

City of Fargo Core Neighborhoods Master Plan

**Project Steering Committee
February 25, 2020**

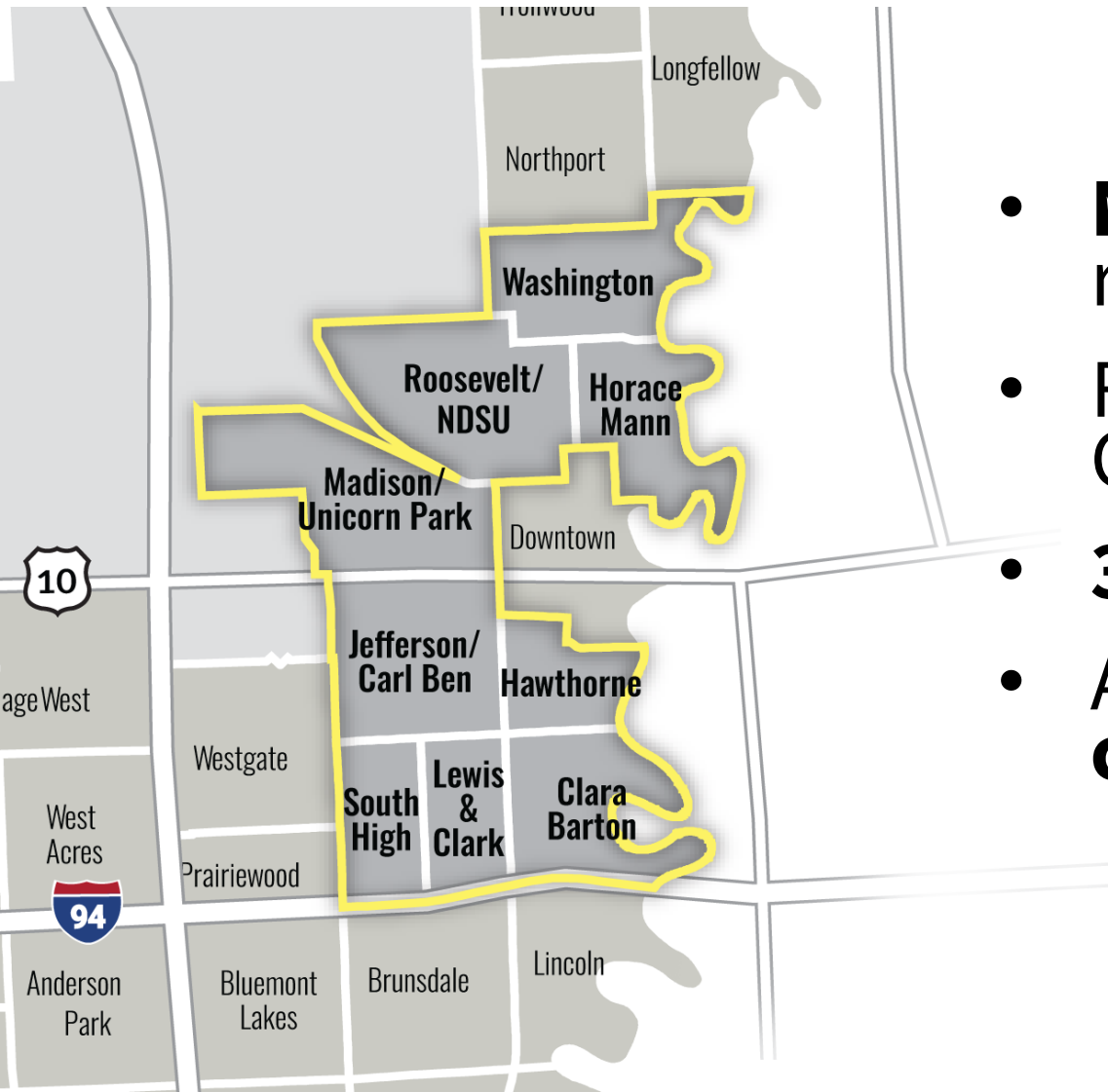


Agenda

- 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

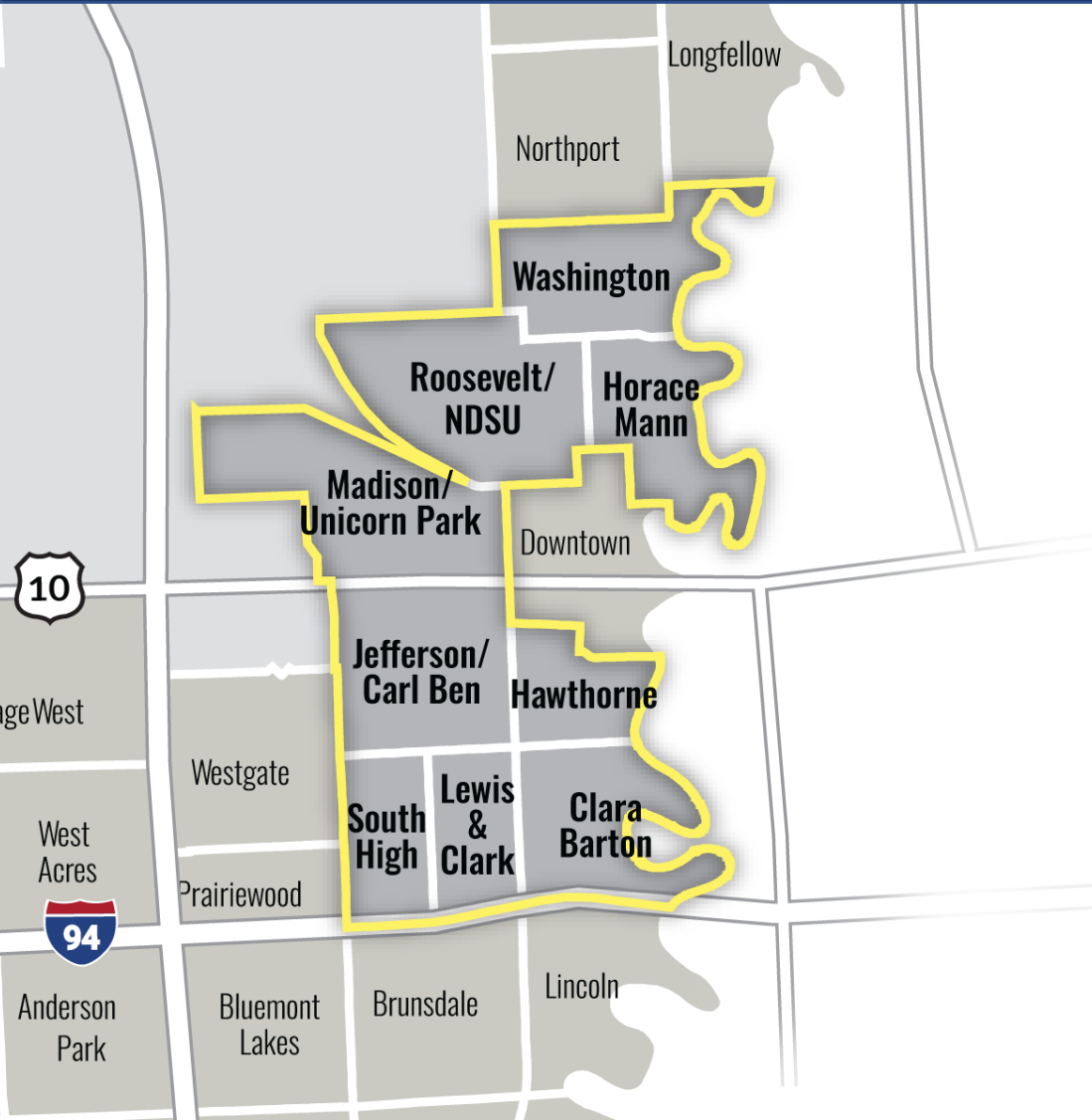
Project Introduction and Process Overview

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

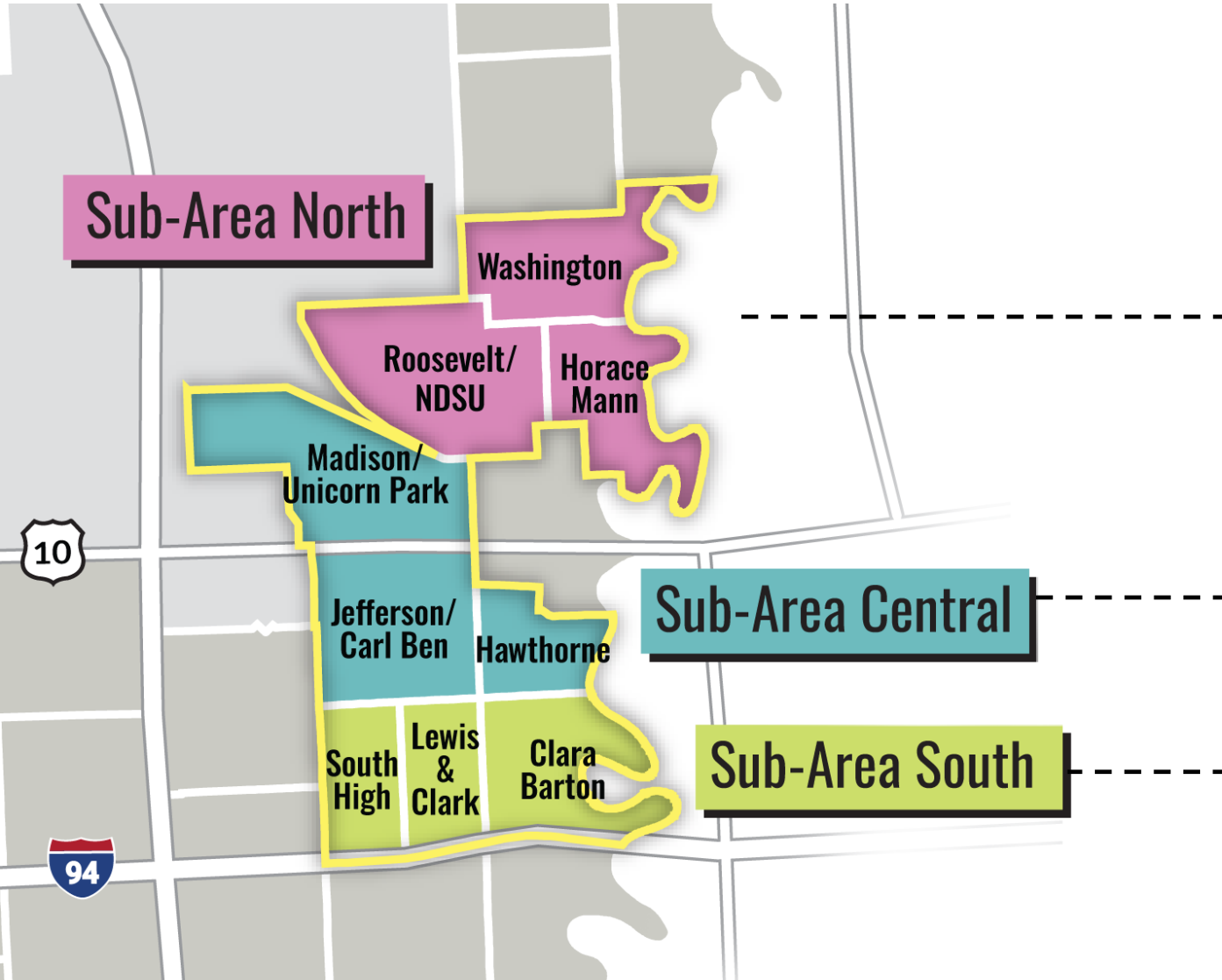


Define desired outcomes and what the community is able and willing to do to achieve them



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**

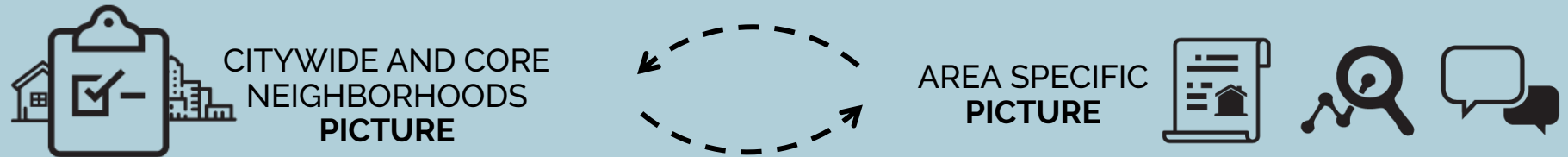


**Sub-Area
South Committee**

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



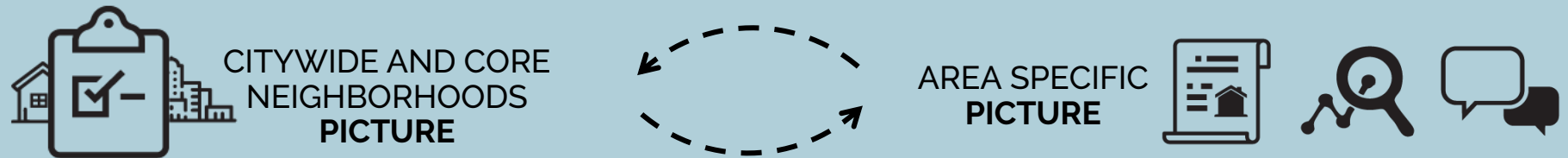
PHASE 1
FEBRUARY - MAY



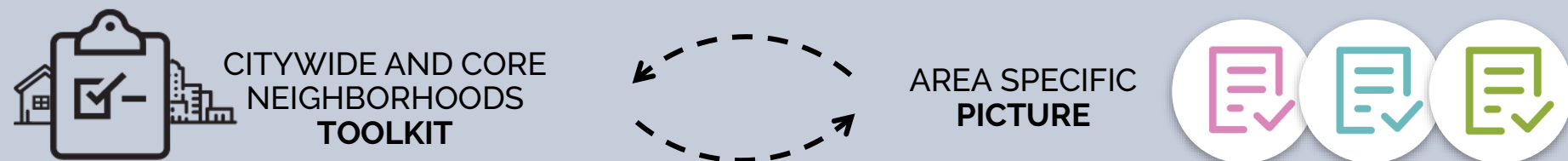
**How parallel
but coordinated
group work will
produce a core
neighborhoods
master plan**



**PHASE 1
FEBRUARY - MAY**



**PHASE 2
JUNE - AUGUST**



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*

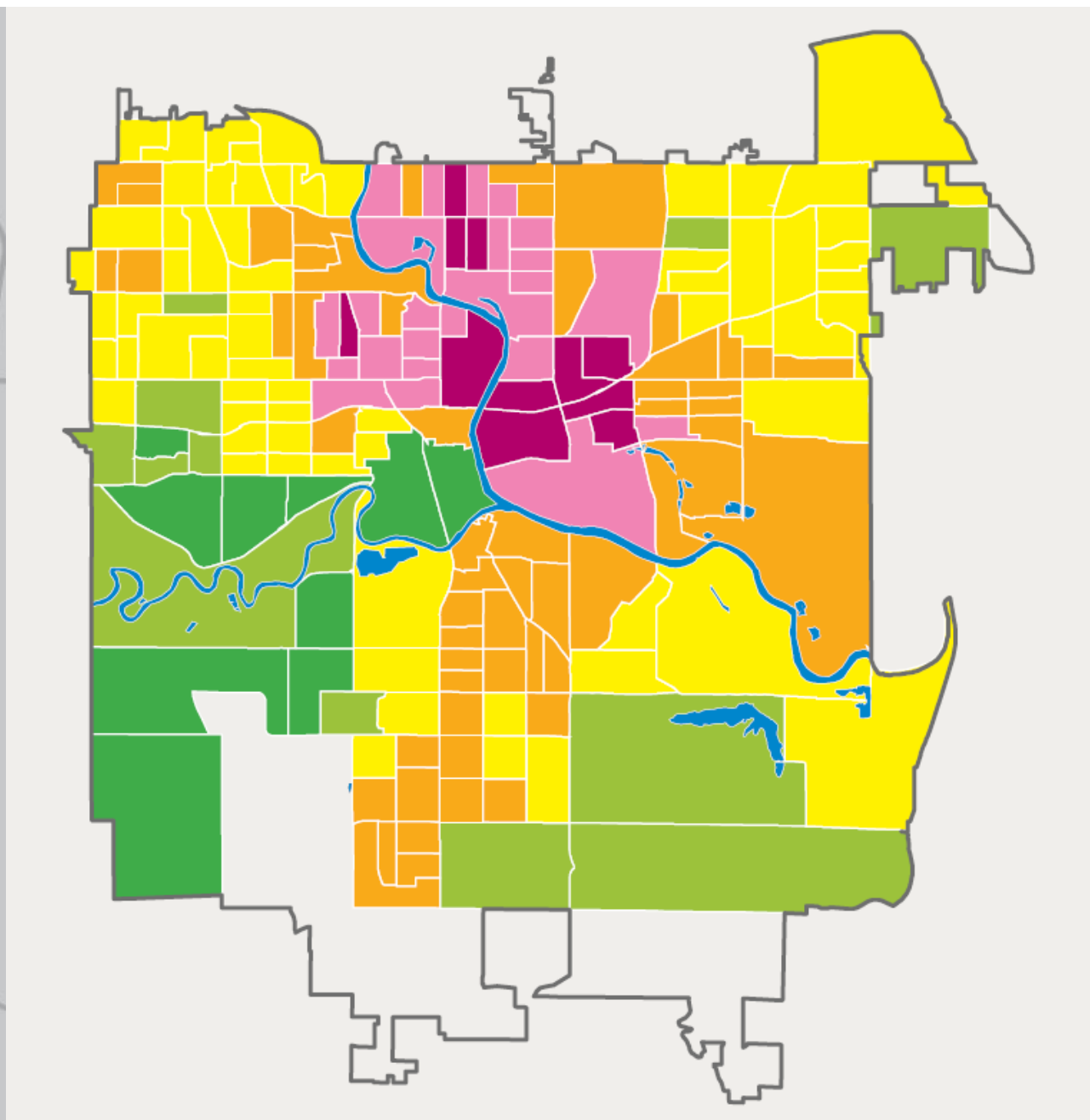
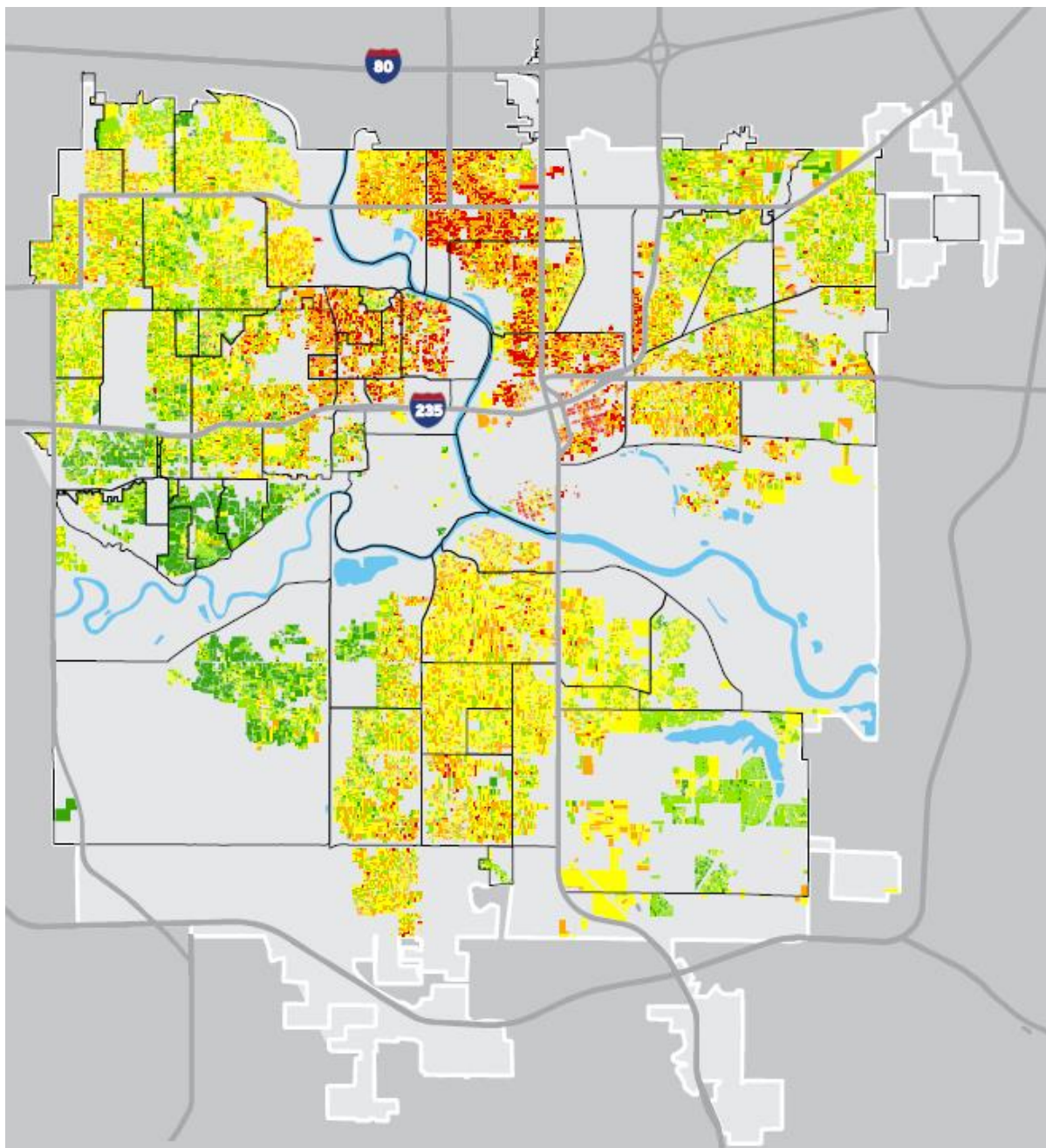
5

**High level of
distress**

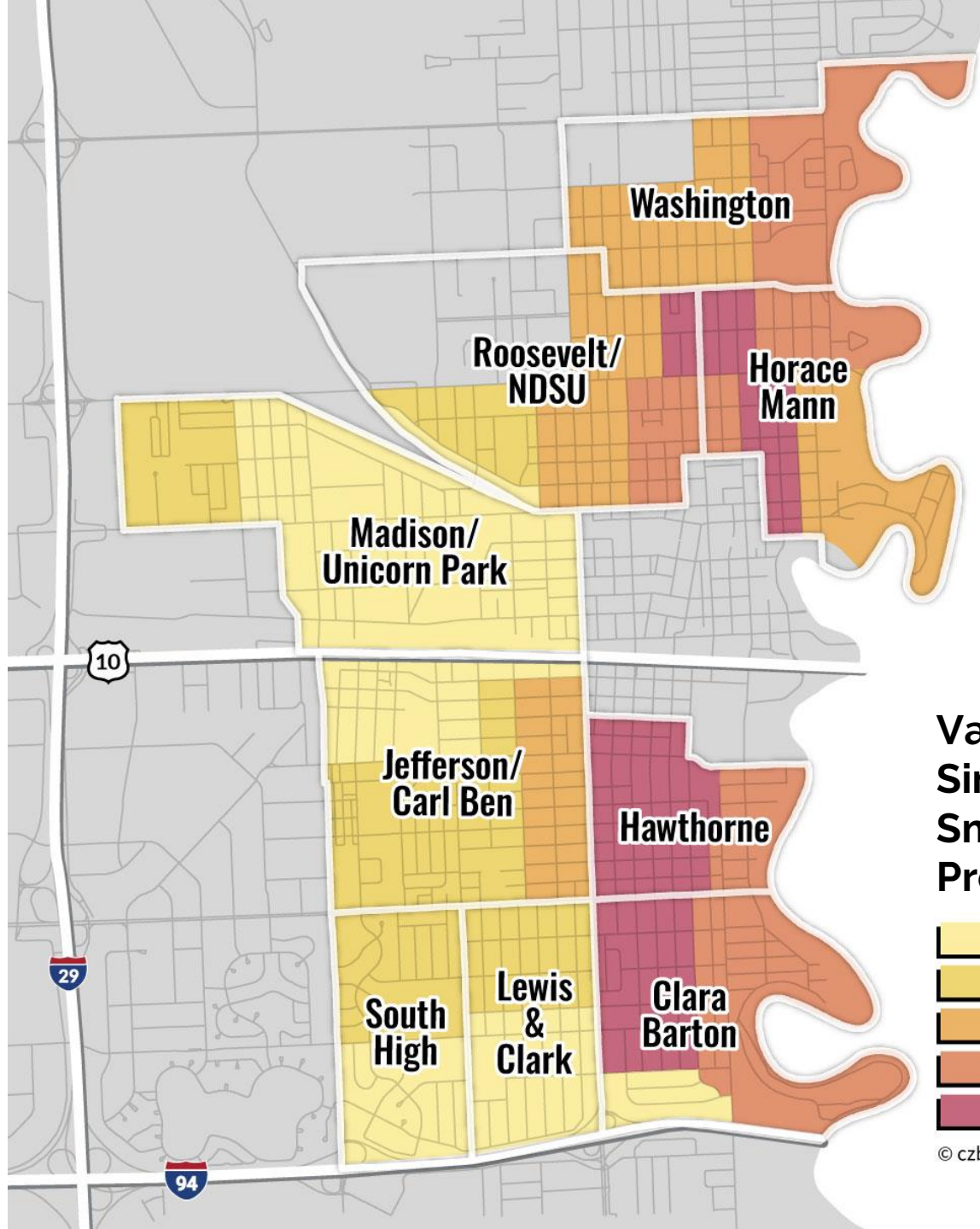
*(significant
disinvestment apparent)*



*Red flags
overwhelming*



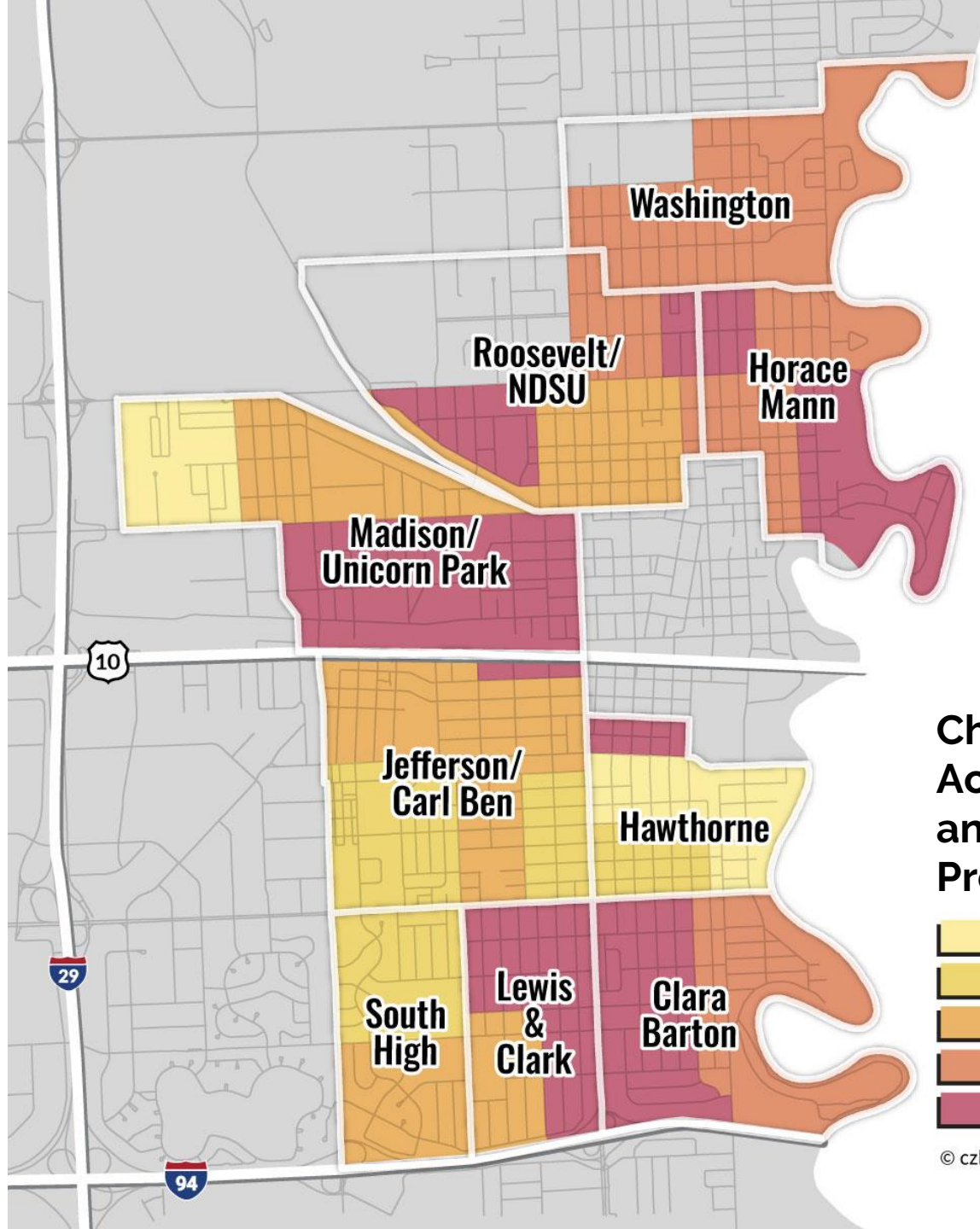
Preliminary Analysis



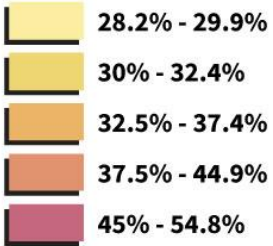
Value Per Acre of Single Family and Small Multi Family Properties, 2019

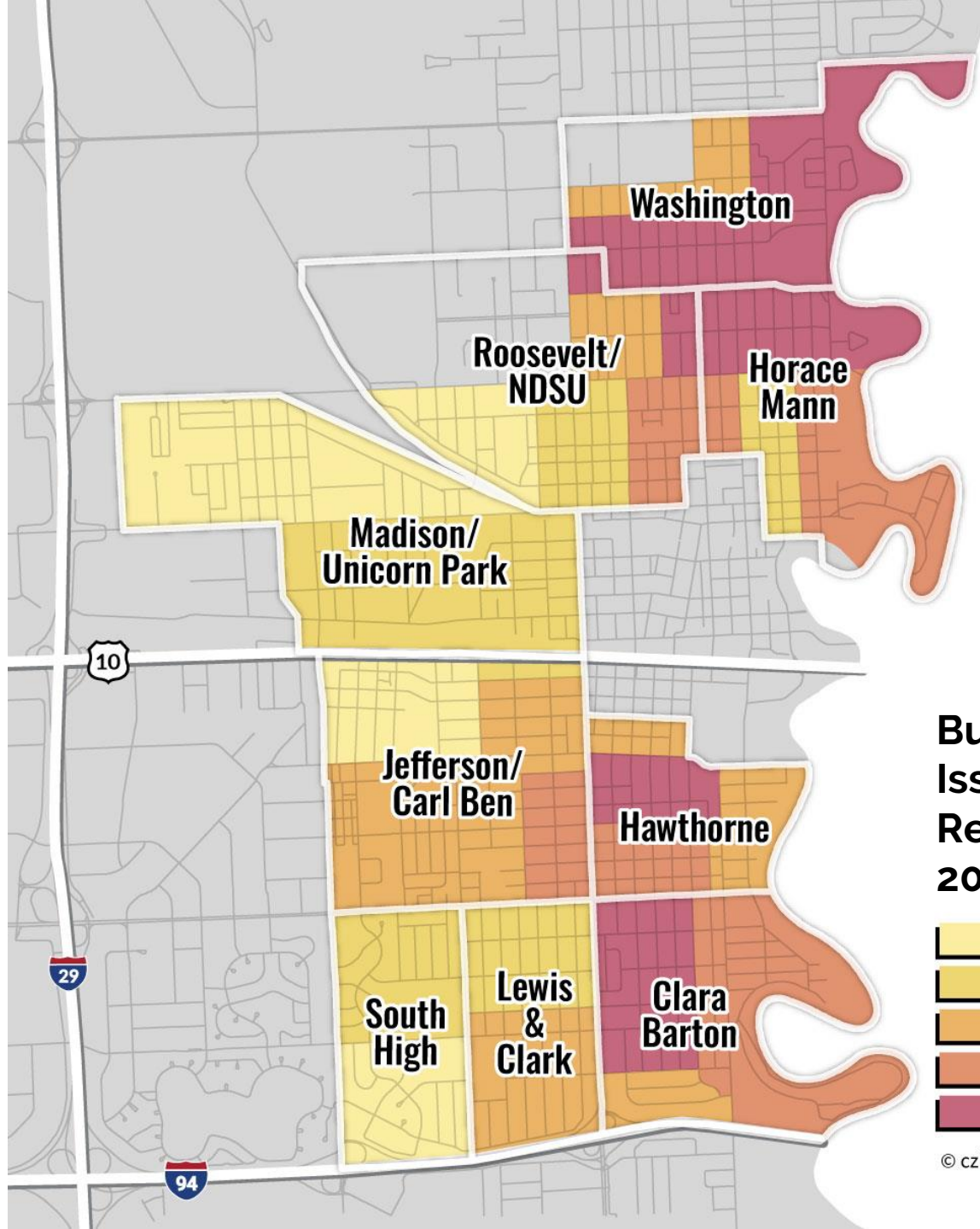


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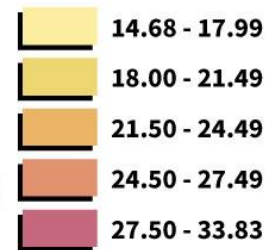


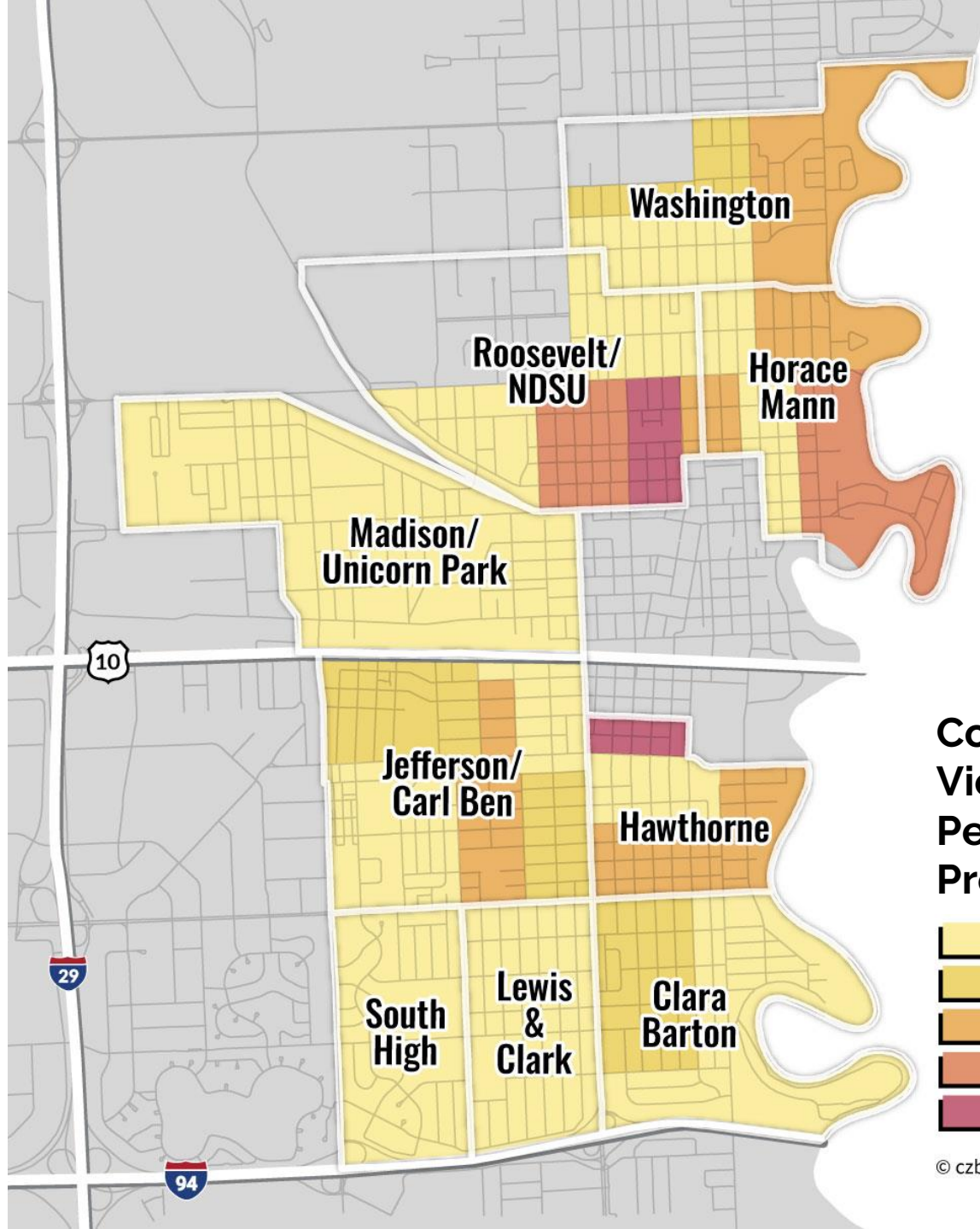
Change in Value Per Acre of Single Family and Small Multi Family Properties, 2011-2019



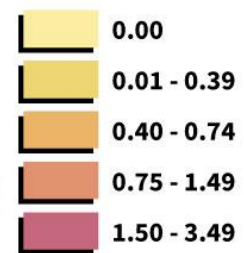


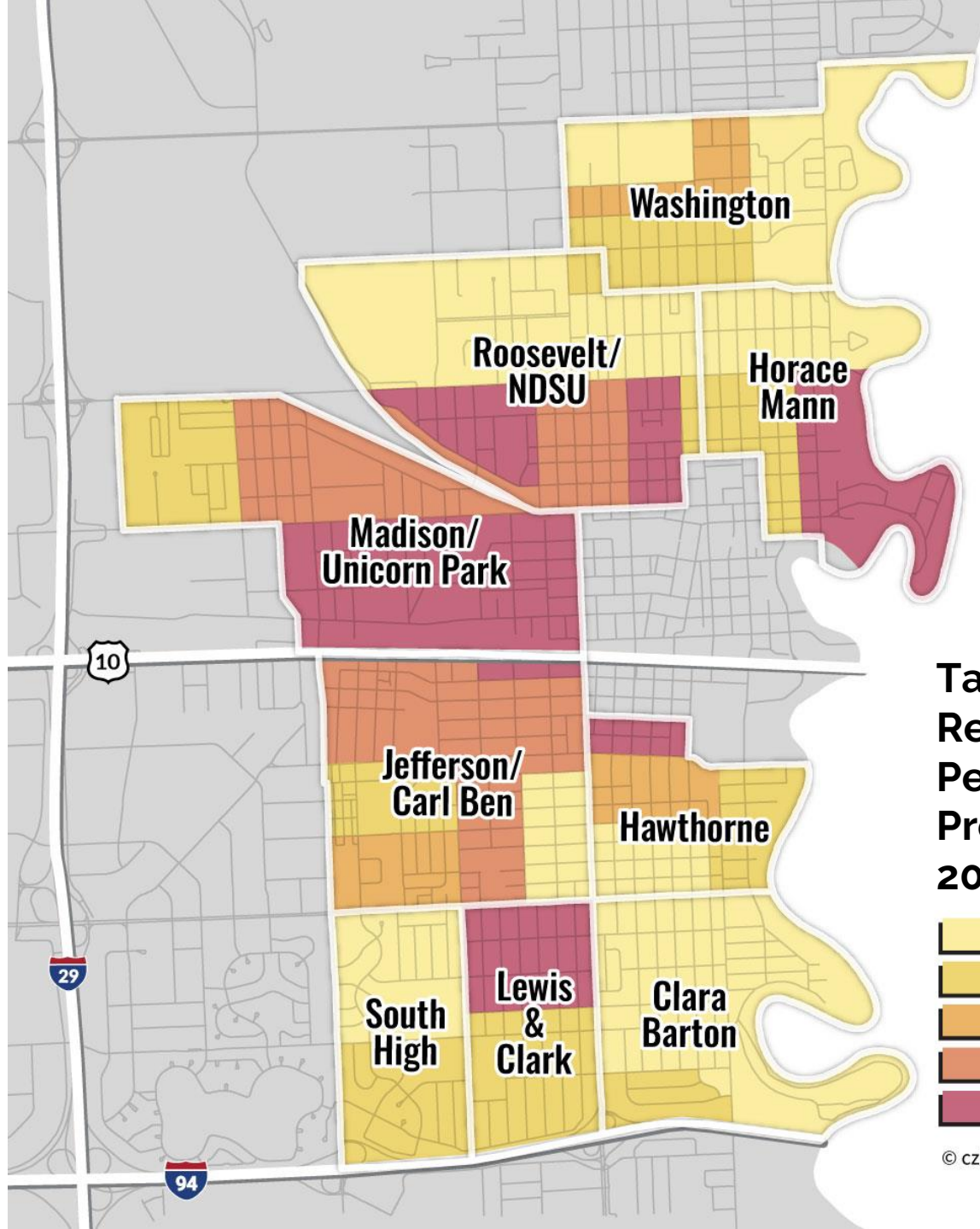
Building Permits Issued Per 100 Residential Properties, 2015-2019



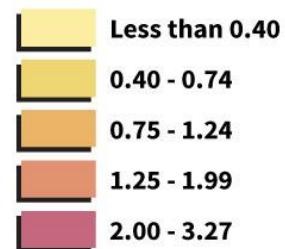


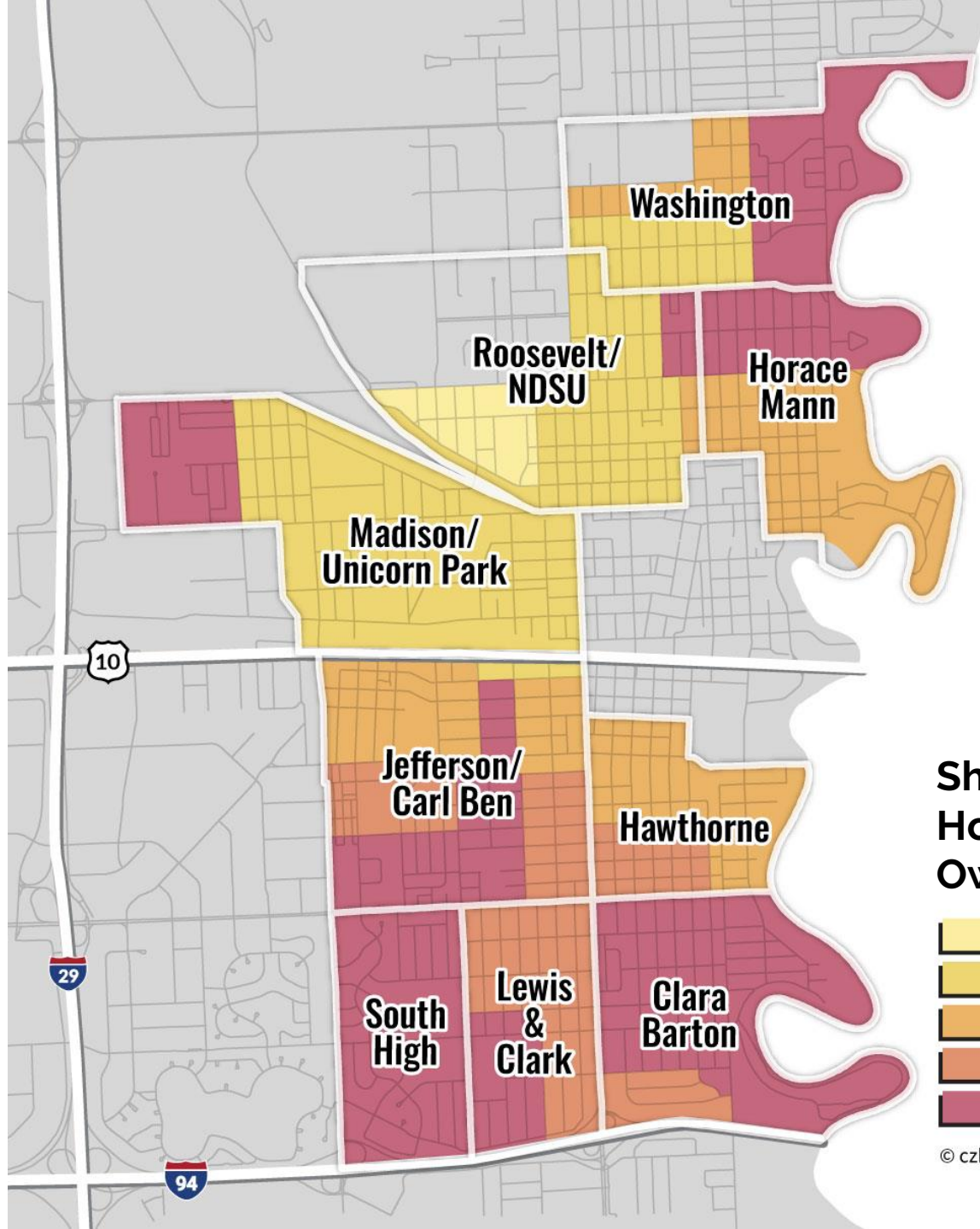
Code Enforcement Violation Notices Per 100 Residential Properties, 2019



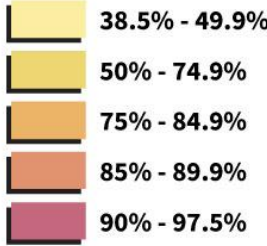


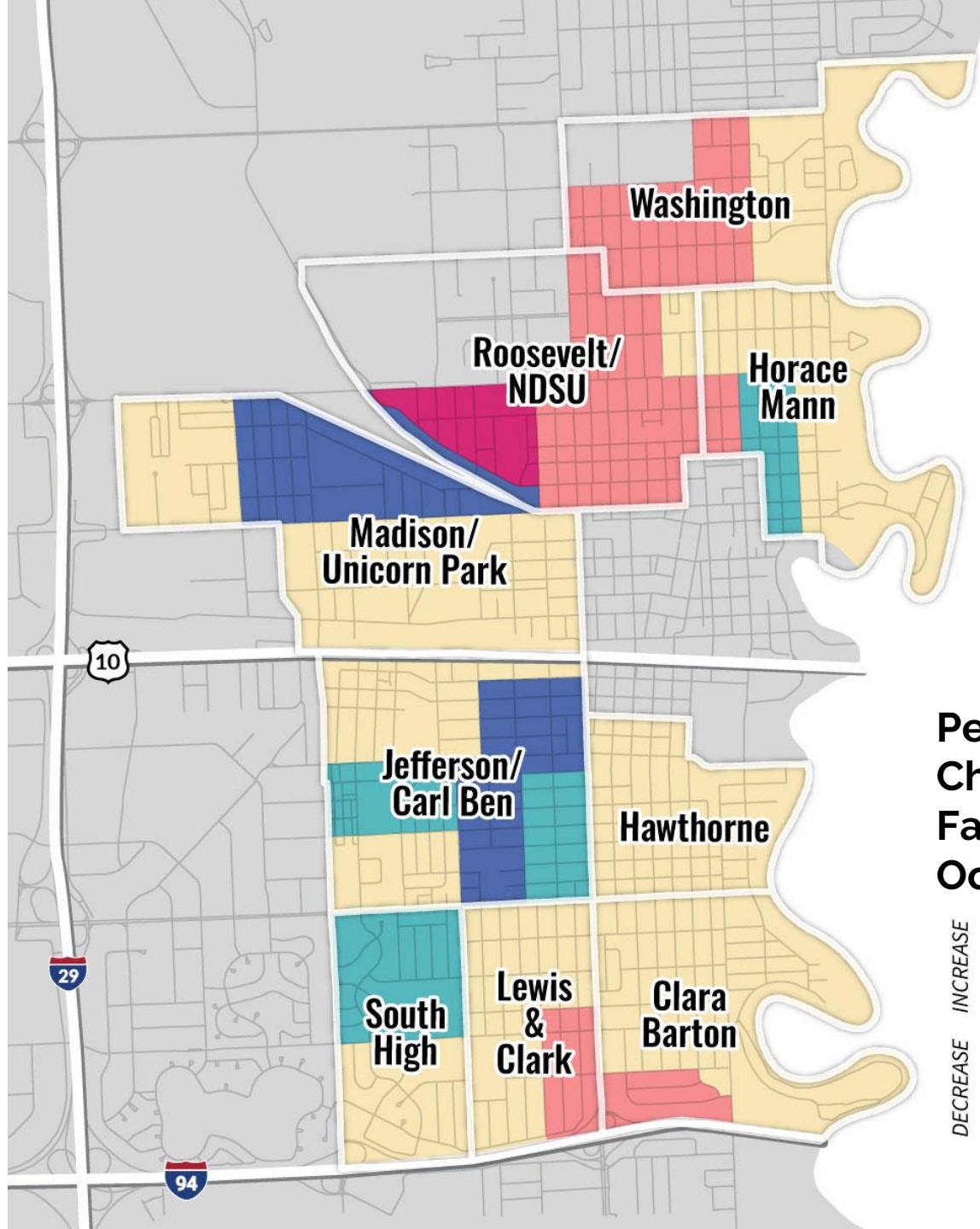
Tax Delinquent Residential Parcels Per 100 Residential Properties, for Taxes 2017 and Older



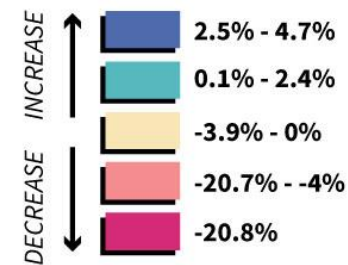


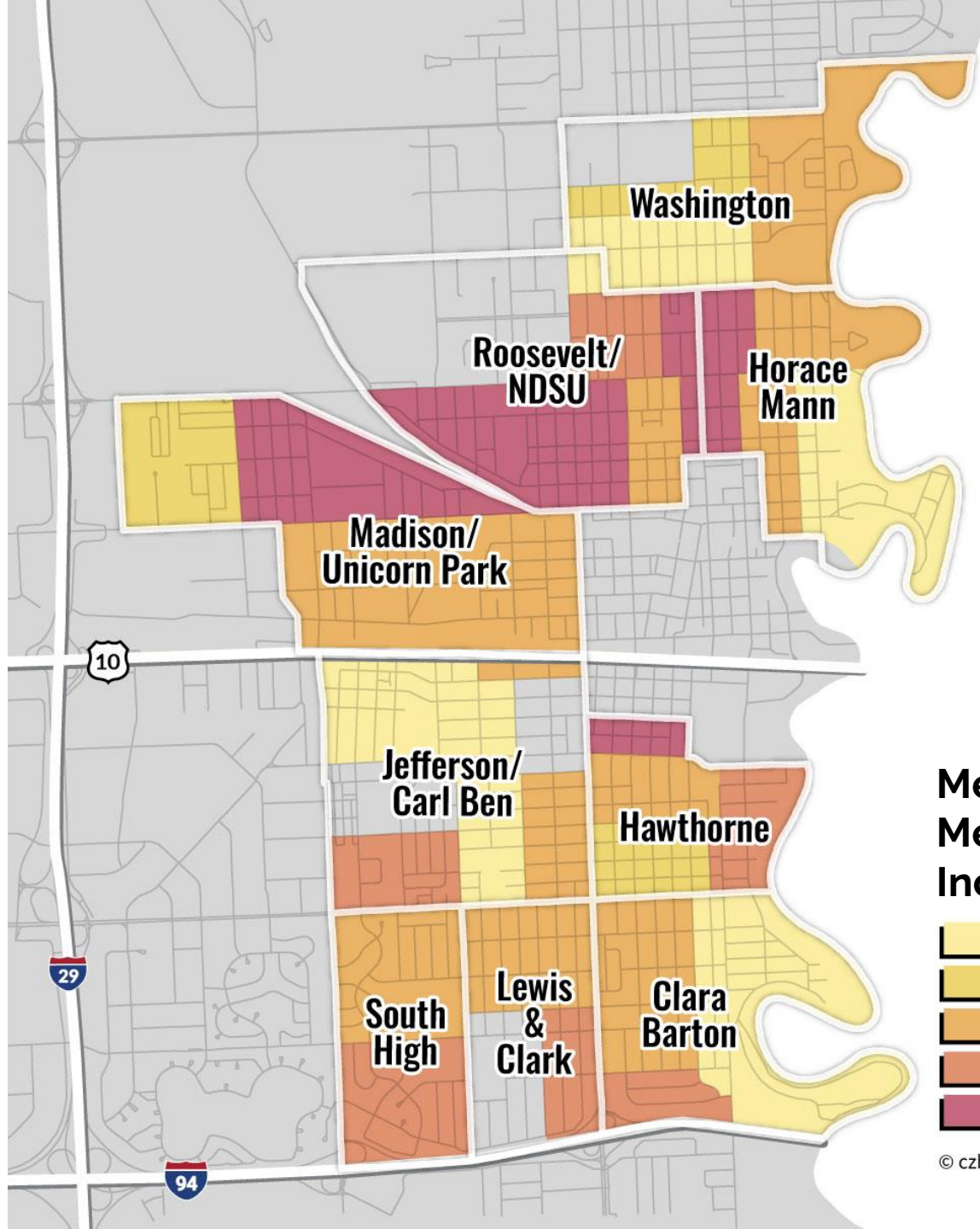
**Share of Single Family
Homes Occupied by
Owner, 2019**



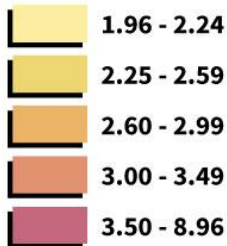


Percentage Point Change in Single Family Home Owner- Occupancy, 2011-2019





**Median Home Value to
Median Household
Income Ratio, 2018**



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