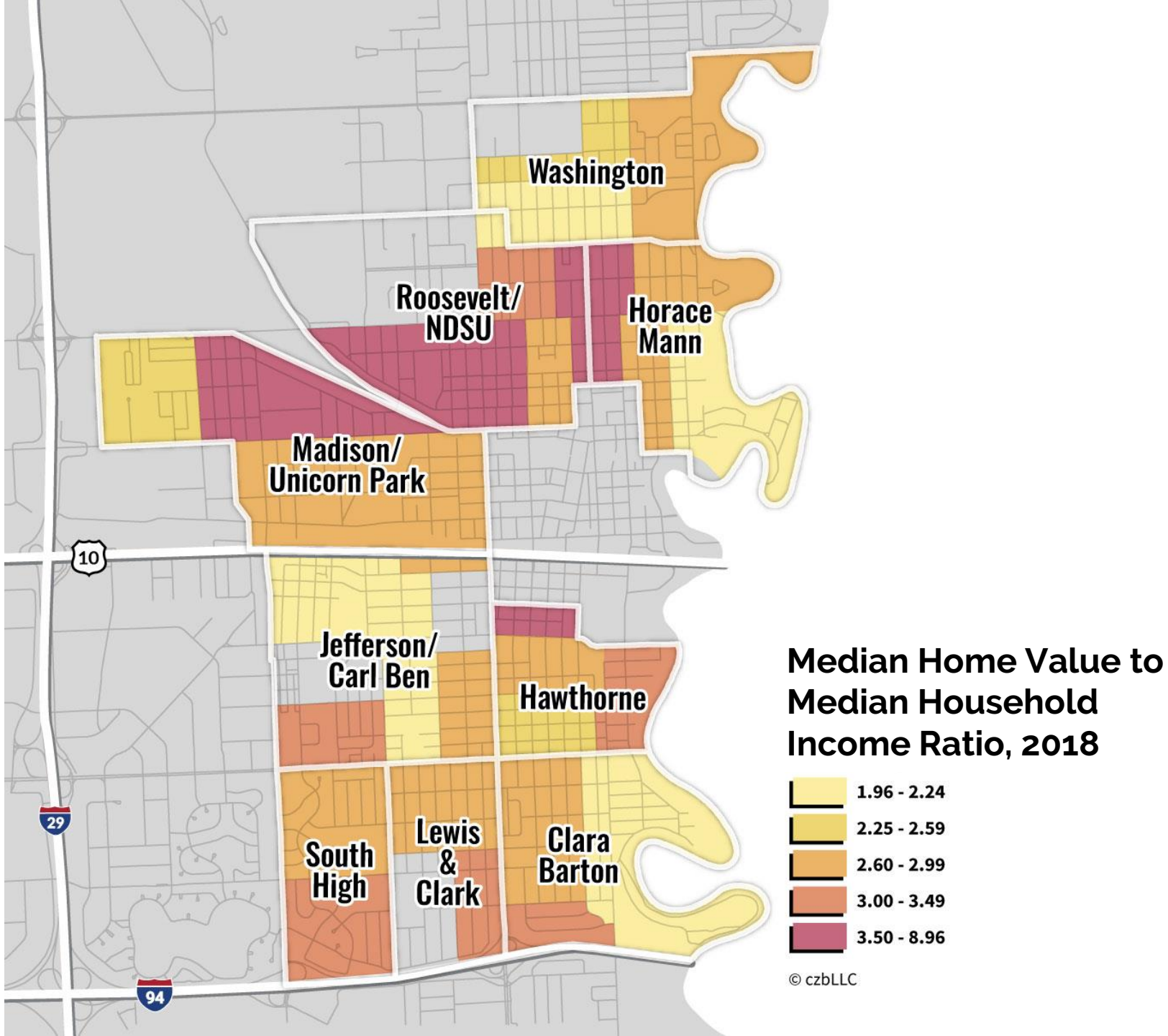
Percentage Point Change in Single Family Home Owner-Occupancy, 2011-2019
INCREASE
DECREASE
2.5% - 4.7%
0.1% - 2.4%
-3.9% - 0%
-20.7% - -4%
-20.8%
© czbLLC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Median Home Value to
Median Household
Income Ratio, 2018
1.96 - 2.24
2.25 - 2.59
2.60 - 2.99
3.00 - 3.49
3.50 - 8.96
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Discussion

Discussion

What are the problems we need to solve?

Where do we need to solve them?

What solutions are likely to deliver the outcomes we seek?

What strengths are present that can be leveraged into sustained, value-adding demand that is good for the neighborhood?

Next Steps

Next Steps

- Next meeting: Week of March 30th
  - Date and time preferences?
- Content for next meeting
  - Additional analysis to discuss
  - Review and discuss issues and outcomes expressed to date by the Sub Area committees