



Housing and Community Development Programs

Housing Rehab

The Fargo Housing Rehab Program preserves existing housing stock in the City's older neighborhoods by providing assistance to low and moderate income homeowners. With a little financial help, these homeowners can improve their homes and the overall condition of the neighborhood in which they live. Housing rehab assists homeowners to maintain their residences as safe, sanitary dwellings that meet local housing codes and helps prevent houses from becoming dilapidated properties. Since 1975, the program has assisted over 900 homeowners make more than \$11 million in home improvements. The Housing Rehab Program is funded with HOME and CDBG funds from HUD.

Neighborhood Revitalization Initiative (NRI)

The Neighborhood Revitalization Initiative (NRI) is a program designed to improve neighborhood quality of life and encourage investment in the City's existing housing stock in older neighborhoods. The program offers incentives for residents to renovate their owner-occupied houses by providing homeowners with a low-interest loan for significant home improvements. Loans are repayable over a 10-year term and can range from \$10,000 to \$50,000. Homeowners also sign a land use covenant that restricts the property to owner-occupancy.

Neighborhood Stabilization Program (NSP)

The City of Fargo, through the State of ND Department of Commerce, was awarded a Neighborhood Stabilization Program (NSP) grant from the 2008 Housing and Economic Recovery Act. The funding identified in the City's NSP plan includes targeting over \$5 million in Federal assistance toward the acquisition and redevelopment of foreclosed, vacant and abandoned properties in Fargo. The goal is to help stabilize neighborhoods and preserve Fargo's older, affordable housing stock.

Special Assessment Assistance

The Special Assessments Assistance Program helps alleviate the burden that special assessments can place on low and moderate income homeowners while at the same time facilitating the improvement of neighborhood infrastructure. The assistance is allocated from both local and federal sources on an annual basis. Property owners who are assessed for eligible projects with an assessment that is greater than \$500 can apply for this program. The assistance is targeted to projects that replace/upgrade infrastructure in existing neighborhoods.

Snow Removal Assistance

The City of Fargo funds a program that helps low income elderly and/or disabled homeowners pay for snow removal. The City pays a contractor to remove snow from public sidewalks and walkways for persons who are eligible for the service. To be eligible, a person must live in a household where the annual household income is at or below 50% of the area median income.

Storefront Rehab/Downtown Projects

The Storefront/Downtown Rehab Program is designed to renovate deteriorated properties and eliminate conditions of blight in the downtown area. Interested property owners may apply for a 50% matching grant, which can be used to complete the rehabilitation of a building exterior, demolish blighted buildings for redevelopment, or to make other exterior improvements. Since 2000, 70 projects have been completed utilizing over \$1.1 million in CDBG funds to leverage millions of dollars invested in downtown.

Homebuyer Assistance

First-time homebuyers in Fargo are eligible to receive down payment and closing cost assistance from the ND Housing Finance Agency to purchase a home in Fargo. The Down Payment and Closing Cost Assistance (DCA) program provides zero-interest deferred payment loans to help low and moderate income households meet closing cost requirements. Homeowners are eligible to receive the greater of \$3,000 or 3% of the purchase price of the home. Funds for the program are HOME funds from HUD to the ND Department of Commerce.

Residential New Construction Tax Exemption & Remodeling Tax Exemption

Newly constructed single family, duplex, townhome, or condominium properties may be eligible for an exemption on part of their valuation for up to two taxable years following the taxable year that construction began. Existing buildings that are at least 25 years old are also eligible for an exemption on the increase in valuation resulting from the remodeling project. The tax exemption program is administered through the Fargo Assessment Department.