



PLANNING AND DEVELOPMENT

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MEMORANDUM

Date: December 23, 2015
To: Community Development Committee
From: Dan Mahli, ^{Dr}Community Development Administrator
Re: Community Development Committee Meeting on January 7

The next meeting of the Community Development Committee is Thursday, January 7 at 3:30 in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact the office at 241-1474. Thank you.

COMMUNITY DEVELOPMENT COMMITTEE
Thursday, January 7 – 3:30 p.m.
City Commission Room
AGENDA

1. Welcome
2. Approve Minutes
3. Review 2016 Community Development budget and requests
4. Review Storefront Rehabilitation at 406-412 Broadway
5. Other business
6. Adjourn

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.cityoffargo.com/streaming. They are rebroadcast each Monday at 10:30 a.m. and Thursday at 2:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Department at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Meeting minutes are available on the City of Fargo website at cityoffargo.com/communitydevelopment.



**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

Regular Meeting:

Thursday:

October 1, 2015:

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:30 p.m., Thursday, October 1, 2015.

The Community Development Committee Members present or absent were as follows:

Present: Mayor Tim Mahoney, Linda Boyd, John Paulsen, Lynn Fundingsland, Linda Klebe, Samantha Kundinger

Absent: Commissioner Melissa Sobolik, Jan Ulferts Stewart, Bruce Grubb, Mike Hahn, Sher Thomsen, Bryce Johnson

Item 1. Welcome

Item 2. Approval of Minutes: Regular Meeting of August 27, 2015

Mr. Paulsen moved the minutes of the August 27, 2015 Community Development Committee meeting be approved. Second by Ms. Boyd. All Members present voted aye and the motion was declared carried.

Item 3. Review Affordable Housing Project at 3911 20 Ave S

Mr. Dan Mahli introduced the proposed affordable housing project at 3911 20th Avenue South.

Ms. Jessica Thomasson, CEO of Lutheran Social Services, spoke on behalf of the proposed supportive housing project for families, called The Gardens. She stated this project is intended to help the community respond to quality, affordable rental housing by using Neighborhood Stabilization Program (NSP) funds to make these units affordable to low and moderate income households. She added these units will be income-targeted to serve households earning 50% of area median income or below.

Discussion was held regarding unit rents, unit sizes, and the timeline for this proposed project.

Ms. Boyd moved to approve The Gardens supportive housing project as presented. Second by Mr. Paulsen. All Members present voted aye and the motion was declared carried.

Item 4. Review Storefront Rehab Application for 614 Main Avenue

Mr. Mahli presented to the Board a storefront rehab project application at 614 Main Avenue, adding this project has been reviewed and approved by the Historic Preservation Commission.

Phil Stahl, Stahl Architects, spoke on behalf of the project including the components of this renovation and the timeline. He noted the request is for a \$15,000 matching grant.

Mr. Paulsen moved to approve the request for \$15,000 as presented. Second by Mr. Fundingsland. All Members present voted aye and the motion was declared carried.

Item 5. Review Housing Rehab Program Policy

Mr. Mahli reviewed the City of Fargo's Housing Rehab Program Policy and presented a handout to the Board showing the increase in median home sale prices in Fargo from 2010 to 2015. He

noted one of the factors in qualifying for the Housing Rehab Program is that properties must be appraised at a value that does not exceed \$135,000. He stated the assessed values of homes have increased, which limits the number of eligible applicants for this program; therefore, staff is recommending an increase in the maximum assessed value from \$135,000 to \$175,000.

Ms. Boyd moved to increase the maximum assessed value to \$175,000 for the Housing Rehab Program. Second by Ms. Klebe. All Members present voted aye and the motion was declared carried.

Item 6. Discuss Community Development Public Input Meeting

Mr. Mahli reviewed with the Board the timeline for the 2016 Community Development Applications and added a public input meeting will take place on November 19, 2015 at 3:00 p.m. in the City Commission Room to discuss the needs, goals, and objectives of community development efforts in Fargo. Mr. Mahli added the Fargo Arts and Culture Commission will make recommendations on how funds to support the arts are allocated.

Item 7. Other Business

No other business was presented.

Item 8. Adjourn

Mr. Fundingsland moved the meeting be adjourned. Second by Mr. Paulsen. All Members present voted aye and the motion was declared carried.

The time at adjournment was 4:00 p.m.



Missing Middle Housing, Income & Health

The communities that make up the Fargo-Moorhead metropolitan area are fortunate to have a cost-of-living that is low compared to most other urbanized areas. However, a more in depth examination of the personal economic picture of area households reveals affordability concerns for the lower-income portion of the population. A group called the Build Housing Committee, part of the FM Workforce Partnership, is currently meeting to address the issue of affordable housing and the development of policies that will address needs.

What is *Missing Middle Housing*?

Missing Middle Housing consists of housing types such as duplexes, four-plexes, rowhouses, bungalow courts that are integrated throughout most pre-1940s neighborhoods and are often integrated into blocks with primarily single-family homes. The housing types provide diverse choices and generate density to support walking, biking, transit and local commercial amenities. Although many are a common feature in pre-war buildings, the housing has become much less common, hence the “missing”. Simply stated, Missing Middle Housing is *attainable and affordable* to people who work in our community. Using this definition helps us understand why it is difficult to talk about housing affordability in a macro sense. Affordability is a relative concept – it is relative to our personal ability to purchase items that we would like to buy.

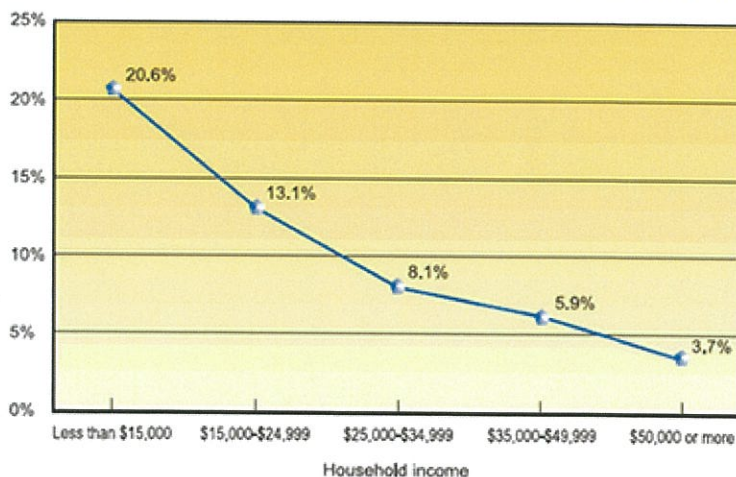
Fargo’s current housing market typically provides well for moderate to upper income households. However, for the person earning a more modest wage, housing affordability can be a challenge. For example, to afford a two-bedroom apartment (fair market rent of \$771) a household would need to earn a combined wage of \$15/hour, using the standard definition of affordability (a household should spend no more than 30% of gross income on housing). At this income level, a household could also afford to purchase a home for \$85,000. Almost half of the metro area workforce is employed in non-professional service occupations. The typical median wage for these 50,000 workers ranges from \$8.60/hour (food prep, service, childcare workers) to \$14.97/hour (misc healthcare support, assemblers, fabricators).

While renting is the housing pattern of choice for thousands of households in the area, all of the communities in the metro area are committed to encouraging homeownership for those who are interested. However, ensuring that homeownership is a viable option for working families is something that will likely require specific attention. As an example, a starter home that sells for \$150,000 (limited availability) would be easily affordable to a household earning \$50,000/year (approx wage of \$24/hour), barely affordable to a household earning \$37,000/year (\$18/hour), and not at all affordable to a household earning \$25,000/year (\$12/hour).

Household Income and Health Status

This is significant because people at the lowest income levels also have the lowest health status. It is no surprise that households with higher income are more able to access medical care and health information. Higher income groups are also more able to take part in healthy behaviors such as exercise and eating well. This chart shows how income is related to people’s perceptions of their health status (Source: Healthy People 2010 Report, US Department of Health and Human Services).

Relationship Between Household Income and Fair or Poor Health Status



Housing as the Best Cure

BY DONNA KIMURA

The best medicine for many illnesses is often an affordable home, according to Dr. Megan Sandel. She would know. A pediatrician at the Boston Medical Center, she has seen the links between good affordable housing and health.

Sandel first noticed the connection in her first year of residency. "A group of doctors in my class and I talked about what we were seeing among patients. We were talking about medical issues, but they really derived from housing," she said.



M. Sandel

Sandel provided some of the most compelling testimony last year when the House Committee on Financial Services held a hearing on the National Affordable Housing Trust Fund. Joining the usual housing advocates in support of the trust fund, she served as a powerful new messenger.

Q You've said "a safe, decent, affordable home is like a vaccine." Please explain.

A Often when we talk about housing, we talk about the negative effects. If you are homeless, you are more likely to potentially have mental health issues, or if you are paying too much for heat, you may have malnutrition issues. Often, we don't talk enough about how there are health benefits if you provide safe, decent affordable housing.

For me, a safe decent home is like a vaccine because it can keep kids healthier. Like a vaccine, it prevents disease.

Q You have looked at the relationship between housing and health. Share with us a few of your findings.

A I came to housing from a housing-quality perspective, particularly the

conditions that make kids sick.

There's an excellent study out of the hospital where I work, Boston Medical Center, and C-SNAP, the Children's Sentinel Nutrition Assessment Program. The study shows that if you are a child in a food-insecure household that is eligible for a housing subsidy and doesn't get one, you are twice as likely to have stunted growth. You are very vulnerable. If you receive a housing subsidy, you are less likely to be stunted or have malnutrition that affects the ability for children to grow. Clearly, a housing subsidy is a powerful benefit. It literally grows bodies and brains.

Q Share with us a first-hand experience of working with a homeless family or a family in need of affordable housing.

A I was taking care of a child I met when her family was homeless. She was about 9 months old, and she was suffering from a failure to thrive. She wasn't growing well. She was homeless and had difficulty getting enough food. She also had some swallowing problems. I put her in a rehab hospital, but when she returned back to a homeless shelter she began to lose weight again.

Through some help from lawyers, we were able to get her family priority status and into public housing. When she got her own apartment, she started to do well.

Despite thousands of dollars of tests and medial attention, that was the thing that made her better. She's going to kindergarten in the fall. She's reading. In many ways, this is a save. Getting her that housing really saved her.

Q If the production of affordable housing falls further behind, what would be the impact?

A We talk about the budget tradeoffs that families are forced to make. For families, the three biggest bills are food, energy, and housing. In a world where food and energy costs are up 20 to 25 percent

just in the last year, you can imagine the squeeze on many families. The demand outstrips supply now. We will only see more families in those tight budget tradeoffs. At my hospital, we refer to it as the perfect storm. Families are going to have to figure out how to weather the perfect storm of rising fuel costs, rising food costs, and the lack of affordable housing.

We also refer to young kids as the canary in the coalmine. They are the most vulnerable, the ones to see the most effects. Typically, they will have trouble with growth or developmental issues. There's no doubt we are already seeing huge increases.

Boston Medical Center has a food pantry on site. We have traditionally given out 50,000 bags of food a year. We are already seeing a 20 percent increase at the monthly level this year.

When people are hungry, food is an important intervention. By giving them a bag of food, it is putting a Band-Aid on the problem. You are not treating the underlying issue. For many, the underlying issue is a lack of affordable housing.

Q What can the affordable housing industry do to improve the health of residents?

A First and foremost, as a doctor I want to thank the affordable housing industry for providing what I call the best intervention—a safe, decent affordable home. It's a prescription that I can't write on my own. I say thank you to the industry. Many are focusing on what they can do to improve the quality of housing. That's really important for reducing pest infestation, getting rid of mold, providing families with safe homes.

I would encourage working together with medical and public health officials to increase the affordable housing supply through efforts like the Affordable Housing Trust Fund that will not be tied to the whims of the budget, [and allocating] more set-aside funds that can be relied on to create and sustain affordable housing. ■

MEMORANDUM

DATE: January 4, 2016
TO: Community Development Committee
FROM: Dan Mahli, Community Development Administrator
RE: 2016 Community Development Budget

A Community Development budget proposal is attached with a narrative below. The 2016 CD budget continues to place a high priority on housing and homelessness, poverty reduction, as well as neighborhood improvement and integration of all people in our community. We expect Fargo's CDBG and HOME budget to be approximately \$1.1 million. In addition, the Community Development Committee provides recommendations to the City Commission on how the Social Service Fund and Arts Fund are allocated. The approved budget for social services and the arts is equal to the revenue generated by one mil, \$253,000 and \$110,000, respectively.

AUTHORITY AND RECOMMENDATIONS

The United States Congressional Federal Register, North Dakota State Constitution, and North Dakota Century Code give the City the authority to grant funds to private entities for reasonable support of the poor and encouragement of the arts.

Community Development Block Grant – Title 1 of the Housing and Community Development Act Public Law 93-383. The Community Development Block Grant Entitlement Program provides annual grants on a formula basis to cities and counties to support communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low and moderate income persons.

Fargo's CDBG allocation is estimated to be \$680,000 in 2016. The recommendation is to support projects in the Madison neighborhood, a freezer at the Great Plains Food Bank, special assessment assistance, neighborhood and affordable housing projects, downtown projects, snow removal for elderly and disabled households, metro transportation initiatives, job skills and workforce training, homeless initiatives, and fair housing activities.

HOME Investment Partnership – Title II of the National Affordable Housing Act

The HOME Program provides grants to states and local communities to fund construction and/or rehabilitation of affordable housing for low and moderate income households. It is the largest Federal block grant to state and local governments designed exclusively to create affordable housing.

HOME Partnership funds are estimated to be \$350,000 in 2016. The recommendation is to support owner-occupied affordable housing rehabilitation and Community Housing Development Organization (CHDO) projects.

Social Service Fund – ND Constitution, Chapter X, Section 18

The state, any county, or city may make internal improvements and may engage in any industry, enterprise or business, not prohibited by Article XX of the constitution, but neither the state nor any political subdivision thereof shall otherwise loan or give its credit or make donations to or in aid of any individual, association or corporation except for reasonable support of the poor, nor subscribe to or become the owner of capital stock in any association or corporation.

In 2016, the City Commission budgeted \$253,000 to the Social Service Fund. Recommendations are generally the same as 2015, with increases to the Native American Commission to support the 1st Crossroads Powwow in Fargo in May; the New American Consortium for Welcome Week and English Language Learning activities; PATH for its work with youth aging out of foster care; and Emerging Prairie to support Prairie Den memberships for low-income, Native and New American entrepreneurs. Handi-Wheels will see a reduction in social service support, and the Great Plains Food Bank and Children's Museum at Yunker Farm did not apply for social service funding.

Arts Fund – ND Century Code 40-05-01(75) - Powers of all municipalities, Section 75

Encouragement of arts. To, consistent with Section 54-54-01, appropriate and disburse city moneys and to accept and disburse moneys received from federal, state, county, city, or private sources for the establishment, maintenance, or encouragement of arts within the city.

Last year, Commissioner Piepkorn asked that the Social Service and Art Fund be separated into distinct budgets. In addition, the City Commission created an Arts and Culture Commission. The Arts and Culture Commission is recommending that \$90,000 of the \$110,000 Arts Fund be allocated to the Arts Partnership for the re-grant program, operations and administrative support, and \$20,000 be designated to public art projects.

2016 APPLICATIONS - CDBG/HOME/CITY

Organization & Type of Request	Project Description	Request Info				Eligibility for Funding								Total
		Amount of Request	Last year's Allocation	2016 Recomm (HUD)	2016 Recomm (City)	CDBG Facility / Neighborhoods	CDBG Public Service	CDBG Slum & Blight	CDBG Admin	HOME	HOME Admin	HOME CHDO	City Social Service & Art	
Housing														
Fargo Planning and Development	Housing Rehab - Owner	\$250,000	\$250,000	\$250,000		\$50,000				\$220,000				\$270,000
Fargo Planning and Development	Special Assessment Assistance	\$15,000	\$15,000	\$15,000		\$15,000								\$15,000
Fargo Planning and Development	Offer snow removal assistance to elderly and disabled households	\$2,000	\$2,000	\$2,000			\$2,000							\$2,000
Fargo Planning and Development	Support homeless initiatives at the Gladys Ray Shelter, Homeless Police Liaison & 10 Yr Plan	\$82,000	\$82,000	\$82,000			\$82,000							\$82,000
Community Housing Development Organization (CHDO)	Support CHDO affordable housing projects - HOME	\$100,000	\$100,000	\$100,000							\$100,000			\$100,000
Beyond Shelter	Support land acquisition for affordable housing projects with CDBG	\$400,000												\$0
Habitat for Humanity	Partnership with City for three lots currently owned by the City for Habitat houses	\$50,000												\$0
Facilities & Capital, Neighborhoods														
Neighborhood/Affordable Housing projects	Support neighborhood projects in low-to-moderate income areas	\$100,000	\$150,000	\$100,000		\$100,000								\$100,000
Downtown projects	Support downtown projects that eliminate slum & blight conditions	\$100,000	\$100,000	\$100,000			\$100,000							\$100,000
Fargo-Moorhead Coalition for Homeless Persons	Support for build-out of an innovation center for people at risk of homelessness	\$100,000												\$0
Fraser	Support renovation of kitchen and update elevator at permanent housing for youth	\$103,000												\$0
Golden Ridge Community Center	Support renovation of neighborhood facility, bathrooms, and accessibility	\$64,500		\$50,000		\$50,000								\$50,000
Immigrant Development Center	Support for renovation of Community Event Center and self-sufficiency education	\$75,000												\$0
Legacy Children's Foundation	Provide matching funds for a park enhancement in the Madison neighborhood	\$50,000		\$50,000		\$50,000								\$50,000
LSS of ND, Great Plains Food Bank	Support the cost of a new freezer for the Great Plains Food Bank	\$95,000		\$75,000		\$75,000								\$75,000
ShareHouse, Inc.	Support accessibility of mens residential building, make apartment handicap accessible	\$129,000												\$0
Woodrow Wilson	Downtown Project - restore historic appearance with new windows	\$100,000												\$0
Public & Social Services														
Bhutanese Buddha Society of ND	Support religious and cultural program	\$12,700												\$0
CHARISM	Support youth development programs and skill building for low income families and youth	\$25,000	\$15,000		\$15,000							\$15,000		\$15,000
Cultural Diversity Resources and Metro Interpreters	Diversity training, annual conference, leadership building, education, interpreters	\$20,500	\$18,000		\$18,000							\$18,000		\$18,000
Emergency Food Pantry	Support emergency hunger relief efforts and improve coordinated food pantry services in FM	\$10,000	\$5,000		\$5,000							\$5,000		\$5,000
Emerging Prairie	Offer Prairie Den support to Native American, New American and low income entrepreneurs	\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
Family HealthCare Center	Provide funds to offset cost of emergent and limited health and dental care	\$25,000	\$10,000		\$10,000							\$10,000		\$10,000
Fargo Human Relations Commission	Support fair housing opportunities, cultural/community groups, and Welcome Week activities	\$10,000	\$10,000		\$10,000							\$10,000		\$10,000
Fargo Native American Commission	Provide support for Native American programs and Crossroads Powwow in Fargo	\$35,000	\$30,000		\$35,000							\$35,000		\$35,000
Fargo-Moorhead Coalition for Homeless Persons	Administer Landlord Risk Mitigation Fund, emergency taxi rides, and CARES program	\$15,000	\$15,000		\$15,000							\$15,000		\$15,000
Fargo-Moorhead Native American Center	Support operations and staffing for cultural-based activities	\$60,000												\$0
Fargo Youth Commission/Boys & Girls Club	Support scholarships and activities for youth development program	\$25,000	\$10,000		\$10,000							\$10,000		\$10,000
FirstLink	Fund the information and crisis services program	\$10,000	\$5,000		\$5,000							\$5,000		\$5,000
Handi-Wheels Transportation	Provide accessible and affordable transportation to people with disabilities & elderly	\$20,000	\$20,000		\$10,000							\$10,000		\$10,000
Healthcare Equipment Recycling Organization (HERO)	Support the operational costs of core service of local programming	\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
High Plains Fair Housing Center	Provide comprehensive outreach and education on fair housing laws	\$6,000		\$6,000			\$6,000							\$6,000
Metro Transportation Initiative	Support the Opportunities Under Transit (OUT) program	\$3,000	\$3,000	\$3,000			\$3,000							\$3,000
New American Consortium	Support the educational and community programming of the Consortium	\$15,500	\$5,000		\$10,000							\$10,000		\$10,000
New Life Center	Provide emergency shelter, meals, clothing, & other basics of life services to the homeless	\$15,000	\$10,000		\$10,000							\$10,000		\$10,000
North Dakota Coalition for Homeless People	Support the development of HUDs Continuum of Care for housing programs in Fargo	\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
PATH	Support Independent Living Program for youth aging out of foster care	\$15,000			\$5,000							\$5,000		\$5,000
Presentation Partners in Housing	Provide emergency assistance for families most at-risk or facing homelessness	\$10,000	\$5,000		\$5,000							\$5,000		\$5,000
Pride Collective and Community Center	Provide LGBT support services for people facing poverty, education, and activities	\$10,000	\$3,000		\$3,000							\$3,000		\$3,000
Rape and Abuse Crisis Center of FM	Provide crisis support and follow-up services for victims of domestic violence & assault	\$25,000	\$15,000		\$15,000							\$15,000		\$15,000
Red River Human Services Foundation	Support educational and social activities for people with developmental disabilities	\$15,000	\$12,000		\$12,000							\$12,000		\$12,000
Red River Zoo	Provide scholarships for under privileged youth and youth leadership program	\$5,000	\$5,000		\$5,000							\$5,000		\$5,000
Skills & Technology Training Center	Provide individualized job skill training to low income and immigrant populations	\$25,000	\$10,000	\$15,000			\$15,000							\$15,000
St. Francis Thrift Store	Support households facing poverty and in need of emergency assistance	\$10,000												\$0
Tudeako Group	Support sports for New American children and promote healthy development	\$16,500												\$0
Valley Senior Services	Support the Meals on Wheels and Senior Ride programs	\$20,000	\$20,000		\$20,000							\$20,000		\$20,000
Village Family Service Center, Nokomis Child Care Centers	Support scholarship program for low-income families	\$20,000	\$5,000		\$5,000							\$5,000		\$5,000
YWCA Cass Clay-YWCA Emergency Shelter	Support shelter and housing programs, case management and advocacy services	\$15,000	\$15,000		\$15,000							\$15,000		\$15,000
Arts														
Fargo Arts & Culture Commission	Support for The Arts Partnership re-grant program (\$90K) and public art (\$20K)	\$110,000	\$110,000		\$110,000							\$110,000		\$110,000
Planning & Administration														
Planning & Administration	Support planning, administration, fair housing activities & studies	\$166,000	\$176,000	\$166,000				\$136,000		\$30,000				\$166,000
Total by line		\$2,600,700		\$1,008,000	\$363,000	\$340,000	\$102,000	\$100,000	\$136,000	\$220,000	\$30,000	\$100,000	\$363,000	\$1,397,000
Total Caps													\$363,000	
TOTALS						\$678,000				\$350,000			\$363,000	\$1,391,000
Total Available (2015 estimate)						\$680,000				\$300,000			\$363,000	\$1,343,000
Total program income/carryover										\$50,000			\$0	\$50,000
TOTAL AVAILABLE						\$680,000				\$350,000			\$363,000	\$1,393,000

CITY OF FARGO -- SOCIAL SERVICE & ART FUND HISTORY

NAME OF ORGANIZATION		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Arts Partnership of the Red River Valley	ARTS	42,000	44,000	48,000	55,000	55,000	80,000	80,000	80,000	85,000	85,000	85,000	85,000	95,000	100,000	90,000	90,000
CHARISM	YOUTH	-	-	-	-	-	-	-	-	15,000	25,000	25,000	25,000	25,000	15,000	15,000	15,000
Children's Museum at Yunker Farm	YOUTH	5,250	5,500	5,500	5,500	5,500	5,500	5,000	5,000	-	-	-	4,000	4,000	5,000	5,000	5,000
Cultural Diversity Resources	HUMAN SERVICE	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	20,000	20,000	15,000	15,000	18,000
Emergency Food Pantry	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Family HealthCare Center	HUMAN SERVICE	20,000	25,000	-	-	-	-	-	-	5,000	-	-	-	-	-	5,000	10,000
Fargo Community Development Committee	ARTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	20,000
Fargo Human Relations Commission	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	1,000	10,000	10,000	10,000
Fargo Native American Commission	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	15,000	20,000	20,000	30,000
Fargo Youth Commission/Boys & Girls Club	YOUTH	7,875	8,300	8,300	8,300	8,300	8,300	8,000	7,000	5,000	5,000	5,000	5,000	5,000	10,000	10,000	10,000
Fargo Youth Initiative	YOUTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-
Fargo's Older Neighborhoods	OTHER	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-
First Link	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000
FM Coalition for Homeless Persons	HUMAN SERVICE	-	-	-	-	-	-	-	-	5,000	5,000	5,000	5,000	6,000	8,000	20,000	15,000
FM Community Bicycle Workshop	HUMAN SERVICE	-	-	-	-	-	-	-	-	3,000	-	-	5,000	5,000	3,000	3,000	-
FM Native American Center	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	6,000	10,000	-	-	-	-
FM Symphony/My Journey Workgroup	OTHER	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-	-	-
Freedom Resource Center	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-	-
Giving+Learning Program	HUMAN SERVICE	-	-	-	-	-	-	-	-	10,000	10,000	-	-	-	-	-	5,000
Handi-Wheels Transportation, Inc.	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	10,000	10,000	20,000	20,000	20,000	20,000	20,000
Healthcare Equipment Recycling Organization (HERO)	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Hospice of the Red River Valley	HUMAN SERVICE	5,250	5,500	5,500	5,500	5,500	5,500	5,000	-	-	-	-	-	-	-	-	-
Humane Society	OTHER	1,575	1,700	1,700	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	-	-
Legal Services of North Dakota	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-
LSS - Daily Bread & Great Plains Food Bank	HUMAN SERVICE	2,625	2,750	2,750	3,000	3,000	3,000	3,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
LSS - New American Services	HUMAN SERVICE	-	-	-	-	-	-	-	10,000	10,000	-	-	-	-	-	-	-
Metro Interpreter Resource Center	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	5,000	-	-
Metro Youth Partnership	YOUTH	-	-	-	-	-	-	-	10,000	30,000	30,000	25,000	10,000	-	-	-	-
ND Coalition for Homeless for Persons	HUMAN SERVICE	-	-	-	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
New Life Center	HUMAN SERVICE	12,600	13,250	13,250	14,000	9,000	9,000	9,000	15,000	15,000	15,000	15,000	10,000	10,000	10,000	10,000	10,000
New Sudanese Community Association	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
People's Diversity Forum	HUMAN SERVICE	-	-	-	-	-	-	2,000	2,000	-	-	-	-	-	-	-	-
Plains Art Museum/Center for Creativity	YOUTH	-	-	-	-	-	-	-	35,000	-	-	-	-	-	-	-	-
Presentation Partners in Housing	HUMAN SERVICE	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	5,000
Pride Collective and Community Center	HUMAN SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Rape & Abuse Crisis Center of FM	HUMAN SERVICE	12,600	13,250	13,250	14,000	14,000	14,000	13,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Red River Human Service's Activity Center	HUMAN SERVICE	6,300	6,600	12,000	12,000	12,000	12,000	11,000	13,000	10,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Red River Zoo	YOUTH	6,300	6,600	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-
Restore Program	HUMAN SERVICE	-	-	-	-	5,000	5,000	4,000	-	-	-	-	-	-	-	-	-
Retired Senior Volunteer Program	OTHER	2,625	2,750	2,750	3,000	3,000	3,000	3,000	3,000	-	-	-	-	-	-	-	-
Riverkeepers	OTHER	-	5,000	10,000	5,000	2,500	2,500	2,500	-	-	4,000	-	-	-	5,000	-	-
Salvation Army	HUMAN SERVICE	6,300	6,600	6,600	6,600	6,600	6,600	6,000	2,000	-	-	-	-	-	-	-	-
Senior All Night Senior Party	YOUTH	1,000	1,200	1,200	1,200	1,200	1,200	1,000	1,000	-	-	-	-	-	-	-	-
Southeastern ND Community Action Agency	HUMAN SERVICE	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-
St. Vincent de Paul Society of Fargo, ND	HUMAN SERVICE	-	-	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-
Tri-College	OTHER	2,500	2,500	2,500	2,500	-	-	-	-	-	-	-	-	-	-	-	-
Valley Divers Rescue	OTHER	-	20,000	20,000	18,500	-	-	-	-	-	-	-	-	-	-	-	-
Valley Senior Services - Meals on Wheels	HUMAN SERVICE	31,500	33,100	33,100	33,500	33,500	33,500	31,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	25,000	20,000
Village Family Services - Nokomis Child Care Centers	YOUTH	5,250	5,500	5,500	5,500	5,500	5,500	5,500	-	-	5,000	10,000	5,000	5,000	5,000	5,000	5,000
YMCA of Cass and Clay Counties	YOUTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
YWCA Cass Clay - YWCA Emergency Shelter	HUMAN SERVICE	13,650	14,300	14,300	14,500	14,500	14,500	13,500	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000

TOTAL (value of 1 mil) \$ 210,200 \$ 248,400 \$ 231,200 \$ 234,600 \$211,100 \$236,100 \$229,500 \$ 279,000 \$288,000 \$301,000 \$301,000 \$301,000 \$313,000 \$328,000 \$330,000 \$363,000

DISTRIBUTION

Arts	20%	18%	21%	23%	26%	34%	35%	29%	30%	28%	28%	28%	30%	30%	30%	30%	30%
Human Services	65%	59%	54%	55%	61%	54%	53%	49%	53%	49%	49%	55%	57%	54%	49%	58%	59%
Youth	12%	11%	9%	9%	10%	9%	8%	21%	17%	22%	22%	16%	12%	12%	12%	11%	11%
Other	3%	13%	16%	13%	4%	3%	3%	1%	0%	1%	1%	0%	0%	3%	0%	0%	0%

2016 COMMUNITY DEVELOPMENT CALENDAR AND RESOURCES

DATE	ACTIVITY
August 2015	Community Development Committee review of CD application and goals Solicit public input for Fargo's Annual Action Plan for Housing and Community Dev
September 2015	Community Development grant applications released
October 2015	Deadline for submission of Community Development grant applications (Oct 30)
November 2015	Application review by staff
December 2015	Application review by Community Development Committee
Dec 2015 - Jan 2016	Prepare Fargo's Housing and Community Development Annual Action Plan Social Service/Art Fund recommendation to the City Commission Notify applicants about CDBG & HOME grant recommendations
Feb - 2016	Thirty day public comment period for Annual Action Plan Annual Action Plan review by the Community Development Committee
March 2016	Fargo City Commission public hearing and approval of the Annual Action Plan HUD review and approval of the Plan Staff conducts Environmental Review and Impact Findings (FONSI)
June 2016	Initiate Consolidated Annual Performance & Evaluation Report FY2015 (CAPER)
July 2016	2016 contract year begins Present Annual Performance & Evaluation Report to Fargo City Commission and HUD

FUNDS ANTICIPATED	CDBG	HOME	CITY	TOTAL
2016 Allocation from HUD (anticipated)	\$ 660,000	\$ 300,000	\$ -	\$ 960,000
City Social Service Fund	\$ -	\$ -	\$ 250,000	\$ 250,000
City Art Fund	\$ -	\$ -	\$ 110,000	\$ 110,000
Program Income/Carryover (anticipated)	\$ 150,000	\$ 50,000	\$ -	\$ 200,000
Total Available – Estimated	\$ 810,000	\$ 350,000	\$ 360,000	\$ 1,520,000



PLANNING AND DEVELOPMENT

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MEMORANDUM

DATE: December 22, 2015

TO: Community Development Committee

FROM: Dan Mahli,  Community Development Administrator

RE: Storefront/Downtown Rehab Grant Project – 406, 408, 410 & 412 Broadway

The goal of the Downtown Project Program is to renovate deteriorated properties and eliminate blighted conditions in the downtown area. The properties discussed below are all being considered for 2015 CDBG funding. The Historic Preservation Commission has conducted its design review and is recommending approval of the projects for façade renovation.

406, 408, 410, and 412 Broadway are historic properties in downtown Fargo. They are owned by the Kilbourne Group. The proposed use of federal funding is for façade renovation. The Lowman Building, 406 Broadway, was built in 1914. The Hadeland Building, 412 Broadway, was built in 1907. Over time, the properties have undergone renovations that are detrimental to their historic character. The upper floor windows are deteriorated, and the original storefronts have been removed and partially infilled with brick. A full-length flat roof canopy was added in the early 1970s. This canopy and brick infill will be removed, and replacement windows and a storefront system will be installed, to restore a more historically correct appearance. The eligible components of the storefront renovation include removing the non-historic fabric canopy, paint from brick, and wood frame; replacing windows and doors in historic openings, and masonry repair.





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Mike Zimney		
Address	210 Broadway Suite 300		
Phone	701.237.2279	Fax	
E-mail	zimney@kilbournegroup.com		
Property Address	406,408, 410, 412 Broadway		
Applicant Name & DUNS number	DFI AM LLC <small>(name of person/entity to receive grant)</small>	<small>(Enter DUNS number here)</small>	
Architect/Firm	Kilbourne Group (Design by Herman Novak)		
Property Owner	DFI AM LLC		
Mailing Address	210 Broadway, Suite 300		

Description of Property	BLK E, BEG 520 FT S OF NE COR OF BLK E, W TO ROBERTS ST S 50 FT E TO E LN OF BLK & N 50 FT TO BEG, BLOCK E, Chapin, Johnson, Barretts Addition.			
	BEG 496.95 FT S OF NE COR OF BLK E THEN S 87 DEG 53 MIN 56 SEC W A DIST OF 167.26 FT TO EDGE OF ROBERTS ST, THEN S 59 DEG 27 MIN 20 SEC W A DIST OF 51.03 FT, THEN N 87 DEG 53 MIN 56 SEC E A DIST OF 178.14 FT, THEN N 02 DEG 51 MIN 30 SEC W A DIST OF 50 FT, BLOCK E, Chapin, Johnson, Barretts Addition.			
<input checked="" type="checkbox"/> Current Commercial Tenants				
	Business Name	Business Owner	Address	Current sq. ft. occupied
	Artekta	Jeffrey Morrau	406 Broadway	2370 + 5990
	Unglued	Ashley Morkten	408 Broadway	1530 + 800
	C'lizzy's	Cari Luchau	410 Broadway	966
	<i>vacant</i>		412 Broadway #1	500
	C'lizzy's	Cari Luchau	412 Broadway #2	870
	<i>vacant</i>		412 Broadway #3	1075
	Navy Officer's Program	US Gov't	412 Broadway #4	460
<input checked="" type="checkbox"/> Current Residential Tenants		14# occupied		0# vacant
	Tenant Name	Unit #	Mailing Address	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Ross	#3	412 ½ Broadway
Seidler	#2	412 ½ Broadway
Hoffman/Modin	#1	412 ½ Broadway
Schaaf	#15	408 ½ Broadway
Field	#12	408 ½ Broadway
Johnson	#11	408 ½ Broadway
Pascal	#10	408 ½ Broadway
Boots	#9	408 ½ Broadway
Rosendahl	#7	408 ½ Broadway
Reitain	#6	408 ½ Broadway
Ressl	#4	408 ½ Broadway
Patrick	#3	408 ½ Broadway
Larson	#2	408 ½ Broadway
Kapa	#1	408 ½ Broadway

Building History (if available)

The Lowman Block (406-410 Broadway) was designed for W.S. Lowman by the architectural firm of Haxby and Gillespie and constructed in 1914. The building was constructed by the Power Construction Company. The three-story building was constructed with a decorative stone parapet, stone coping, stone sills, and a name block.

The Hadeland Building (412 Broadway) was designed by the Hancock Brothers and built by the Bowers Brothers in 1901. It was built for O.S. Hadeland, a grocer. The two-story building was constructed with red brick. The second story has three brick arched windows.

According to Sanborn Fire Insurance Maps, the building at 414 was a two-story wood frame structure. The maps show the building is standing in 1929, but is gone by the 1952 edition. According to the city directories, the building at 414 ceased to exist between 1930 and 1932. The lot remained vacant until the current one-story building was constructed in the early 1970s. At the same time, the original storefronts were removed, infilled, and a full length flat roof canopy was added to buildings.

In the 1990s, a blue closed-end canvas awning was added above the flat roof canopy. Ten years ago it was replaced with the current green canvas.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Total Cost of façade renovation	\$171,659	Amount of CDBG Funding Requested	\$60,000
Is the exterior renovation part of a larger project?			
<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No, the exterior rehab is the only work I am doing	
If yes, please describe comprehensive project.			
The mechanical systems on the street-side apartments will likely be replaced. The retail spaces will be slightly modified to tie proposed storefront renovation with the current interiors.			

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

In the early 1970s, the original storefronts were removed, infilled, and a full length flat roof canopy was added to buildings. In the 1990s, a blue canvas closed-end awning was added above the flat roof canopy. The original blue awning was replaced 10 years ago with the current green canvas.

The upper floors windows are deteriorated and covered with aluminum storm windows.

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). *Note – to receive historic preservation approval, projects cannot submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.*

Preliminary Work

- All the windows in the upper floors will be removed.
- The entire fabric canopy and underlying wood frame will be removed.
- The existing storefront framing, doors, and window displays will be removed.
- The existing face brick which was added during the construction of the awning will be removed to expose the underlying original structure.
- The underlying brick and stone will be cleaned or ice blasted to remove any paint.

Renovation

The Lowman Block will be renovated with a black painted aluminum storefront system similar to the original historic style. The limestone coping, window sills, and belt cornice will be carefully ice blasted to remove dirt and discoloration. The exposed steel beam and columns will be cleaned and painted. The upper floors will have new historically correct windows installed with a black finish. Exterior bricks will be cleaned and repaired in the area where the canopy was removed.

The Hadeland building will be renovated with a black painted aluminum storefront system



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

similar to the original. The exposed steel beam and columns will be cleaned and painted. Black painted historically correct windows will be installed on the second floor apartment units. The exterior brick will be cleaned and tuck-pointed as needed. A new prefinished metal belt cornice will be added. The proposed renovation will add two entrances to compliment the new storefront.

The one-story building north of Hadeland will have new aluminum black painted windows and door installed. New face brick will also be installed to the building façade.

How will proposed project affect the historic character of the property?

The project will focus on restoring the buildings to its historical roots by means of removing windows and storefront systems added over the last 30 years. The redesign of the storefront glazing and replacement of the upper-floor windows will help the buildings appear more closely to their original appearance. The proposed renovation will also restore building details currently hidden by the awning.

How will your project complement downtown redevelopment efforts?

The restoration of the storefront will build upon the previous restoration work of other buildings throughout downtown and along Broadway. Storefronts consistent with its historical appearance will attract greater attention to the retail tenants and continue with Fargo's downtown redevelopment efforts.

Urban retail thrives when a large percentage of the ground floor is transparent glazing with frequent entrances. The current storefronts transoms are covered, the amount of transparent ground floor glazing is lacking, and the number of entrances is limited. The proposed changes will significantly increase the amount of glass and visibility to these retail spaces. The addition of two entrances in the Hadeland building will create a more functional retail space.

For more information on completing this application please refer to the following website.
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



A portion of the Lowman Building visible - 1908



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



Hadeland Building - 1902



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



1982



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



1939



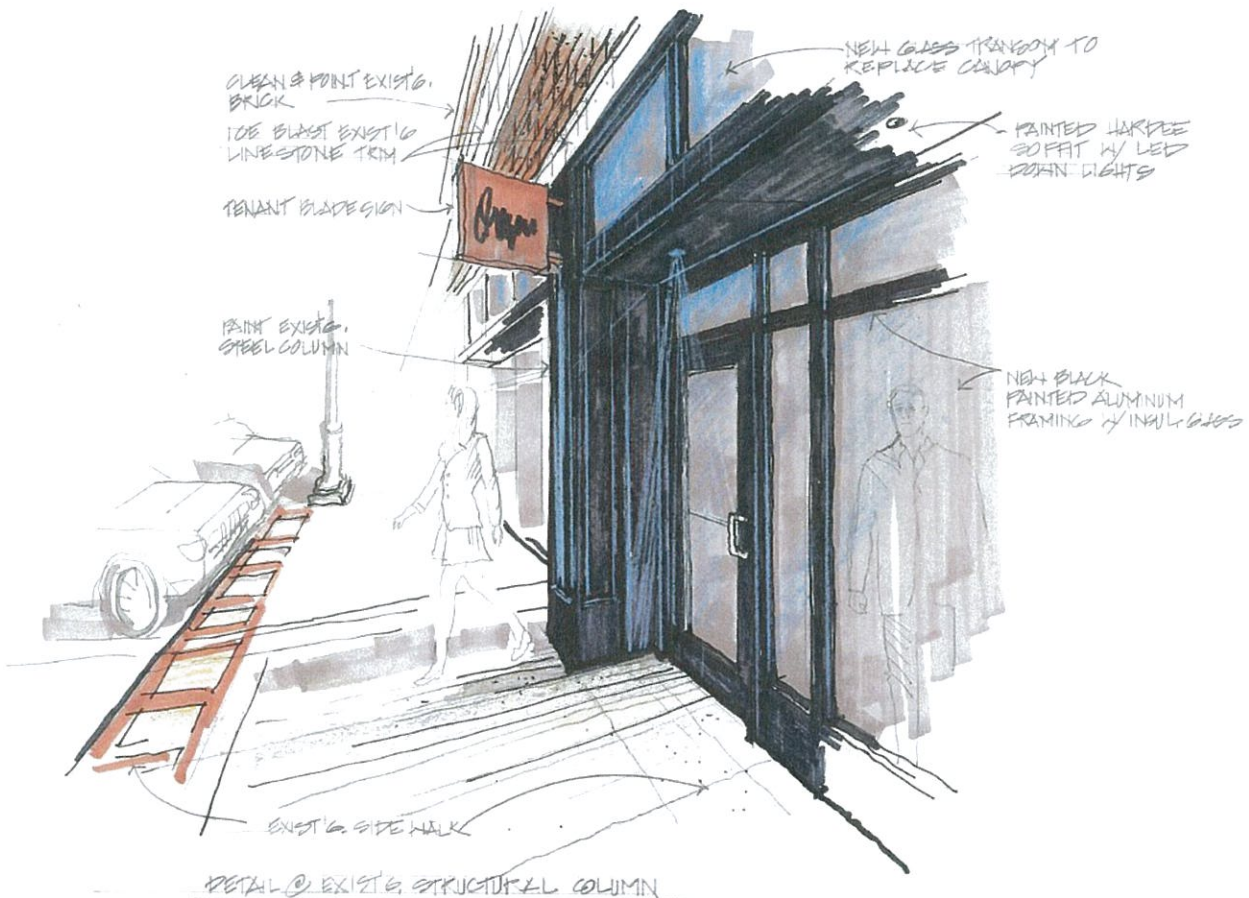
- DEMOLITION NOTES:
- 1 REMOVE ALL ALUMN. WORKS.
 - 2 REMOVE ENTIRE FABRIC CANOPY & WOOD FRAME
 - 3 REMOVE ALL EXISTING AND ALUMN FRAMING WORK & DISPLAY WORKS.
 - 4 REMOVE EXIST. FACE BRICK TO EXPOSE EXIST'S STRUCTURE





GENERAL NOTES:

- ① ICE BLAST LIMESTONE COPING
W/OW. GRILLS & BRICK CORNICE
- ② CLEAN & TUCK-POINT ALL
BRICK SURFACES AS REQ'D.
- ③ CLEAN & REPAIR BRICK AS
REQ'D. IN AREA THAT CANOPY
WAS REMOVED
- ④ CLEAN & PAINT EXPOSED STEEL
BEAM & COLUMN
- ⑤ INSTALL NEW HISTORICALLY
CORRECT WEBS WITH BLACK
FINISH.
- ⑥ INSTALL NEW REFINISHED
METAL BELT CORNICE.
- ⑦ INSTALL BLACK PAINTED
ALUMINUM STORE FRONT
SYSTEM SIMILAR TO HISTORIC
STYLE.
- ⑧ INSTALL NEW FACE BRICK
& ALUMINUM BLACK PAINTED
WEBS



CLEAN & PAINT EXIST'G.
BRICK

ICE BLAST EXIST'G
LIMESTONE TRIM

TENANT SIGN DESIGN

NEW GLASS TRANSOM TO
REPLACE CANOPY

PAINTED WARRIE
SOFFIT W/ LED
DOWN LIGHTS

NEW BLACK
PAINTED ALUMINUM
FRAMING w/ INSUL. GLASS

PAINT EXIST'G
STEEL COLUMN

EXIST'G SIDEWALK

DETAIL @ EXIST'G STRUCTURAL COLUMN