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# Annual Report on Community Development Activity in Fargo

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## **HUD - Consolidated Annual Performance and Evaluation Report**

City of Fargo, North Dakota  
Fiscal Year 2000  
(May 1, 2000 - April 30, 2001)

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## Introduction

This report highlights progress that has been made in the implementation of the City of Fargo's Comprehensive Housing Affordability Strategy and Consolidated Plan for Housing and Community Development. The report covers the time period of May 1, 2000 to April 30, 2001. Activities discussed in this report include those implemented by the City of Fargo Planning and Development Department and the Fargo Housing and Redevelopment Authority (HRA).

## Summary of Resources

Community development activities are carried out by the Community Development division of the Fargo Department of Planning and Development. The majority of administrative support for these activities is funded by HUD grant dollars; however, a portion of staff salaries and program operating costs are funded with city general fund revenues.

	FY 1999	FY 2000
<b>CDBG</b>		
Grant	\$849,000.00	\$852,000.00
Program Income	\$298,470.20	\$237,142.93
Revolving Fund	\$0.00	\$77,681.78
<b>HOME</b>		
Grant	\$405,000.00	\$505,000.00
Program Income	\$94,632.45	\$60,414.28
<b>LOCAL</b>		
Rehab – homeowner share	\$105,743.91	\$108,653.70
Storefront – recipient share	\$2,948.00	\$501,829.51
Private grant funds	\$0.00	\$0.00
City Parking Revenue support	\$5,877.01	\$7,066.00
<b>TOTAL RESOURCES</b>	<b>\$1,761,671.57</b>	<b>\$2,349,788.20</b>

The City of Fargo received a CDBG award of \$852,000 in fiscal year 2000; \$237,143 was returned in program income. The HART revolving fund returned \$77,681.78. The City received a HOME award from the state of \$505,000 in 2000; \$60,414 was returned in program income. Those resources were used to leverage over \$615,000 in other private and public funds.

## Annual Summary of Performance

### STATUS OF HUD-FUNDED COMMUNITY DEVELOPMENT ACTIVITIES

All of the activities undertaken by the City of Fargo in fiscal year 2000 met one of the three HUD National Objectives. Over 78 percent of activity expenditures provided benefit to low and moderate income households and/or areas.

The following summary of activities for fiscal year 2000 are grouped according to the goals that were identified in the 2000-2004 Consolidated Plan. Only activities where funds were actually drawn in 2000 are listed below. The City of Fargo had draws in the amount of \$1,607,908.27 in the 2000 program year.

**1. Owner-occupied Housing Rehabilitation Program**

The Owner-occupied Housing Rehabilitation program provides zero interest deferred payment loans of up to \$15,000 per household, for the rehabilitation of single family owner-occupied housing units owned by low and moderate income families. The project is funded with a combination of CDBG and HOME funds. It is an ongoing program of the city; as of April 30, 2001, 100% of 1999 project funds were expended and over 100% of 2000 project funds were expended. It is eligible as a low/mod housing activity.

*Total Budget:*

CDBG - \$230,000 (#84) - 100% complete and \$200,000 (#98) - 100% complete  
HOME - \$272,000

*Funds Spent in 2000:*

CDBG - \$80,346.78 (#84) and \$251,654.34 (#98)  
HOME - \$198,387.12

*Accomplishments:* Completed rehab projects on 16 units with CDBG funds and 18 units with HOME funds.

**2. Homebuyer Education and Downpayment Assistance**

Combine HOME and CDBG funds to provide both homebuyer education courses and downpayment and closing cost assistance to low and moderate income households. CDBG funds are used to provide the education courses; HOME funds are used to provide downpayment assistance in the amount of \$3,500 per household. Both are ongoing programs. 100% of the homebuyer education funds had been spent by April 30, and we were drawing from 2000 HOME grants by April 30. The homebuyer education activity is eligible as a low/mod clientele activity.

*Total Budget:*

CDBG - \$18,000 (#85) - 100% complete and \$18,000 (#102) – 100% complete  
HOME - \$222,000 - 100% complete

*Funds Spent in 2000:*

CDBG - \$9,240.87 (#85) and \$18,000.00 (#105)  
HOME - \$262,500

*Accomplishments:* Homebuyer education classes served a total of 315 Fargo households, 68% of whom were low/mod. Provided downpayment and closing cost assistance to 75 households.

**3. Housing Rehab – Lead Activities**

Utilize CDBG funds to help offset the costs associated with lead paint training courses for local contractors. 85% of the funds had been spent by April 30. This is eligible as a housing rehab activity.

*Total Budget:*

CDBG - \$4,000 (#123) - 85% complete

*Funds Spent in 2000:*

CDBG - \$3,375 (#123)

*Accomplishments:* Provided assistance to 19 contractors working in 7 firms

**4. Housing Acquisition, Rehab and Training Program (Revolving Fund)**

The HART program is designed to allow for the acquisition and rehabilitation of severely deteriorated housing units; most of the labor is provided in conjunction with a training program for students interested in construction. Once completed, the homes are re-sold to low/mod families. The first property was purchased in the 1999 program year (#93 - 1114 14<sup>th</sup> Street N) and completed in 2000. The second house was purchased in the 2000 program year (#100 – 618 10<sup>th</sup> Street S) with work to commence in 2001. The third property was purchased and completed in the 2000 program year (#122 - 822 North University). HART is eligible as a low/mod clientele activity.

*Total Budget:* \$100,000 (#93) - 100% complete,  
\$100,000 (#100) – 33% complete,  
\$100,000 (#122) – 100% complete

*Net Funds Spent in 2000:* \$28,315.55 (#93) - \$105,997.33 expend & \$77,681.78 program income  
\$37,379.07 (#100) - acquisition  
\$56,128.76 (#122) – receive monthly program income

*Accomplishments:* Purchased 3 homes to be rehabilitated; re-sold two to low/mod households; plan to start renovation of third house in 2001.

**5. Rental Housing Inspection Program**

Implemented a rental housing code enforcement program in the city's low and moderate income neighborhoods. The activity supports two housing inspectors; it is the second year of a two-year undertaking to inspect all 7,000 rental units in these neighborhoods. It is eligible as a low/mod area activity.

*Total Budget:* \$160,000 (#75) - 100% complete and \$123,000 (#99) - 82% complete

*Funds Spent in 2000:* \$34,959.23 (#75) and \$100,531.78 (#99)

*Accomplishments:* Completed initial inspection of rental housing units in designated low and moderate income neighborhoods. Also continued re-inspection as necessary.

- 6. Housing and Employment Coordinator - Cultural Diversity Resources**  
CDBG funds were committed to the Cultural Diversity Resources project to help fund a part-time housing and employment services coordinator. Many of the people this individual works with have language and/or cultural barriers that require special training and assistance. The project is ongoing but the current year funding is 58% complete. It is eligible as a low/mod clientele activity.
- Total Budget:* \$31,574.51 (#62) - 100% complete, \$9,216.95 (#106) – 58% complete
- Funds Spent in 2000:* \$4,788.97 (#62) and \$5,376.99 (#106)
- Accomplishments:* Provided housing and employment referral services to 79 low and moderate income Fargo residents (134 residents of the metro area).
- 7. Fair Housing Education**  
Effort to further the educational resources available to the community on issues of fair housing. It is eligible as an administrative activity.
- Total Budget:* \$5000 (#57) - 33% complete
- Funds Spent in 2000:* \$505.25
- Accomplishments:* Printed informational materials on landlord/tenant issues and rights, distributed in City Hall, near the entrance to the Municipal Court room.
- 8. Madison Housing Disposition Project**  
Participate in the rehabilitation of homes that are being sold by the Fargo Housing & Redevelopment Authority in the Madison Neighborhood. The sale of these homes will help move housing authority tenants into self-sufficiency and home ownership, and will work to deconcentrate the stock of public housing in the area. It is eligible as a low/mod clientele activity.
- Total Budget:* \$70,000 (#111) - 46% complete
- Funds Spent in 2000:* \$32,156 (#111)
- Accomplishments:* Provided assistance on four housing units sold to low/mod households.
- 9. 1012 9<sup>th</sup> Street N Acquisition Project**  
Acquire vacant property in an older residential neighborhood to facilitate the development of a single family home for a low/mod household. Will attempt to partner with a non-profit interested in developing the project. It is eligible as a low/mod housing activity.
- Total Budget:* \$20,000 (#126) - 100% complete
- Funds Spent in 2000:* \$20,000
- Accomplishments:* Acquired vacant lot for residential development.

**1. Downtown Security Services**

A combination of CDBG and Parking Revenue funds are used to provide for additional security services in downtown Fargo, a low/mod neighborhood. The program provides for 1 full time equivalent security position. It was originally funded in 1996 (activity number 55) and was renewed in 1999 (activity number 96), funded at a level of \$10,000. This project is eligible because it provides a Low/Mod Area benefit.

*Total Budget:* \$10,000 (#96) - 90% complete

*Funds Spent in 2000:* \$7,066 (#96)

*Accomplishments:* CDBG Provided 1,488 hours of additional security services in the downtown area (#96)

**2. Storefront – Plains Art Museum**

The Plains Art Museum, 704 1<sup>st</sup> Avenue North, completed a site improvement project, which included landscaping and streetscape improvements, new sidewalks, a plaza, and signage. This project is now 100% complete. This project is eligible as a slum/blight activity.

*Total Budget:* \$61,590.54 (#70) - 100% complete

*Funds Spent in 2000:* \$5,356.54 (#70)

*Accomplishments:* Completed exterior site improvements to historic cultural center in downtown Fargo; eliminated blighted conditions.

**3. Storefront – Dakota Pioneer Building**

The Dakota Pioneer Center, 625-641 1<sup>st</sup> Avenue North, was renovated as a mixed used project in an historic building. Southeast Human Service Center operates 32 units of transitional housing for adults with mental illness and/or chemical dependency issues on the upper three floors of the building; the ground level is retail. CDBG funds were used to pay for 50% of the cost of the "storefront" rehab, which included brick repair and tuckpointing, storefront window replacement, and signage. The total project costs exceeded \$1.1 million and were funded from a variety of sources (including \$100,000 of Fargo HOME funds that were allocated to the project by the state). This project is now 100% complete. It was eligible as a slum/blight area activity.

*Total Budget:* \$65,000 (#88) - 100% complete

*Funds Spent in 2000:* \$38,381.93 (#88)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**4. Storefront – 914 Main Avenue**

The building at 914 Main Avenue was renovated as a mixed used project in an historic building. The building is a work/live space, with one unit of owner-occupied residential and a small commercial space co-located in the building, which is an historic fire hall. The total project included both interior and exterior renovation but the Fargo storefront rehab program contributed \$9,991.07 to the façade renovation portion of the project. This project is now 100% complete. It was eligible as a slum/blight area activity.

*Total Budget:* \$10,000 (#89) - 100% complete

*Funds Spent in 2000:* \$9,991.07 (#89)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**5. Storefront – 612 Main Avenue**

The building at 612 Main Avenue was renovated for commercial use. The project was a Renaissance Zone project and included both interior and exterior rehabilitation. The total façade renovation cost approximately \$14,000 with the Fargo storefront rehab program contributing \$6,500 to that portion of the project. This project is now 100% complete. It was eligible as a slum/blight area activity.

*Total Budget:* \$6,500 (#91) - 100% complete

*Funds Spent in 2000:* \$6,500 (#91)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**6. Storefront – 14-16 Broadway (a.k.a. Old Broadway)**

The building at 14-16 Broadway (widely known as Old Broadway) was renovated for commercial use; it is an historic building. This was a Renaissance Zone project and included both interior and exterior renovations. The total cost of façade renovation was approximately \$170,000; the Fargo storefront rehab program contributed \$75,000 to that portion of the project. This project is now 100% complete, with a small portion of the grant yet to be drawn. It was eligible as a slum/blight area activity.

*Total Budget:* \$75,000 (#112) - 92% complete

*Funds Spent in 2000:* \$69,173.79 (#112)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**7. Storefront – 613 1<sup>st</sup> Avenue North (a.k.a. The Avalon)**

The building at 613 1<sup>st</sup> Avenue North was completely renovated following a fire that damaged portions of the interior and the upper portion of the façade. The historic building in the Renaissance Zone houses the “Avalon”, which is a commercial business. The total project costs (interior and exterior) exceeded \$1million; the façade renovation cost more than \$215,000 with the Fargo storefront rehab program contributing \$75,000 to the project. This project is approximately 75% complete. It was eligible as a slum/blight area activity.

*Total Budget:* \$75,000 (#113) - 75% complete

*Funds Spent in 2000:* \$54,991.35 (#113)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**8. Storefront – 52 Broadway**

The building at 52 Broadway was renovated for commercial use following a fire that destroyed the adjacent building and significantly damaged the assisted property. The total exterior renovation project cost over \$150,000; the Fargo storefront rehab program contributed \$75,000 to the façade renovation. The total project included both interior and exterior rehabilitation as it was a Renaissance Zone project. This project is now 100% complete. It was eligible as a slum/blight area activity.

*Total Budget:* \$75,000 (#114) - 100% complete

*Funds Spent in 2000:* \$75,000 (#114)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**9. Storefront – 609 NP Avenue**

The building at 52 Broadway was renovated for commercial use following a fire that destroyed 3 neighboring buildings and significantly damaged the assisted property. The total exterior renovation project cost over \$60,000; the Fargo storefront rehab program contributed \$25,000 to the façade renovation. As a result of the renovation project, this property will likely be re-designated from “non-contributing” status to being a “contributing” property in the Downtown Historic District. It is a Renaissance Zone property and incorporated both interior and exterior renovation. This project is now 100% complete with a small portion of the money yet to be drawn. It was eligible as a slum/blight area activity.

*Total Budget:* \$25,000 (#121) - 87% complete

*Funds Spent in 2000:* \$21,658.24 (#121)

*Accomplishments:* Completed exterior façade improvements to historic structure in downtown Fargo; eliminated blighted conditions.

**10. Broadway Streetscape Study**

Participate in funding the planning and re-design of Broadway, which is the major roadway that bisects the Downtown Historic District and the majority of the designated "blighted" areas of the downtown. The plan includes both streetscape and infrastructure design. It was eligible as an administrative activity.

*Total Budget:* \$20,000 (#116) - 89% complete

*Funds Spent in 2000:* \$17,720.00 (#116)

*Accomplishments:* Began street re-design for Broadway; study to be complete in autumn 2001 with work to commence in spring 2002.

**11. 58 Broadway Acquisition**

Acquire a vacant and blighted property at 58 Broadway for the purpose of facilitating redevelopment at the site. It was eligible as a slum/blight area activity.

*Total Budget:* \$26,580.00 (#117) - 95% complete

*Funds Spent in 2000:* \$25,000.00 (#117)

*Accomplishments:* Acquired vacant lot in downtown commercial district.

**1. Nokomis Child Care Center - Transportation**

Nokomis Child Care Center provides child care to low/mod families on a sliding fee scale. The Center typically serves 100 households at any given time. The van is used to allow the Center to continue providing kindergarten-age programming by providing the means to transport children from the school to the child care center. It is eligible as a low/mod clientele activity.

*Total Budget:* \$10,000 (#107) - 100% complete

*Funds Spent in 2000:* \$10,000

*Accomplishments:* Acquired van for transportation at child care center that serves low/mod clientele.

## Goal - Neighborhoods

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### 1. **Neighborhood Planning**

The intent of the neighborhood planning initiative is to strengthen the city's older neighborhoods in order to enhance quality of life in the community. In the 2000 program year, city staff continued to fund capacity building projects with new neighborhood associations in two older LMI neighborhoods. Approximately 88% of the funds that were initially allocated for neighborhood planning have been spent as of April 30, 2001. It is eligible as an administrative activity.

*Total Budget:* \$5,201 (#56) - 88% complete

*Funds Spent in 2000:* \$551.31 (#56)

*Accomplishments:* Provided support to neighborhood organizations forming in two older neighborhoods.

### 2. **Oak Grove Flood project**

Implement a flood protection project in a low/mod neighborhood (Oak Grove). The project involves the relocation of a flood levee, removal of some commercial properties and reconstruction of a bike trail through the property. The project will provide enhanced flood protection for the neighborhood. It is eligible as a low/mod area activity.

*Total Budget:* \$197,558 (#51) - 87% complete

*Funds Spent in 2000:* \$156,238.38 (#51)

*Accomplishments:* Started project construction in the spring of 2001, with work to be completed by fall 2001.

### 3. **Jefferson Streetlights**

Project will improve safety and livability in the west part of the Jefferson neighborhood, which is a low/mod area, by installing streetlights along 23<sup>rd</sup> Street, between 6<sup>th</sup> and 9<sup>th</sup> Avenues South. It is eligible as a low/mod area activity.

*Total Budget:* \$89,000 (#105) - 90% complete

*Funds Spent in 2000:* \$80,406.28 (#105)

*Accomplishments:* Installed 38 streetlights in the Jefferson neighborhood, which is a low/mod area.

### 4. **Trollwood Feasibility Study**

Project will help complete a feasibility analysis that looks at the relocation of a performing arts school into a low/mod neighborhood immediately south of the downtown area. It is eligible as an administrative activity.

*Total Budget:* \$7,000 (#109) - 100% complete

*Funds Spent in 2000:* \$7,000 (#109)

*Accomplishments:* Completed feasibility analysis.

Goal – Homelessness Prevention / Special Services

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**1. Native American Programs Building**

CDBG funds are used to provide for “extraordinary maintenance” items at the Native American Center, which houses the Native American Outreach, Ministries, and Good Medicine programs. The City owns the building as CDBG funds were initially used to purchase the building; the three Native American programs are tenants of the property. It is eligible as a low/mod clientele activity.

*Total Budget:* \$90,391.36 (#46) - 100% complete

*Funds Spent in 2000:* \$1,621.06 (#46)

*Accomplishments:* Completed furnace/HVAC repair and miscellaneous interior and exterior maintenance on building.

**2. New Life Center Accessibility Project**

Project will improve handicap accessibility at the New Life Center, which is a homeless shelter for men that serves the Fargo area. It is eligible as a low/mod clientele activity.

*Total Budget:* \$4,000 (#94) - 100% complete

*Funds Spent in 2000:* \$3,914.10 (#94)

*Accomplishments:* Installed a wheelchair lift at the main entrance.

**3. 124 8<sup>th</sup> Street North Accessibility Project**

Project will improve handicap accessibility at 124 8<sup>th</sup> Street North. This historic building is owned by a non-profit corporation. The main floor tenant is the Mental Health Association (also a non-profit), and the two upstairs apartments are maintained as affordable units, rented to low/mod tenants. The accessibility improvements enable access to the main floor of the building. It is eligible as a low/mod clientele activity.

*Total Budget:* \$45,000 (#118) - 100% complete

*Funds Spent in 2000:* \$45,000 (#118)

*Accomplishments:* Rehab completed includes installation of wheelchair lift, exterior door improvements, and accessibility improvements in the bathroom facilities.

**4. Great Plains Food Bank**

Participate in a project to relocate and expand the facilities of the Great Plains Food Bank. CDBG funds were used to help rehabilitate a portion of the building that was purchased by the Food Bank. It is eligible as a low/mod clientele activity.

*Total Budget: \$98,000 (#97) - 100% complete*

*Funds Spent in 2000: \$98,000 (#97)*

*Accomplishments:* Relocation of the Food Bank and rehabilitation of their new facility is complete.

**5. Homelessness Study**

Participate in funding a survey of homelessness in the Fargo Moorhead metropolitan area. The survey instrument allows for Fargo data to be analyzed separately. Survey was designed by the Wilder Foundation and was coordinated locally by the F-M Homeless Coalition. It is eligible as an administrative activity.

*Total Budget: \$4,035 (#110) - 100% complete*

*Funds Spent in 2000: \$4,035 (#110)*

*Accomplishments:* Completed homelessness study. Waiting for final printed results.

## Goal – Affordability

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### 1. **Special Assessment Assistance**

CDBG funds were used to provide assistance to low and moderate income owner-occupied households in two special assessment districts. The project is 100% complete. It is eligible as a low/mod clientele activity. It is eligible as a low/mod clientele activity.

*Total Budget:* \$50,000 (#83) - 100% complete

*Funds Spent in 2000:* \$30,558.69 (#83)

*Accomplishments:* Provided assistance to 29 low/mod households in two districts.

### 2. **Snow Removal Program**

This program assists low and moderate income elderly and/or disabled individuals with snow removal needs. Program marketing will be coordinated with the Fargo Senior Commission outreach staff. The expenditure of project funds is 10% complete. It is eligible as a low/mod clientele activity.

*Total Budget:* \$10,000 (#77) - 10% complete

*Funds Spent in 2000:* \$267.00 (#77)

*Accomplishments:* Provided assistance to 6 low/mod clients.

## Administration

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CDBG and HOME funds are used to fund staff costs associated with the implementation of community development programs as well as general administrative costs related to grant implementation. It is eligible as an administrative activity.

*Total Budget:* \$110,000 (#80) - 67% complete and \$110,000 (#108) – 100% complete

*Funds Spent in 1999:* \$35,890.32 (#80) and \$118,858.78 (#108)

*Accomplishments:* Provided funding support for costs associated with implementation of community development programs. This includes full or partial support of six program staff people.

## Progress on Action Plan Agenda

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All of the projects identified in the 2000 Action Plan are underway or completed. The Special Assessments projects have been identified and work is underway; however payment will not be made until the 2001 program year. All other projects are progressing according to schedule with completion anticipated for all the remaining projects in the 2001 program year.

### 2000 Action Plan Activities

<b>Activities</b>	<b>CDBG Budgeted</b>	<b>HOME Budgeted</b>	<b>Status</b>
1. Downtown Development	250,000	0	Underway
2. Housing Rehabilitation	200,000	272,000	Complete
3. HART program	50,000	0	Ongoing
4. Home buyer Assistance	18,000	222,000	Complete
5. Rental Housing Inspection	123,000	0	Underway
6. Nokomis Child Care Center	10,000	0	Complete
7. Great Plains Food Bank	98,000	0	Complete
8. Jefferson Street Lights	72,000	0	Complete
9. Cultural Diversity Project	9,335	0	Underway
10. Special Assessments	50,000	0	Underway
11. Rental Rehab Program	50,000	0	Underway
12. Administration/Planning	140,000	33,000	Complete
<b>Total</b>	<b>\$1,070,335</b>	<b>\$527,000</b>	

Almost 65% of the total budgeted community development resources were used to directly further housing related goals. The Owner and Rental Housing Rehab, Downpayment assistance, Rental Code Enforcement and HART program specifically targeted housing needs.

**Acquisition, Relocation or Displacement.**

None of the projects funded with Fargo community development dollars required relocation assistance, nor was displacement an issue.

The HART program (Housing acquisition, Rehab and Training program) involves the acquisition of property. The program is designed to target properties that are severely deteriorated and/or have been on the market for an extended period of time. The property at 1114 14<sup>th</sup> Street North (HUD Activity #93) was vacant when purchased; no relocation or displacement occurred. The property at 822 University Drive (#122) was occupied but the project was done in cooperation with the new owner so no displacement occurred, nor was relocation necessary.

The City piloted a rental rehab program this year. While no money was drawn in the 2000 program year, the project did begin. City staff worked with the property owner to minimize disruption to existing tenants; no relocation was necessary for the project to proceed.

Other acquisitions of property involved vacant land where no structure was present. One acquisition is targeted for residential development (1012 9<sup>th</sup> St N - #126) and the other for commercial development (58 Broadway - #117).

**Economic Development Activities.**

The City completed a number of economic development projects in the 2000 program year but, none of them had a designated benefit of "low/mod jobs". The majority of these activities focused on the elimination of slum and blighted conditions in the downtown area (storefront rehab projects). There were also two handicapped accessibility projects where assistance as provided to a private non-profit for the removal of architectural barriers.

**Presumed benefit activities.**

The only "presumed benefit" activities undertaken in FY2000 involve removal of architectural barriers, where the presumed benefit goes to disabled individuals. All of the activities that list low-mod clientele as the appropriate benefit require the project applicant to submit benefit information to the city on a quarterly basis. Each recipient agreement outlines the required benefit parameters.

**Activities generating program income.**

The Housing Rehab program (HOME and CDBG #84 and #98) and the Downpayment Assistance program (HOME) both generate program income. The State Division of Community Services allows the city to retain any HOME program income earned as long as it is re-applied to an eligible activity (the program that initially generated the income). Any CDBG program income earned by the Housing Rehab program is returned to the City's letter of credit and allocated to another eligible activity.

There are a number of outstanding economic development loans that were originated in the mid-1990s. Those loans return approximately \$6,500 in program income every month. The Native American Center (#46) pays a monthly rent of \$150 for use of the facility that is owned and maintained by the city.

The HART program is set up as a revolving loan fund so, the program income generated from the sale of the properties that are rehabilitated is returned to this program and re-used to acquire and rehabilitate additional homes.

**Rehab activities.**

The Fargo Housing Rehab program is funded with a combination of CDBG and HOME funds. The program typically assists approximately 30 housing units per year. In 2000, the program assisted 34 units. \$332,001.12 in CDBG was matched with \$57,979.51 from the homeowners, and \$198,387.12 in HOME was matched with \$47,764.40 from the homeowners for a total investment of \$530,388.24 in federal grant funds and \$105,743.91 in private homeowner contributions.

The HART program also involves rehabilitation of housing units. The program is funded entirely with CDBG funds; it is currently administered by Beyond Shelter, a local non profit housing developer affiliated with the Fargo Housing Authority, in cooperation with the Fargo Moorhead Home Builders Association, the Skills and Technology Training Center, and the Fargo Public School District.

The City funded a pilot Rental Rehab program in FY2000. The pilot was funded at a level of \$50,000, which would assist with the rehabilitation of a minimum of 5 units at \$10,000 per unit. The program is set up as a matching program, with the CDBG assistance forgivable after five years if the property is maintained as an affordable unit serving low/mod tenants for the duration of that "affordability period". The pilot project underway provides rehab assistance to 8 units of downtown rental housing.

## HOUSEHOLDS AND PERSONS ASSISTED BY HUD-FUNDED PROGRAMS

The tables on the next pages provide information on households and homeless persons assisted with housing by the City of Fargo. Records of the persons assisted are maintained in the office of the Fargo Planning and Development Department and are also included in the IDIS Reporting System.

### SUMMARY OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTS

#### CDBG and HOME

*Grantee: Fargo*

*State: North Dakota*

*Program Year: 2000*

#### Housing Projects Completed

Housing Assistance	
Multi Unit – Housing Units	0
Single Unit – Housing Units	18
Direct Homeownership Assistance	75
Code Enforcement – Households	1,779
Racial/Ethnic	
Hispanic	0
Non-Hispanic - White	18
Non-Hispanic - Black	0
Non-Hispanic - Native American	0
Non-Hispanic - Asian/Pacific Islander	0

#### Public Service Beneficiaries

Public Facilities or Improvements	
Households Served	32
Public Services or Other Categories	
Persons Served	79
Households Served	400

**SUMMARY OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTS - CDBG and HOME**

*Grantee: Fargo State: North Dakota*

*Program Year: 2000*

<b>Priority Need Category</b>	<b>Projects assisted</b>	<b>Projects complete</b>
<b>Acquisition/Property Related</b>		
Acquisition (01)	Oak Grove Neigh Flood Property (#51) 1012 9 <sup>th</sup> Street North Acquisition (#126)	
<b>Public Facilities/Improvements</b>		
Homeless Facilities (03C)	New Life Center (#94)	1
Sidewalks (03L)	Jefferson Street Lights (#105)	
Water & Sewer Improvements (03J)	1999 Special Assessments (#83)	1
Child Care Center/Facilities for Children (03M)	Nokomis Child Care Van (#107)	1
Other Public Facilities (03)	Native American Program Building (#46) Plains Art Museum (#70) Great Plains Food Bank (#97) Property Acquisition–58 Broadway (#117)	2
<b>Public Services</b>		
Crime Awareness (05I)	Downtown Security (#96)	
Employment Training (05H)	Cultural Diversity (#62 and #106)	1
Senior Services (05A)	Snow Removal Program (#77)	
Public Services - General (05)	Homebuyer Ed Classes (#85 and #102)	2
<b>Economic Development</b>		
Rehab; Pub/Pvt owned commercial/residential (14E)	914 Main Avenue Storefront (#89) Pioneer Building Storefront (#88) 612 Main Avenue Storefront (#103) 14-16 Broadway Storefront (#112) 613 1 <sup>st</sup> Avenue No Storefront (#113) 52 Broadway Storefront (#114) Catherine's Storefront (#121) 124 8 <sup>th</sup> Street No –MHA (#118)	6
<b>Other Community Development</b>		
Code Enforcement (15)	Rental Housing Inspection (#75 and #99)	1
<b>Housing</b>		
Direct Homeownership Assistance (13)	Downpayment / Closing Cost Assistance*	1
Rehab; Single unit res. (14A)	Housing Rehab – 1999 (#84) Housing Rehab – 2000 (#98) Housing Rehab – HOME* Madison Housing Disposition (#111)	3
Lead Based Paint/Lead Hazard Test/Abatement (14I)	Rehab Lead Activity (#123)	
Acquisition for Rehab (14G)	1114 14 <sup>th</sup> Street No – HART (#93) 618 10 <sup>th</sup> Street So – HART (#100) 822 No University Dr – HART (#122)	2
	<b>Total Completed</b>	<b>21</b>

\* Project includes HOME Funds

## OTHER ACTIONS UNDERTAKEN

### Fair Housing

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The City of Fargo Planning and Development Department completed an analysis of impediments to fair housing in February 1996. The analysis will be updated in the 2001-2002 program year. City staff will likely undertake the Analysis in cooperation with a community assessment project that will be initiated by the Fargo Human Relations Commission in 2001. The City of Moorhead will also be consulted in this process as, a true analysis of impediments must take a metropolitan wide approach.

Fargo has an array of HUD-assisted housing programs that affirmatively further fair housing. For example, the homebuyer education course provides training to prospective homebuyers on a range of homeownership issues. This year the course was also offered in Spanish and was presented to a group of new immigrants interested in homeownership. The new immigrant session provided interpreters for each of the many languages represented. The City also made available materials on landlord/tenant rights in North Dakota, predatory lending, and borrowing basics for homeownership. These materials were distributed to landlords via the Fargo Safe Housing Program, and to the general public in displays at City Hall (near the entrance to the Municipal Court) and other educational courses.

In addition, the City of Fargo has policies that provide incentives to develop, maintain, or improve affordable housing in the jurisdiction, all of which affirmatively further fair housing. The Planning and Development Department continues to work in conjunction with other organizations interested in fair housing activities

### Human Relations Commission

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In October 2000, the Fargo City Commission established the Human Relations Commission (HRC). The HRC is advisory to the City Commission. Its mission is to promote acceptance and respect for diversity and discourage all forms of discrimination. The goals of the Commission are as follows:

- To provide leadership in the areas of civil rights.
- To encourage and educate the public in the promotion of civil rights.
- To identify issues of principal concern to members of the community in the area of civil rights and to recommend priorities and objectives to the board of city commissioners.
- To encourage adherence to federal and state laws regarding civil rights, including Chapter 14-02.4 of the North Dakota Century Code, through education, conciliation and mediation.

The responsibility of staffing the HRC was given to the Planning and Development Department, which is also the organizational home of community development planning in the City of Fargo. This connection will help further the city's community development goals and the stated goals of the HRC. The HRC will likely be an active participant in the update to the City's Analysis of Impediments to Fair Housing.

## Affordable Housing

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A number of efforts have been made to further the goal of maintaining and enhancing the city's affordable housing stock. The creation of the HART program is one small piece of the solution. The HART program is set up as a revolving fund that was initially capitalized with CDBG dollars; it focuses on providing affordable single family housing with neighborhood redevelopment. These infill projects often return previously underutilized "conversions" (single family units that have been converted to multi family use) to active single family use.

The Housing Rehab and Downpayment assistance programs also continue to help address affordability issues by helping households either stay in their homes or purchase a home. These two programs assist over 100 families each year.

While a number of Fargo's existing housing programs look at creating *affordable home ownership* opportunities, we recognize that the availability of high quality affordable rental housing is equally important. More than 50 percent of housing units in the city of Fargo are rental units; there is a great demand for rental property. As such, the quantity of rental housing is generally not a problem in this community; however, working to ensure affordability and quality in the housing stock is an important issue to address.

This year the City piloted a Rental Rehab program that targeted the rehabilitation of affordable downtown rental properties. The initial allocation of funds will provide assistance to 8 units of affordable rental housing; the majority of the tenants of these units will be low/mod income.

The Community Development Committee has been working with local developers and the Fargo Housing Authority to identify ways of leveraging federal funds to increase the pool of resources available to achieve affordable housing goals. This effort may begin to produce results in 2001/2002 with partnerships that are being developed with Fannie Mae and the possible identification of additional local resources for the furtherance of affordable housing goals.

## Neighborhood Revitalization Efforts

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Neighborhood Revitalization is a goal that underlies much of Fargo's community development activity. There are a number of neighborhoods that are exhibiting signs of deterioration and/or demographic instability. Since 1998, the City's neighborhood planning program has been revived. Along with strategic planning efforts, City staff is also engaged in neighborhood organization capacity building efforts.

The City Commission made a significant commitment to neighborhood revitalization in March 2001 by allocating \$1.1 million of local funds to a "Neighborhood Revitalization Initiative". This set of programs provides a variety of housing rehab and neighborhood infill initiatives for both new and existing homeowners in targeted neighborhoods. Public response to the initiative has been strong; policy makers will evaluate the success of the program in considering future neighborhood revitalization ventures.

Another positive development is the increasing level of cooperation between the Fargo School District and the City of Fargo. These two public bodies are making great efforts to work together to achieve the ultimate goal of maintaining the community's high quality of life standard by being proactive in efforts to revitalize older neighborhoods and maintain viability in some of the community's newer neighborhoods.

## Continuum of Care

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In 1999, the City of Fargo developed a Continuum of Care plan for the city proper. In 2000, the City agreed to participate in a statewide Continuum of Care. As such, the City participated in both state and regional efforts relating to the Continuum of Care. The City is actively involved in Region 5 CoC activities but also maintains a well-developed local and metropolitan network of services and resources.

The strength of Fargo's homeless care system is that the service provider network is mature. There is a high level of interconnectedness between service providers, which means that there is an extensive and broad based knowledge of the local system and community needs. The local emergency shelters are key access points in the system, providing a wide range of services and serving as a source of referrals.

A Core Group of local agencies typically represents Fargo in Continuum of Care discussions. The core group includes representatives from the New Life Center (emergency shelter for men), Southeast Human Service Center (social service provider), Southeast North Dakota Community Action Agency (housing service provider), the YWCA of Fargo Moorhead (emergency shelter and transitional housing for women & children), and the City of Fargo Planning Department.

The City of Fargo, the Fargo Housing & Redevelopment Authority, and Centre Inc. (social detoxification facility) submitted a Supportive Housing grant application in the 2000 CoC process. The grant request was for \$500,000 to support the development of a permanent supportive housing project for homeless adults with chronic substance abuse issues. This grant was developed to help implement the recommendations of a group of local service providers and public officials that have been meeting since May 2000 on this issue.

## Housing and Redevelopment Authority

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The FHRA is responsible for managing low-rent public housing and Section 8 rental assistance. They own and manage 600 rental units, 368 one-bedroom units, 138 two-bedroom units, 66 three-bedroom units, and 28 four-bedroom units. In 2000, FHRA had 1,054 Section 8 vouchers. They also operate the 22 unit SRO project at 69 4<sup>th</sup> Street North.

FARGO PUBLIC HOUSING AUTHORITY RENTAL SITES

<b>Project</b>	<b>Address</b>	<b>Total Units</b>	<b>Unit Type</b>
Lashkowitz High Rise (14-1)	101 S 2 <sup>nd</sup> Street	248	Elderly/ Disabled
New Horizons (14-2)	2525 N Broadway	98	Disabled
Pioneer Manor (14-6)	201 11 <sup>th</sup> Street N	46	Mixed
Scattered Site – Madison (14-3)	7 <sup>th</sup> -12 <sup>th</sup> Ave N, 25 <sup>th</sup> -29 <sup>th</sup> St N, 21 <sup>st</sup> St S	114	Family
Scattered Site – 30 <sup>th</sup> Ave S (14-5)	10 <sup>th</sup> & 31 <sup>st</sup> Avenue S	28	Family
Scattered Site – 34 <sup>th</sup> Ave S (14-7)	34 <sup>th</sup> Avenue S	40	Family
Scattered Site – 25 <sup>th</sup> Ave Duplexes (14-4)	18 <sup>th</sup> Street & 25 <sup>th</sup> Ave S	28	Family
	<b>Total</b>	<b>600</b>	

In 1999, the FHRA implemented a Home ownership program, which has the goal of selling 45 single family scattered site units in the next 5 years. Homes will be sold to current tenants on a voluntary basis, and then to other qualified program recipients (Public Housing or Section 8) and the general public. As of May 2001, 14 homes have been sold.

The Housing Authority has also implemented a ROSS grant, which outlines the FHRA's strategy for providing "beyond shelter" services to the residents of the Lashkowitz Hi-Rise, New Horizons Manor, and Pioneer Manor. All three buildings are comprised of 100 percent elderly or disabled populations (developmentally disabled, chronically mentally ill, physically disabled, chemical dependency, and persons with dual diagnosis). The ROSS grant provided for enhanced meal services, the establishment of a personal attendant program, establishment of better therapy/exercise rooms and enhanced transportation services and assistance. The Resident Advisory Committee is increasingly active and involved in decisions affecting FHRA residents and the FHRA is implementing the activities funded by a Drug Elimination Grant.

The FHRA Board is committed to increasing the availability of scattered site housing options across the entire community and to enhancing the quality and livability of existing scattered site units (i.e., adding garages).

To enhance its community role as a provider of affordable housing, the FHRA established a non-profit development corporation, Beyond Shelter, Inc. The establishment of a non-profit may provide additional opportunities to leverage federal and non-federal resources for affordable housing.

The following is a description of the projects completed by Beyond Shelter in FY2000. They will complete the construction of an 8-unit townhome development (a.k.a. Church Townhomes) in summer 2001. This project utilizes the Low Income Housing Tax Credit program, serves tenants at 30%-50% of median income, and is an example of high quality infill development. Beyond Shelter also acquired and renovated a mixed use property in downtown Fargo with 2 rental units above commercial space that is utilized by the regional Mental Health Association. The non-profit also acquired and rehabilitated a 30-unit Section 8 Mod Rehab project that was at risk of foreclosure. All 30 units receive rent subsidy.

## RELATIONSHIP OF ACTIVITIES TO THE CONSOLIDATED PLAN

The City has provided requested certifications of consistency for HUD Programs in a fair and impartial manner, for which the City indicated that it would support application by other entities. The City did not hinder Consolidated Plan implementation by action or willful inaction.

### Assessment of five year goals and objectives

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The 2000-2004 Consolidated Plan outlined six policy goals that were to be the focus of Fargo's community development activities in the short term. The following table lists the goals and the amount of CDBG money spent by goal in the 2000 program year.

	<b>Funds Spent in 2000</b>	<i>% of funds drawn</i>
1. Housing	\$684,728.43	42.6%
2. Downtown	\$330,838.92	20.6%
3. Youth	\$10,000.00	0.1%
4. Neighborhoods	\$244,195.97	15.2%
5. Affordability	\$30,825.69	2.0%
6. Homelessness	\$152,570.16	9.5%
Administration	\$154,749.10	9.6%
<b>Total</b>	<b>\$1,607,908.27</b>	

*\*See the table on p. 26 for detailed budget information*

Of the \$1.6 million spent in 2000, almost half went toward housing programs. Housing continues to be the largest community development issue facing the city. Efforts focus on overall affordability concerns, with specific attention to affordable home ownership opportunities.<sup>1</sup>

Significant funding was also dedicated to downtown revitalization, primarily through the City's storefront rehabilitation program. This level of storefront rehab is somewhat of an anomaly and is not likely to be repeated; downtown revitalization efforts have gained significant momentum in the last 12-18 months and, as a result, the storefront rehab program was needed and used by several businesses on a number of large projects. This momentum coincides with the implementation of the Renaissance Zone development incentive and the additional focus of local policymakers.

Neighborhood Revitalization received the third highest portion of funding in 2000 at about 15 percent of the total spent. Activities to revitalize older and at-risk low/mod neighborhoods often work in concert with other community development activities related to housing, youth and affordability. Neighborhood projects will continue to have a high priority in 2001 and may even benefit from the infusion of some local funding sources (i.e., Neighborhood Revitalization Initiative).

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<sup>1</sup> In 2000, all of the City's HOME funds were used to support the "Housing" goal outlined in the Consolidated Plan (\$198,387.12 in owner occupied housing rehab and \$262,500 in downpayment and closing cost assistance).

## Relationship of CDBG funds and 5 year goals/objectives

The following table provides a summary of activities funded with CDBG dollars in the 2000 program year, by the goals identified in the Consolidated Plan.

Goal	Activity (HUD #)	Total Budget	Spent in 2000	Complete
<b>Housing</b>				
	Owner occupied housing rehab (#84, #98)	430,000.00	332,001.12	X
	Homebuyer Education (#85, #102)	36,000.00	27,240.87	X
	Housing Rehab – Lead Activities (#123)	4,000.00	3,375.00	
	Housing Acq, Rehab & Training (#93, #100, #122)	300,000.00	123,793.22	
	Rental Housing Inspection (#75, #99)	283,000.00	135,491.01	
	Housing & Employment Coordinator (#62, #106)	40,791.46	10,165.96	
	Fair Housing Education (#57)	5,000.00	505.25	
	Madison Housing Disposition (#111)	70,000.00	32,156.00	
	1012 9 <sup>th</sup> Street No Acquisition (#126)	20,000.00	20,000.00	X
<b>Downtown</b>				
	Downtown Security Services (#96)	10,000.00	7,066.00	
	Plains Art Museum – Storefront (#70)	61,590.54	5,356.54	X
	Dakota Pioneer Building - Storefront (#88)	65,000.00	38,381.93	X
	914 Main Avenue – Storefront (#89)	10,000.00	9,991.07	X
	612 Main Avenue – Storefront (#91)	6,500.00	6,500.00	X
	14-16 Broadway – Storefront (#112)	75,000.00	69,173.79	
	613 1 <sup>st</sup> Avenue North – Storefront (#113)	75,000.00	54,991.35	
	52 Broadway – Storefront (#114)	75,000.00	75,000.00	X
	609 NP Avenue – Storefront (#121)	25,000.00	21,658.24	
	Broadway Streetscape Study (#116)	20,000.00	17,720.00	
	58 Broadway Acquisition	26,580.00	25,000.00	
<b>Affordability</b>				
	Special Assessment Assistance (#83)	50,000.00	30,558.69	X
	Snow Removal Program (#77)	10,000.00	267.00	
<b>Youth</b>				
	Nokomis Child Care Center Transp (#107)	10,000.00	10,000.00	X
<b>Neighborhoods</b>				
	Neighborhood Planning (#56)	5,201.00	551.31	
	Oak Grove Flood Project (#51)	197,558.00	156,238.38	
	Jefferson Streetlights (#105)	89,000.00	80,406.28	
	Trollwood Feasibility Study (#109)	7,000.00	7,000.00	X
<b>Homelessness Prevention / Special Services</b>				
	Native American Programs Building (#46)	90,391.36	1,621.06	X
	New Life Center Accessibility (#94)	4,000.00	3,914.10	X
	124 8 <sup>th</sup> Street North Accessibility (#118)	45,000.00	45,000.00	X
	Great Plains Food Bank (#97)	98,000.00	98,000.00	X
	Homelessness Study (#110)	4,035.00	4,035.00	X
<b>Administration (#80, #108)</b>		220,000.00	154,749.10	
<b>TOTAL</b>		2,468,647.36	1,607,908.27	

## Self Evaluation of Annual Performance

The above summary of activities undertaken in the 2000 program year indicates that funds are being appropriately allocated toward stated goals and objectives. In 2000, efforts focused on housing, downtown revitalization, and neighborhoods. However, resources dedicated to homelessness prevention were also substantial. In 2001, the top three priorities are likely to remain the same, with perhaps even more of the funds dedicated to housing.

### **Is Progress being made?**

In the 2000 program year, great strides were made in downtown revitalization. The Renaissance Zone, in conjunction with the CD Storefront rehab program eliminated blighted conditions in the downtown area and helped promote economic vitality and sustainability.

Staff worked to develop an additional neighborhood plan and helped enhance the capacity of active neighborhood associations. The City and the School District have also agreed to work together to review indicators of neighborhood vitality to guide programming decisions and future strategic planning efforts.

Low and moderate income households were served with special assessment assistance, snow removal services, and a variety of housing programs, as well as by non-profit agencies that received community development assistance during the year.

The City's housing programs have continued to evolve to meet the community's needs. In 2001, the Community Development Committee and City staff will work to develop a strategic plan to address housing issues. The plan will outline actions to be initiated with respect to rental and home ownership issues, new construction and rehabilitation needs, low/mod income and middle income households, as well as defining the role housing policy has in neighborhood revitalization efforts.

### **What will be work to improve in the coming year?**

As Fargo's community development needs continue to grow, local policy makers and city staff will endeavor to further leverage the HUD funds the City receives with other public and private sources of funding.

One of the administrative activities to be initiated in the 2001 program year is a performance evaluation methodology which will allow city staff to better gauge the impact community development program are having on the community. Evaluating budgetary actions is but one way to measure success. The more accurate measure of success will come when we are able to obtain data on housing affordability in the community, as well as housing supply and demand indicators. Planning Department staff will also be developing quantitative measures of neighborhood health. Moving toward the more formalized use of performance indicators is a time consuming process but one that is likely to help the City of Fargo even more effectively target its community development resources and activities.

## Appendix A - Public Participation

The City of Fargo published the notice below as a public notice on November 5, 2001 to request public comments on this report. Public comments were due on November 20, 2001. No public comments were received. The report was submitted to the Planning Commission, Community Development Committee and City Commission, as per the Public Participation Plan.

### **PUBLIC NOTICE**

The public comment period for reviewing the City of Fargo 2000 Annual Performance Report for the Consolidated Plan for Housing and Community Development will be held from November 5, 2001 to November 20, 2001. A copy of the report, along with any current public comments, will be available to the public at the Department of Planning and Development, 2nd Floor of City Hall, 200 North 3rd Street, Fargo, ND. A copy of the report can be obtained at <http://ci.fargo.nd.us/planning> or by calling 241-1474. TDD 241-8258.

## Appendix B: Financial Reports

### Financial Summary - 2000 Program Year

<b>PART 1: Summary of CDBG resources during this reporting period</b>	
1999 GPR Balance (5-1-99)	1,288,393.80
2000 Entitlement Grant	852,000.00
<i>Loan Repayments</i>	200,272.61
<i>Housing Rehab Repayments</i>	36,870.32
<i>Revolving Loan Fund</i>	77,681.78
<i>Miscellaneous</i>	0.00
Total Program Income	314,824.71
Total CDBG funds available – 2000	2,455,218.51
<b>PART 2: Expenditures during this Reporting Period</b>	
<i>Planning and Administration</i>	184,560.66
<i>Subject to Low/Mod Benefit Calculation</i>	1,423,347.61
Total Expenditures – 2000	1,607,908.27
Unexpended Balance - 4-30-00	847,310.24
<b>PART 3: Overall Benefit to Low/Mod Persons during this Reporting Period</b>	
Total Expenditures qualifying as benefiting low/mod persons	1,117,294.69
% Benefit to Low/Mod Persons	79%
<b>PART 5: Public Service Cap Calculation</b>	
Total Expenditures for Public Svc activities	46,360.89
<i>1999 Program Income</i>	314,824.71
<i>2000 Entitlement Grant</i>	852,000.00
% Funds obligated for Public Svc activities	4%
<b>PART 6: Planning and Program Administration Cap calculation</b>	
Amount subject to planning/admin cap	1,166,824.71
Amount expended for planning/admin	184,560.66
% expended for Planning/Admin	16%

<b>Reconciliation of Line of Credit and Cash Balances to Unexpended Balance of CDBG funds shown on GPR</b>	
Unexpended Balance – 4-30-00	847,310.24
LOC Balance - 4-30-00	1,288,393.80
Grantee CDBG Program Liabilities	-441,083.56
Reconciling Balance	847,310.24
Unreconciled Difference	0.00

**\*\* Background Data - Activity Summary with Benefit Cap calculations (page 31-32)**

**\*\* The following Year-end summary Reports are available upon request (IDIS)**

- PR03 - Activity Summary
- PR06 - Summary of Consolidated Plan Projects
- PR10 - CDBG Housing Activities
- PR23 - Summary of Accomplishments
- PR26 - CDBG Financial Summary

