

2007 ANNUAL ACTION PLAN

City of Fargo, North Dakota

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EXECUTIVE SUMMARY

The 2007 Fargo community development action plan addresses the city's allocation of \$1.8 million in federal funds for the purpose of furthering the creation and retention of affordable housing, revitalizing blighted areas, and assisting low income households and neighborhoods.

The activities included in the Plan address Priority Needs in the areas of Housing, Homelessness and Community Development, specifically, focusing on affordable housing, homeownership, homelessness, neighborhoods, fair housing and diversity, and poverty reduction.

All of the anticipated HOME funds will benefit low/mod households and, an estimated 80 percent of CDBG funds will provide a low/mod benefit. The majority of activities address the HUD objective of Decent Housing, but there are several activities in the areas of economic opportunity and suitable living environment. The following table summarizes the distribution of Fargo's FY2007 projects by HUD's newly adopted Performance Measure System.

OBJECTIVE / OUTCOME	Suitable Living Environment	Decent Housing	Creating Economic Opportunities
Availability/ Accessibility		CHDO Housing Projects Habitat for Humanity Special Projects – Homelessness/Workforce Housing Village Housing Education Programs Homebuilders Care Project Tenant Based Rental Assistance YWCA	Cultural Diversity Resources Immigrant Development Center Skills and Technology Training Center
Affordability		Housing Rehab – Owner Downpayment Assistance	Metropolitan Transportation Initiative
Sustainability: Promoting Livable or Viable communities	CHARISM Nokomis Child Care Center Fair Housing of the Dakotas Mert Armstrong Center		Fargo Theatre Downtown Project/Storefront Rehab Program

The City has exhibited a commitment to these issues in previous action plans and has demonstrated capacity in successfully implementing the proposed projects. The Plan outlines the City's approach to subrecipient and self-monitoring, which includes regular file monitoring and periodic on-site monitoring of funded projects.

Introduction

The City of Fargo is a CDBG entitlement community and a HOME participating jurisdiction. This plan will address the following topics related to the use of CDBG and HOME funds in the City of Fargo in the 2007 program year (May 1, 2007 to April 30, 2008).

- Source of Funds, including expected grant, program income, and revolving fund receipts
- Specific Consolidated Plan Objectives met by 2007 activities
- Summary of 2007 Budget and programmatic expenditure limits
- Description of Projects included in 2007 budget
- Geographic Distribution of the projects
- A summary of special considerations, including discussion on the topics of homeless and other special populations, public housing, poverty reduction strategies, lead paint hazards, minority concentrations, underserved needs, removing barriers to affordable housing, partnerships, and fair housing.
- Local plans for monitoring sub-recipients and HUD-funded activities in general

Source of Funds

Federal Resources

This document develops a budget for the annual CDBG and HOME funds received by the City of Fargo. The following narrative describes those resources as well as several other annually appropriated federal housing resources that are utilized in the community.

CDBG. The City of Fargo will receive a grant of \$685,864 in Fiscal Year 2007. The grant allocation is expected to be \$635,864 and program income is estimated at \$50,000.

HOME. The City will have a HOME budget of \$711,503 to work with in 2007. The grant allocation to the City is \$481,503 and program income is estimated to be \$230,000.¹ The City has also applied to the State of North Dakota to be a sub-recipient of the American Dream Downpayment Initiative (ADDI) program in the amount of \$40,000.

FY2007 Budget

	CDBG 07 proposed	HOME 07 proposed	CDBG 06	HOME 06
Grant	\$635,864	\$481,503	\$706,516	\$535,003
Program Income	\$50,000	\$230,000	\$50,000	\$240,000
American Dream Downpayment Initiative	\$0	\$40,000	\$0	\$33,695
Re-allocated funds	\$228,516	\$166,503	\$245,000	\$0
<i>Total</i>	<i>\$914,380</i>	<i>\$918,006</i>	<i>\$1,001,516</i>	<i>\$808,698</i>
		\$1,832,386		\$1,810,214

¹ The State has agreed, via a Memorandum of Agreement, to allow the City to keep program income and recaptured funds that were generated from the activities funded with HOME dollars that originated from the state of North Dakota (funds expended from all grant years up to, and including, the 2002 grant year).

Section 8. As of March 2006, the City of Fargo, through the Fargo Housing and Redevelopment Authority, had access to \$4.28 million in Section 8 voucher funding. The HRA can issue approximately 1,160 vouchers with that budget authority. On average 76-82% of FHRA voucher holder earn less than 30% area median income.

In addition to the voucher program, the HRA manages two project-based Section 8 projects: the Full Circle SRO (69 4th St, 22 units for people who are homeless and have a disability, \$49,236) and Fraser Hall (711 University, 25 units for adults with developmental disabilities, \$74,243).

Low Income Housing Tax Credits. The allocation of tax credits in North Dakota takes place in April and, if there are additional credits available, again in June. The City of Fargo expects to review several credit applications for the 2006 round but, at the time this plan is being written, no applications have been submitted.

McKinney-Vento Homeless Assistance Act programs. There are two projects in Fargo that are current recipients of SHP renewal funds. These renewal dollars total approximately \$363,519 annually (Sister's Path - \$150,000, YWCA Transitional Housing - \$213,519).

The FHRA administers 38 S+C vouchers for homeless persons in the City of Fargo (\$222,721 for 27 vouchers for homeless persons with a disability and an additional 11 vouchers to serve chronic homeless (to be available summer 2007).

ESGP. Five local service providers access ESGP dollars through the State of North Dakota. These grant applications are due in May but typically these five agencies access approximately \$73,000 in ESGP funds to the community of Fargo (approximately 26% of the total state allocation). The agencies that apply for ESGP funds in Fargo are the New Life Center, YWCA, Centre Inc, Youthworks, and the Southeast ND Community Action Agency.

FY2007 Budget – Other Federal Housing Programs

	Annual \$	Funds Allocated by:
Section 8 – Voucher	\$4,280,000	HUD to Fargo Housing and Redevelopment Authority
Section 8 – Project Based	\$123,479	HUD to Fargo Housing and Redevelopment Authority
Low Income Housing Tax Credit	n/a	ND Housing Finance Agency
McKinney Vento – SHP	\$213,519	HUD to ND Coalition for Homeless Persons to Service Providers
McKinney Vento – S+C	\$222,721	HUD to ND Coalition for Homeless Persons to Fargo Housing and Redevelopment Authority
ESGP	\$73,000	HUD to ND Division of Community Services to Service Providers
TOTAL	\$4,912,719	

Specific Objectives

The City of Fargo intends to focus efforts on the six goals that were identified in the five-year Consolidated Plan.

1. Affordable Housing
2. Homeownership
3. Homelessness
4. Neighborhoods
5. Fair Housing and Diversity
6. Poverty Reduction

The 2007 Action Plan addresses the following priority needs objectives that have been identified in the 2005-2009 Consolidated Plan.

Priority Needs / Objectives Addressed – 2007 Action Plan		
Priority Need Objective		Priority Need (Goal)
H-2	Rehabilitate older owner-occupied housing to maintain quality and affordability	Housing (Affordable Housing)
H-3	Rehabilitate rental housing in the downtown neighborhood to create quality and affordable housing options for low income persons	Housing (Affordable Housing)
H-5	Work with local partners to create new affordable housing in the community	Housing (Affordable Housing)
H-6	Assist low income homeowners with infrastructure assessments to help maintain the affordability of homeownership	Housing (Affordable Housing)
H-7	Increase public awareness of affordability concerns and the needs of at-risk populations	Housing (Affordable Housing)
H-8	Provide downpayment assistance to low income households	Housing (Homeownership)
H-9	Provide opportunities for education to potential and recent homeowners	Housing (Homeownership)
H-10	Increase homeownership rates for minorities	Housing (Homeownership)
HO-1	Work to end chronic homelessness in Fargo	Homelessness (Homelessness)
HO-3	Encourage the development of supportive housing partnerships	Homelessness (Homelessness)
HO-4	Actively participate in collaborative efforts to address homelessness	Homelessness (Homelessness)
CD-1	Eliminate blighted conditions from the Downtown business district	Community Dev (Neighborhoods)
CD-2	Eliminate blighted conditions from Fargo's residential neighborhoods	Community Dev (Neighborhoods)
CD-3	Foster the establishment of strong neighborhoods	Community Dev (Neighborhoods)
CD-4	Provide education on fair housing issues	Community Dev (Fair Housing/Diversity)
CD-5	Provide education on accessible housing	Community Dev (Fair Housing/Diversity)
CD-6	Support the integration of new immigrants into the community	Community Dev (Fair Housing/Diversity)
CD-7	Support skill building opportunities designed to improve self sufficiency and personal success	Community Dev (Poverty Reduction)
CD-9	Support metropolitan efforts to address transportation and other barriers to work that affect low income individuals	Community Dev (Poverty Reduction)

Summary of 2007 Budget

The 2007 budget continues to place a high priority on housing and homelessness, as well as neighborhood improvement. The City of Fargo's 2007 CDBG budget indicates that more than 80% of non-Admin funds will be spent on activities that benefit low income persons. It is likely that funds spent in the 2007 program year (and thus reported in the 2007 CAPER) will follow a similar pattern (expect between 75-80% of funds expended to benefit low/mod households).

SUMMARY		
FY2007 Community Development Budget - proposed		
	CDBG	HOME
Housing		
1. Housing Rehabilitation – Owner	100,000	350,000
2. Downpayment Assistance		40,000 ²
3. CHDO Housing projects		200,000
4. Tenant Based Rental Assistance		75,000
5. Habitat for Humanity		60,000
6. YWCA of Cass Clay housing improvements		18,350
7. Special projects-homelessness/workforce housing	310,140	156,656
Downtown Project		
8. Fargo Theatre Roof	110,000	
9. Downtown project/Storefront Rehab	39,000	
Public Service Projects		
10. Housing Education (tenant and homebuyer)	30,000	10,000
11. Cultural Diversity Resources	40,000	
12. CHARISM	40,000	
13. Immigrant Development Center	15,000 ³	
14. Metropolitan Transportation Initiative	10,000	
15. Skills and Technology Center	5,000	
16. Fair Housing of the Dakotas	1,000	
Facilities/Capital Projects		
17. Nokomis Childcare Center – classrooms	40,000	
18. Beyond Shelter, Inc – Mert Armstrong Center Roof	21,240	
19. FM Homebuilders Care Project	15,000	
Administration/Planning		
20. Admin & Planning (Rental Housing Survey, Wilder Homeless Survey, Continuum of Care coordination, American Indian Issues, New American community	137,000	48,000
Total Budgeted	\$914,380	\$918,006
2007 Grant	635,864	481,503
2007 ADDI (from DCS)		40,000
Anticipated Program Income	50,000	230,000
2006 Carryover	228,516	166,503
Total Available	914,380	\$918,006
Unallocated	\$0	\$0

² The City has applied to the State of North Dakota to be a sub-recipient of the American Dream Downpayment Initiative (ADDI) program in the amount of \$40,000. The \$40,000 ADDI grant is not subtracted from the City's HOME grant allocation.

³ The Immigrant Development Center's allocation is not applied toward the public service cap because it is a microenterprise assistance activity carried out in accordance with the provisions of §570.201(o).

HOME Recapture/Resale Requirements

Resale and/or recapture policies must be in place to assure that HOME-assisted housing units remain affordable through deed restrictions, covenants attached to the land, mortgages, or other similar mechanisms. The City of Fargo typically accomplishes this by using a Land Use Restriction Agreement (see example in Appendix B).

All HOME funded projects in Fargo's 2007 Action Plan are subject to the recapture provision, as opposed to the resale provision. The recapture option follows the provisions in 24 CFR 92.254(a)(5)(ii), which allows for recapturing the entire amount of HOME investment or a prorated amount based on specific criteria that are established for each project.

Any recaptured funds must be used to carry out eligible HOME activities. If the form of HOME assistance rendered a project is not subject to recapture, the resale option must be used.

Fargo does not intend to use HOME funds to refinance existing debt that is secured by housing that is being rehabilitated with HOME funds (as per 92.206(b)). The City will use only the forms of investment described in 24 CFR 92.205(b) (grants, deferred payment loans, non-interest bearing loans).

Expenditure Caps

The City's 2007 community development budget allocation is consistent with the programmatic expenditure caps outlined in HUD regulations. For CDBG actual compliance with expenditure cap limits is measured on the basis of funds actually spent during a particular program year and for HOME on the basis of the allocation/expenditure of funds that can be attributed to a particular grant year.

CDBG Grant program restrictions

Max Admin expenditure	Proposed	\$137,000
20% of 2007 grant, plus 2007 program income	Cap amount	\$137,173
<ul style="list-style-type: none"> Project #20 - Administration - \$137,000 		

Max Public Service expenditure	Proposed	\$126,000
15% of 2007 grant, plus 2007 program income	Cap amount	\$128,380
<ul style="list-style-type: none"> Project #10 – Village Housing Education Programs - \$30,000 Project #11 – Cultural Diversity Resources - \$40,000 Project #12 – CHARISM - \$40,000 Project #14 – MAJI – Transportation project - \$10,000 Project #15 – Skills and Technology Training Center - \$5,000 Project #16 – Fair Housing of the Dakotas - \$1,000 		

Max Slum/Blight expenditure	Proposed	\$149,000
30% of program expenses over 3 years (2005, 2006 & 2007)	Cap amount	\$149,607
<ul style="list-style-type: none"> Project #8 – Fargo Theatre Roof - \$110,000 Project #9 – Downtown Project/Storefront Rehab - \$39,000 		

HOME Grant program restrictions

Max Admin expenditure	Proposed	\$48,000
10% of 2007 grant, plus 07 program income (excludes recaptured funds)	Cap amount	\$48,150
<ul style="list-style-type: none"> Project #20 – Administration - \$48,000 		

Min CHDO set-aside	Proposed	\$200,000
15% of annual allocation	Req set-aside	\$72,225
<ul style="list-style-type: none"> Project #5 – CHDO Housing projects - \$200,000 		

Description of Projects

This section includes a detailed description of each proposed project. The narratives include a general project description, discussion of the Priority Needs and specific objective(s) addressed, proposed performance indicators, as well as a project timeline and expected outcomes.

The City will follow its adopted Affirmative Marketing policy for any HOME-assisted projects with five or more units, as described in the 2005-2009 Consolidated Plan (p. 90). The City is committed to working with minority, women-owned, and small businesses in the conduct of its activities related to the provision of affordable housing.

The City will partner with an eligible Community Housing Development Organization (CHDO) on one of the following projects, to meet the CHDO requirements set forth in the HOME program.

Project Title **Housing Rehab – Owner**
Action Plan ID 1
Local Project ID N/A

Applicant’s name Various (administered by City)
Project Description Program to rehabilitate existing owner-occupied houses that are at least 40 years old and have a value of less than \$135,000. Eligible properties can be single family residences, including manufactured homes permanently attached to real property, and two-unit structures where the owner lives in one of the units and rents the other to a tenant (must be a legal rental unit and have been in existence for 10 years). The average cost of a rehabilitation project is \$17,000. Most of the houses that are rehabilitated are located in Fargo’s older low/mod neighborhoods.

Location Older neighborhoods (housing stock at least 40 years old)

Priority Need Housing
Con Plan Objective Number H-2, Rehabilitate older owner-occupied housing to maintain quality and affordability
 CD-2, Eliminate blighted conditions from Fargo’s residential neighborhoods

HUD Matrix Code 14A (Rehab – single unit residential)
 CDBG Citation 570.202
 CDBG National Obj Low/Mod Housing
 HUD Obj/Outcome Affordability for the purpose of providing decent affordable housing
 Start Date May 1, 2007
 Completion Date April 30, 2008

- Performance Indicators**
- Direct Benefit - Low and moderate income homeowners
 - Indirect Benefit - Residents of affected older neighborhoods (well maintained housing stock)
 - Rehabilitate 15-18 homes that are at least 40 years old

Units at completion 15-18
Program income This activity will generate program income and recaptured funds (HOME). Some of the funds will be repaid because the assistance is given in the form of a low-interest amortized loan. Some of the granted rehab funds may be repaid if a sale or other circumstance triggers repayment of the assistance.

HOME Match This activity is expected to generate some match, in the form of tax exemptions granted to HOME assisted properties and below-market interest rates associated with city NRI funds. All match will be documented and reported to HUD.

Resale/Recapture Recapture – loans either forgiven over 10 year period or have 5-15 year amortization

Funding Sources	
CDBG	\$100,000
ESG	
HOME	\$350,000
HOPWA	
Total formula grant funds	\$450,000
Prior year funds	
Assisted housing	
Other funding	
Total	\$450,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title Downpayment Assistance
Action Plan ID 2
Local Project ID n/a
Applicant's name Various (administered by City)
Project Description This program offers down payment and closing cost assistance to low and moderate income households that are trying to purchase a home. Over the last two years, the average purchase price of a home in this program was \$84,700. The City requires each applicant to complete an approved homebuyer education program prior to making an offer to purchase a home.

Location Citywide
Priority Need Housing
Con Plan Objective Number H-8, Provide downpayment assistance to low income households
H-10, Increase homeownership rates for minorities

HUD Matrix Code 13 (Homeownership Assistance – Direct)
CDBG Citation 570.201(m)
CDBG National Obj LMC
HUD Obj/Outcome Affordability for the purpose of providing decent affordable housing
Start Date May 1, 2007
Completion Date April 30, 2008

- Performance Indicators**
- Assist 8 households in purchasing a home
Assuming the households assisted with 2007 funds are similar to those served in the last two years, we expect to benefit 1 low income household (30-50 percent of median), and 7 moderate income households (50-80 percent of median).

Units at completion N/A
Program income This activity is likely to generate recaptured funds (HOME).
HOME Match This activity is expected to generate match in the form of below-market interest rates on first mortgages.
Resale/Recapture Recapture – loans due on sale of the home with mortgage due to be calculated based on net proceeds of sale.

Notes on ADDI Funding For this project, the City submitted an application for State of North Dakota ADDI funds. In that application, the City outlined a detailed program description and its intentions for targeted outreach to residents and tenants of public and manufactured housing, and other families assisted by public housing agencies. Consistent with the City's historical position, households receiving assistance from the City of Fargo will be required to complete homebuyer education and financial counseling. *(Full ADDI application available from City of Fargo upon request.)*

Funding Sources	
CDBG	
ESG	
HOME	
HOPWA	
Total formula grant funds	
Prior year funds	
Assisted housing	
PHA	
Other funding – ADDI DCS	\$40,000
Total	\$40,000

The primary purpose of the project is to help:
The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title CHDO Housing Projects
Action Plan ID 3
Local Project ID

Applicant's name Beyond Shelter, Inc.

Project Description Beyond Shelter, Inc. is currently the only CHDO authorized to receive HOME CHDO set aside funds. The City will work with Beyond Shelter on the development of the Bluestem Homes housing project and a housing project that will target low-income seniors in north Fargo.

Location Bluestem Court S, Fargo
 2525 N Broadway, Fargo

Priority Need Housing

Con Plan Objective Number H-5, Work with local partners to create new affordable housing in the community

HUD Matrix Code 12 (Construction of Housing)
 CDBG Citation 570.201(m)
 CDBG National Obj N/A
 HUD Obj/Outcome Availability/Accessibility for the purpose of providing decent affordable housing
 Start Date June 1, 2007
 Completion Date October 1, 2008

Performance Indicators Complete the construction of affordable housing units to serve households at or below 60% AMI
Units at completion

- Bluestem Homes -- 3 units to be counted in 2007 performance measurement
- Affordable housing for seniors in north Fargo -- 50 new units

Program income This activity is not expected to generate program income.

HOME Match This activity is expected to generate match that can be used toward the 25% match requirement. All match will be documented and reported to HUD.

Resale/Recapture Recapture

Funding Sources	
CDBG	
ESG	
HOME	\$200,000
HOPWA	
Total formula grant funds	\$200,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$200,000

The primary purpose of the project is to help:
 The homeless Persons with HIV/AIDS Persons with disabilities Public Housing Needs

Project Title **Tenant Based Rental Assistance**
Action Plan ID 4
Local Project ID

Applicant's name Various (administered by the Fargo Housing and Redevelopment Authority)

Project Description The Tenant-Based Rental Assistance (TBRA) Program will create rent subsidy vouchers. The vouchers will be available to long term homeless individuals participating in the Integrated Dual Disorders Treatment (IDDT) program at Southeast Human Service Center. (see narrative on page 30 for more information on how TBRA fits in the city's homelessness strategy).

Location Citywide

Priority Need Housing

Con Plan Objective Number HO-1, Work to end chronic homelessness in Fargo
 HO-3, Encourage the development of supportive housing partnerships
 HO-4, Actively participate in collaborative efforts to address homelessness

HUD Matrix Code 21F (HOME Rental Subsidy Payments)

CDBG Citation 570.206

CDBG National Obj N/A

HUD Obj/Outcome Availability/Accessibility for the purpose of providing decent affordable housing

Start Date May 1, 2007

Completion Date April 30, 2008

Performance Indicators It is anticipated that the TBRA vouchers will support 6-8 households per year

Units at completion N/A

Program income This activity is not expected to generate program income.

HOME Match This activity does not require matching funds.

Resale/Recapture N/A

Funding Sources	
CDBG	
ESG	
HOME	\$75,000
HOPWA	
Total formula grant funds	\$75,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$75,000

The primary purpose of the project is to help:

The homeless Persons with HIV/AIDS Persons with disabilities Public Housing Needs

Project Title **Habitat for Humanity**
Action Plan ID 5
Local Project ID

Applicant's name Lake Agassiz Habitat for Humanity

Project Description The City will work with the local Habitat for Humanity affiliate to provide the land for two 2007/2008 projects. The houses will be purchased by low income homeowners working through the Habitat program.

Location To be determined

Priority Need Housing

Con Plan Objective Number H-5, Work with local partners to create new affordable housing in the community

HUD Matrix Code 12 (Construction of Housing)
 CDBG Citation 570.201(m)
 CDBG National Obj N/A
 HUD Obj/Outcome Availability/Accessibility for the purpose of providing decent affordable housing
 Start Date May 1, 2007
 Completion Date October 1, 2008

Performance Indicators Complete the construction of two units of affordable owner-occupied housing

Units at completion 2

Program income This activity is expected to generate program income in the form of recaptured funds. A portion of the grant (\$10,000 per property) is secured in the form of a deferred payment loan due payable on sale of the home.

HOME Match This activity is expected to generate match that can be used toward the 25% match requirement. All match will be documented and reported to HUD.

Resale/Recapture Recapture

Funding Sources	
CDBG	
ESG	
HOME	\$60,000
HOPWA	
Total formula grant funds	\$60,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$60,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title YWCA of Cass Clay
Action Plan ID 6
Local Project ID n/a
Applicant's name YWCA of Cass Clay
Project Description

Location 3000 South University, Fargo
Priority Need Housing
Con Plan Objective Number HO-1, Work to end chronic homelessness in Fargo
HO-3, Encourage the development of supportive housing partnerships
HO-4, Actively participate in collaborative efforts to address homelessness
HUD Matrix Code O3C (Homeless Facility – not operating costs)
CDBG Citation 570.201(c)
CDBG National Obj LMC
HUD Obj/Outcome Affordability for the purpose of providing decent affordable housing
Start Date May 1, 2007
Completion Date April 30, 2008

Performance Indicators Repair roof, and replace water heater, boiler and carpet in a transitional housing complex (4 apartments) for homeless people that are preparing to move into more permanent housing.
Units at completion N/A
Program income This activity is likely to generate recaptured funds (HOME).
HOME Match This activity is expected to generate match that can be used toward the 25% match requirement. All match will be documented and reported to HUD.
Resale/Recapture Recapture

Funding Sources	
CDBG	
ESG	
HOME	\$18,350
HOPWA	
Total formula grant funds	\$18,350
Prior year funds	
Assisted housing	
PHA	
Other funding – ADDI DCS	
Total	\$18,350

Project Title **Special Projects – Homelessness/Workforce Housing**
Action Plan ID 7
Local Project ID
Applicant's name Various (to be determined)

Project Description The City is involved in two major planning initiatives. The first is a “10 Year Plan to end Long Term Homelessness” in Fargo. The second is a metropolitan-wide initiative to address workforce housing needs. The Community Development Committee decided to set funds aside with the intention of making activity-specific funding allocations once the planning processes are complete. This will allow the city to target resources to areas of designated priority.

Location To be determined (TBD)

Priority Need Housing

Con Plan Objective Number H-5, Work with local partners to create new affordable housing in the community
 HO-1, Work to end chronic homelessness in Fargo
 HO-3, Encourage the development of supportive housing partnerships
 HO-4, Actively participate in collaborative efforts to address homelessness

HUD Matrix Code TBD
 CDBG Citation TBD
 CDBG National Obj TBD
 HUD Obj/Outcome Availability/Accessibility for the purpose of providing decent affordable housing
 Start Date May 1, 2007
 Completion Date June 30, 2008

Performance Indicators Provide funding to projects that will further the goals established in the 10 Year Plan and Workforce Housing initiatives that are underway in the community.

Units at completion TBD
Program income It is unlikely that this activity will generate program income.

HOME Match This activity may generate match that can be used toward the 25% match requirement. All match will be documented and reported to HUD.

Resale/Recapture N/A

Funding Sources	
CDBG	\$310,140
ESG	
HOME	\$156,656
HOPWA	
Total formula grant funds	\$466,796
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$466,796

The primary purpose of the project is to help:
 The homeless Persons with HIV/AIDS Persons with disabilities Public Housing Needs

Project Title **Downtown – Fargo Theatre Roof**
Action Plan ID 8
Local Project ID

Applicant's name Fargo Theatre
Project Description Restore the roof at the Fargo Theatre
Location 314 N Broadway, Fargo

Priority Need Non-Housing Community Development

Con Plan Objective Number CD-1, Eliminate blighted conditions from the downtown business district
HUD Matrix Code 14E (Rehab – privately owned commercial/industrial)
CDBG Citation 570.208(a)(2)(ii)
CDBG National Obj SBA (Slum Blight Area)
HUD Obj/Outcome Sustainability for the purpose of creating economic opportunity
Start Date May 1, 2007
Completion Date December 31, 2008

Performance Indicators Replace roof to eliminate substandard/blighted conditions present in facility and preserve this historic property.

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$110,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$110,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$110,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title Downtown Project/Storefront Rehab Program
Action Plan ID 9
Local Project ID

Applicant's name Various
Project Description Provide storefront rehab grants to property owners. The grants must be matched one-for-one with private dollars and are to be used for façade renovation. Other activities undertaken with the intention of eliminating blighted conditions in designated areas may be considered as well.

Location Downtown Fargo, designated blighted areas (generally, Census Tract 7, block groups 1 and 2)

Priority Need Non-Housing Community Development

Con Plan Objective Number CD-1, Eliminate blighted conditions from the downtown business district

HUD Matrix Code 14E (Rehab – publicly or privately owned commercial)
 CDBG Citation 570.202
 CDBG National Obj SBA (Slum/Blight Area)
 HUD Obj/Outcome Sustainability for the purpose of creating economic opportunity
 Start Date May 1, 2007
 Completion Date April 30, 2008

Performance Indicators Provide grants to eliminate blighted conditions at 3 properties
 Units at completion n/a
 Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$39,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$39,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$39,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title Village Housing Education Programs
Action Plan ID 10
Local Project ID

Applicant's name The Village Financial Service Center
Project Description The Village Financial Service Center provides educational courses for both new homeowners and tenants of rental housing. The homebuyer training program is a two-day (6 hour) education program and a one-hour financial counseling session. The tenant education program also includes 6 hours of classroom time and a one-hour counseling session. The tenant education program has been designed specifically for individuals who have been denied housing because of unfavorable rental, credit or criminal history, and to individuals that may be at risk for developing future problems; it tried to show renters how to better their housing situation and to address problems specific to individual rental histories.

Location Citywide (public service)

Priority Need Housing

Con Plan Objective Number H-9, Provide opportunities for education to potential and recent homeowners
 CD-4, Provide education on fair housing issues
 CD-7, Support the integration of new immigrants into the community

HUD Matrix Code 05R (Homeownership Assistance – Not Direct)
 CDBG Citation 570.204
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Accessibility for the purpose of providing decent affordable housing
 Start Date May 1, 2007
 Completion Date April 30, 2008

- Performance Indicators**
- Provide at least 14 separate homebuyer education training sessions and 20 separate tenant education sessions.
 - Provide homebuyer education to at least 350 Fargo residents (at least 175 of whom are low and moderate income individuals)
 - Provide tenant education training to at least 400 low/moderate income families that are at-risk for housing crisis/homelessness

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$30,000
ESG	
HOME	\$10,000
HOPWA	
Total formula grant funds	\$40,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$40,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title Cultural Diversity Resources
Action Plan ID 11
Local Project ID

Applicant's name Cultural Diversity Resources
Project Description Cultural Diversity Resources will conduct outreach to ethnic communities via a community connector program, specifically focusing on the needs of refugee, new immigrant and American Indian families. Their program will also continue to focus on the enhancement of self-sufficiency skills in low income and multi-ethnic communities via leadership training and capacity building activities. In 2007, CDR is also exploring ways they can help address capital needs of minority entrepreneurs in the community.

Location Citywide (public service)
Priority Need Public Service

Con Plan Objective Number CD-6, Support the integration of new immigrants into the community
 CD-7, Support skill building opportunities designed to improve self sufficiency and personal success
 CD-8, Provide micro-loans to encourage entrepreneurship for low income persons

HUD Matrix Code 05 (General public service)
 CDBG Citation 570.201(e)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Availability/Accessibility for the purpose of creating economic opportunity
 Start Date May 1, 2007
 Completion Date April 30, 2008

- Performance Indicators**
- The Community Connectors will provide direct housing/employment assistance to at least 50 low/moderate income individuals, and will also provide referrals and indirect assistance to other individuals with language/cultural barriers.
 - The Multi-ethnic leadership program will provide direct leadership training to at least 10 low/mod individuals and provide indirect leadership training to low/mod individuals via group interaction with multi-ethnic non-profit organizations.

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$40,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$40,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$40,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title CHARISM
Action Plan ID 12
Local Project ID

Applicant's name CHARISM (A Community of Homes and Resources in Service to Many)
Project Description CHARISM is a neighborhood-based non-profit that works extensively with low income and refugee populations. They offer skill-building programs for both youth and adults. CDBG funds are being used to support the work of a refugee services coordinator, and to facilitate enhanced outreach to ethnic communities and low income populations.

Location Citywide (public service)
Priority Need Public Service

Con Plan Objective Number CD-3. Foster the establishment of strong neighborhoods
 CD-6, Support the integration of new immigrants into the community
 CD-7, Support skill building opportunities designed to improve self sufficiency and personal success

HUD Matrix Code 05 (General public service)
 CDBG Citation 570.201(e)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Sustainability for the purpose of creating suitable living environment
 Start Date May 1, 2007
 Completion Date April 30, 2008

- Performance Indicators**
- Sponsor at least two activities in 2007 program year to enhance relationship of refugees in community and local law enforcement
 - Sponsor at least four neighborhood-based events that enhance connection with and outreach to low income neighborhoods served
 - Facilitate literacy programs for low income refugee children in targeted neighborhood/school
 - Provide office space and technical assistance to at least two minority non-profits

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$40,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$40,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$40,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title **Immigrant Development Center**
Action Plan ID 13
Local Project ID

Applicant's name Immigrant Development Center
Project Description Education and training for New American entrepreneurs

Location Citywide (public service)
Priority Need Public Service (exempt under 570.208(o) – economic training)

Con Plan Objective Number CD-6, Support the integration of new immigrants into the community
 CD-7, Support skill building opportunities designed to improve self sufficiency and personal success

HUD Matrix Code 05 (General public service – exempt under 570.208(o), entrepreneurial training)
 CDBG Citation 570.201(e)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Availability/Accessibility for the purpose of creating economic opportunity
 Start Date May 1, 2007
 Completion Date April 30, 2008

Performance Indicators Funding will support education and training for 12 New American entrepreneurs
 Units at completion n/a
 Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$15,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$15,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$15,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title **Metropolitan Transportation Initiative**
Action Plan ID 14
Local Project ID

Applicant's name Fargo Moorhead Metropolitan Council of Governments
Project Description CDBG funds will be used to fund transportation solutions for low income clients of agencies such as SE ND Community Action, Job Service, the Skills Development project, Giving+Learning Program and others who serve refugees and new immigrants. Transportation solutions are developed by a metropolitan wide consortium of social service agencies and transportation providers to improve access to employment and employment related skill development sites.

Location Citywide (public service)
Priority Need Public Service

Con Plan Objective Number CD-9, Support metropolitan efforts to address transportation and other barriers to work that affect low income individuals

HUD Matrix Code 05E (Public service – Transportation Services)
 CDBG Citation 570.201(e)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Affordability for the purpose of creating economic opportunities
 Start Date May 1, 2007
 Completion Date April 30, 2008

Performance Indicators Provide subsidy for at least 7,500 rides on Metro Area Transit to help low income individuals with employment and educational obligations

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$10,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$10,000

The primary purpose of the project is to help:
 The homeless Persons with HIV/AIDS Persons with disabilities Public Housing Needs

Project Title **Skills and Technology Center**
Action Plan ID 15
Local Project ID

Applicant's name The Skills and Technology Center
Project Description The Skills and Technology Training Center, in cooperation with Cass County Social Services and North Dakota Job Service, will offer a targeted job skills development program for refugees and low income individuals.

Location Citywide (public service)
Priority Need Public Service

Con Plan Objective Number CD-6, Support the integration of new immigrants into the community
 CD-7, Support skill building opportunities designed to improve self sufficiency and personal success

HUD Matrix Code 05 (General public service)
 CDBG Citation 570.201(e)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Availability/Accessibility for the purpose of creating economic opportunity
 Start Date May 1, 2007
 Completion Date April 30, 2008

Performance Indicators Provide training to 5 low/moderate income adults. Program participants must either be underemployed or be classified as a refugees.

Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$5,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$5,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title **Fair Housing of the Dakotas**
Action Plan ID 16
Local Project ID

Applicant's name Fair Housing of the Dakotas
Project Description Offer fair housing workshops in Fargo
Location Citywide (public service)
Priority Need Public Service

Con Plan Objective Number CD-4, Provide education on fair housing issues
 CD-5, Provide education on accessible housing
HUD Matrix Code 05J (Fair Housing Activities, subject to 15% public service cap)
CDBG Citation 570.201(e)
CDBG National Obj Low/Mod Clientele
HUD Obj/Outcome Sustainability for the purpose of creating a suitable living environment
Start Date May 1, 2007
Completion Date April 30, 2008

Performance Indicators Coordinate one fair housing workshop in Fargo, as well as print and provide fair housing publications to residents in the City.
Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$1,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$1,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$1,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title **Nokomis Childcare Center**
Action Plan ID 17
Local Project ID

Applicant's name Nokomis Childcare Centers
Project Description The Nokomis Childcare Center project will allow Nokomis to reconfigure its two facilities to provide for an infant-care room at each site. Both sites will now be able to care for additional infants, thus alleviating the perennial shortage of infant-care providers for low-to-moderate income households in Fargo.

Location 618 23 St S & 1620 16 Ave S, Fargo
Priority Need Facility/Capital Project

Con Plan Objective Number CD-3, Foster the establishment of strong neighborhoods

HUD Matrix Code 03M (Child Care Centers)
 CDBG Citation 570.201(c)
 CDBG National Obj Low/Mod Clientele
 HUD Obj/Outcome Sustainability for the purpose of creating suitable living environment
 Start Date May 1, 2007
 Completion Date April 30, 2008

Performance Indicators Both Nokomis sites should be able to care for an additional eight infants.
 Units at completion n/a
 Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$40,000
ESG	
HOME	
HOPWA	
Total formula grant funds	\$40,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$40,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title **Mert Armstrong Center Roof**
Action Plan ID 18
Local Project ID

Applicant's name Beyond Shelter, Inc.
Project Description The Mert Armstrong Center Roof project will replace a leaky roof at the activity center which serves the developmentally disabled population.
Location 1419 1 Ave S, Fargo
Priority Need Facility/Capital Project

Con Plan Objective Number CD-7, Support skill building opportunities designed to improve self sufficiency and personal success
HUD Matrix Code 14E (Rehab – publicly or privately owned commercial)
CDBG Citation 570.202
CDBG National Obj Low/Mod Clientele
HUD Obj/Outcome Sustainability for the purpose of creating suitable living environment
Start Date May 1, 2007
Completion Date April 30, 2008

Performance Indicators Replace a leaky roof at the Mert Armstrong Center
Units at completion n/a
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$21,240
ESG	
HOME	
HOPWA	
Total formula grant funds	\$21,240
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$21,240

The primary purpose of the project is to help:
 The homeless Persons with HIV/AIDS Persons with disabilities Public Housing Needs

Project Title **FM Homebuilders Care**
Action Plan ID 19
Local Project ID

Applicant's name FM Homebuilders Care Foundation

Project Description The FM Homebuilders Care Foundation project involves the conversion of a rental house into a single family home. The requested funding will assist in the purchase of a house for the project. After the purchase, the FM Homebuilders Care Foundation will renovate the house and showcase the project to the public. The home will be sold to an income eligible family and the funds realized from the sale will be earmarked for similar projects in the future, allowing the project to become self-sustaining.

Location To be determined

Priority Need Housing

Con Plan Objective Number H-2, Rehabilitate older owner-occupied housing to maintain quality and affordability
 CD-2, Eliminate blighted conditions from Fargo's residential neighborhoods

HUD Matrix Code 14A (Rehab – single unit residential)
 CDBG Citation 570.202
 CDBG National Obj N/A
 HUD Obj/Outcome Availability/Accessibility for the purpose of providing decent affordable housing
 Start Date May 1, 2007
 Completion Date October 1, 2008

Performance Indicators Complete the renovation of one affordable owner-occupied housing unit

Units at completion 1
Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	
ESG	
HOME	\$15,000
HOPWA	
Total formula grant funds	\$15,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$15,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Project Title Administration and Planning
Action Plan ID 20
Local Project ID CD01

Applicant's name City of Fargo
Project Description Funds are used for the administration of community development programs and general planning activities.

HOME funds pay for administration of the Home Buyer Assistance program and some of the delivery costs of the housing rehabilitation program. CDBG funds pay for administrative costs of the personnel that work on the planning and delivery of these community development programs, in addition to special plans and studies. In 2007, special projects will include support of the statewide continuum of care process and the *Wilder* homeless survey.

Location Citywide
Priority Need Planning and Admin (Administrative funds are used to develop and implement all approved community development activities. However, specific admin activities will address the following priority needs objectives.)

Objective Number H-7, Increase public awareness of affordability concerns and the needs of at-risk populations
 HO-1, Work to end chronic homelessness in Fargo
 HO-2, Provide a continuum of housing options for Fargo's homeless population
 HO-3, Encourage the development of supportive housing partnerships
 HO-4, Actively participate in collaborative efforts to address homelessness
 CD-4, Provide education on fair housing issues
 CD-5, Provide education on accessible housing issues
 CD-6, Support the integration of new immigrants into the community

HUD Matrix Code 21A (General Administration) and 21H (Admin costs of a PJ)
 CDBG Citation 570.206
 CDBG National Obj N/A

Start Date May 1, 2007
 Completion Date April 30, 2008
 Performance Indicators n/a
 Units at completion n/a
 Program income This activity is not expected to generate program income.

Funding Sources	
CDBG	\$137,000
ESG	
HOME	\$48,500
HOPWA	
Total formula grant funds	\$185,000
Prior year funds	
Assisted housing	
PHA	
Other funding	
Total	\$185,000

The primary purpose of the project is to help:
 The homeless _____ Persons with HIV/AIDS _____ Persons with disabilities _____ Public Housing Needs _____

Geographic Distribution of Projects

The primary beneficiaries of all listed projects are low/moderate income households in the City of Fargo. In Fargo, most of the low/mod areas are concentrated in the core of the City, which are also some of Fargo's oldest neighborhoods.

The City's strategy for prioritizing community development activities is to target neighborhoods that are low/mod, where affordable housing is available, and that are older (developed pre-1920).

These neighborhoods typically share a number of characteristics that warrant community development interventions. There are opportunities for comprehensive neighborhood planning efforts that identify issues in a strategic way while at the same time empowering residents to act in concert with the city to address those needs. The housing stock is generally in good condition but is in need of re-investment/improvement. Oftentimes residents concerns about safety and public service provision are beginning to emerge. It is at this point that the City feels it can be most effective in using community development resources to affect the lives of the citizens of these neighborhoods as well as the quality of life in the community as a whole.

In addition to targeted low/mod and affordable existing neighborhoods, the City also considers it important to assure a fair distribution of affordable housing across the community (new and existing neighborhoods). Some of the new housing projects in this and future budget years will reflect this priority.

GEOGRAPHIC DISTRIBUTION SUMMARY FY2006 Community Development Projects

	Location
1. Housing Rehabilitation – Owner	Citywide – housing stock must be over 40 years old
2. Home buyer Assistance	Citywide
3. CHDO Housing projects	Census Tract 405 (Bluestem Ct S) Census Tract 1-1 (2525 N Broadway)
4. Tenant Based Rental Assistance	Citywide
5. Habitat for Humanity	Location to be determined
6. YWCA of Cass Clay housing improvements	Census Tract 10.02-1 (3000 S University Dr)
7. Special Projects – Homelessness/Workforce Housing	Location to be determined
8. Fargo Theatre Roof	Census Tract 7, Block group 1 (314 N Broadway)
9. Downtown Projects/Storefront Rehab program	Census Tract 7, Block groups 1 and 2
10. Village Housing Education Programs	Service – Citywide
11. Cultural Diversity Resources	Service – Citywide
12. CHARISM	Service – Citywide
13. Immigrant Development Center	Service – Citywide
14. Metro Transportation Initiative	Service – Citywide
15. Skills and Technology Center	Service – Citywide
16. Fair Housing of the Dakotas	Service – Citywide
17. Nokomis Childcare Center – classrooms	Census Tract 6-2 (618 23 St S) Census Tract 9.01-3 (1620 16 Ave S)
18. Beyond Shelter, Inc – Mert Armstrong Center Roof	Census Tract 8.02-1 (1419 1 Ave S)
19. FM Homebuilders Care Project	Location to be determined
20. Administration/Planning	Citywide

Summary of Special Considerations

The following is a summary of how the Fargo 2007 Community Development Action Plan addresses the special considerations that have been identified by HUD.

Homeless and Other Special Populations

The City Planning Department continues to be involved in local and statewide Continuum of Care efforts and regularly provides CDBG funds to support the planning process. In addition, the Planning Department is coordinating a “10-Year Plan to End Long Term Homelessness”, which brings together public and private partners from the metropolitan area to craft a local strategy for addressing the needs of this population. Funds are set aside in the 2006 and 2007 budget to support project ideas that may come out of that process.

While not providing direct emergency shelter assistance, the City supports ESG applications that are submitted by local shelter providers. The 2007 Action Plan includes funding for the Tenant Education program, which is aimed at helping individuals avoid housing crisis situations.

In keeping with the implementation of the City's 10-Year Plan to End Long Term Homelessness, the 2007 Action Plan provides funding for a TBRA program targeted to serve long term homeless households (one of top 6 priorities, listed on page 61 of Plan). The rent vouchers will be available to individuals or families who are engaged with the support services provided by Southeast Human Service Center's Integrated Dual Diagnosis Treatment team. The state of North Dakota is funding the pilot service project at the Human Service Center; however, support services are only one of the required components of a “housing first” strategy. The TBRA program will provide the housing resource that will allow the IDDT team to help their customer find housing *first*, and then move to address non-housing related issues that contributed to the person's homelessness.⁴

Public Housing

The City is supporting the Fargo Housing Authority's commitment to scattered site housing, family self sufficiency programs, enhancement of properties and resident opportunities, as well as the ongoing housing disposition plan. The City continues to be involved in discussions with the HRA about the significant future capital needs of the community's public housing stock.

Lead based paint hazards

The City will continue to work to raise public awareness of lead based paint hazards. The city will also work with all sub-recipients and applicants for community development funds in ensuring that lead based paint hazards are appropriately addressed. Program applicants for rehab and downpayment assistance receive materials on lead paint and the Department maintains locally-specific information on our web site.

Anti-poverty strategy – Reducing the number of poverty level families

The City supports the Fargo Housing Authority's efforts to provide a number of self-sufficiency programs that are aimed at increasing a family's economic independence. The Housing Authority works closely with Job Service of North Dakota to provide necessary training opportunities to poverty level families.

⁴ See pages 61-65 of the City of Fargo 2005-2009 Consolidated Plan, and “Going Home: A 10-Year Plan to End Long Term Homelessness in the City of Fargo (August 2006).

The continued support of CHARISM, Cultural Diversity Resources and Habitat for Humanity are examples of the City's commitment to supporting the needs of low/mod families from the 2006 Action Plan. The City will continue to coordinate anti-poverty efforts with local service providers and social service agencies.

Minority Concentrations

The 2000 Census indicated that Fargo's minority population has grown in the last ten years. 2.5 percent of residents were listed a race other than white in the 1990 Census; the proportion of minority residents had grown to 6 percent by the 2000 Census. However, there are no areas of minority concentration in the community. Certain census tracts have a slightly higher percentage of minority residents than others (percent of minority residents per census tract ranges from 2 to 15 percent) but the differentials are relatively small and do not contribute to an unhealthy environment.

Underserved Needs

The City's current Consolidated Plan does not identify any underserved needs. As such, no specific action to address underserved needs is proposed at this time.

Other Actions – Removing Barriers to Affordable Housing

The 2007 Action Plan demonstrates significant support for the maintenance and creation of affordable housing in the community. The Homebuyer downpayment assistance and Housing Rehab programs help remove barriers to homeownership.

Other Actions - Partnerships

The City is an active participant in the F-M Homeless Coalition and statewide Continuum of Care Planning Committee, as well as other community wide partnerships that discuss a variety of housing issues facing the metropolitan area.

We are actively involved with local housing organizations and have promoted the utilization of non-profit development organizations to address housing needs of the community. The City provides technical assistance whenever possible with the intent of developing organizational capacity, and we see ourselves as a link and partner with area organizations.

Monitoring

The City of Fargo Department of Planning and Development is responsible for monitoring progress made on community development projects that have been funded with federal dollars.

Each recipient of community development funds will sign a written agreement that outlines program goals and objectives, the statement of work to be completed, in addition to a timeline and the list of expected accomplishments. Planning Department staff will schedule an annual site visit with selected sub recipients to examine records on site. Many sub recipients will also be asked to submit quarterly progress reports to the Planning Department.

In addition to monitoring sub recipient activity, the City is also committed to monitoring progress on identified community development needs. The annual report will be used to measure specific project accomplishments and to measure program-wide accomplishments as well. The 2005-2009 Consolidated Plan outlines a series of performance measures that the city will use to evaluate program performance. Overall program design can be adjusted in accordance with the information received via the evaluation process.

The Community Development Committee will review information received from Planning Department staff, and will make recommendations, with regard to community development activities, to the Fargo City Commission.

Appendix A: Public Process – 2007 Budget

Appendix includes the following information that describes the public process used to develop the 2006 CDBG and HOME budgets.

- Minutes – October 12, 2006 Community Development Committee meeting (budget overview, needs assessment)
- Minutes – November 30, 2006 Community Development Committee meeting (budget overview, budget recommendation)
- Notice for public hearing and public comment on 2007 Action Plan (published January 2, 2007).
- Agenda – February 12, 2007 Fargo City Commission meeting
- Minutes – February 12, 2007 Fargo City Commission meeting (budget hearing and approval)

Appendix B: Recapture Provision Documentation

(sample Land Use Restriction Agreement)