

FYI on NDR

National Disaster Resilience

JANUARY 2019



2018 NDR Project Successes

2018 proved to be a busy year for Minot's National Disaster Resilience (NDR) program. This year-end recap highlights a few key programs making big impacts on the goal of a more resilient Magic City.

Park South Apartments

NDR's first completed project was an affordable, multi-family housing rehabilitation that wrapped up with a ribbon cutting on Aug. 21st. The Park South Apartments is a three-story building in southeast Minot that was constructed in 1948 and originally served as a convent, but was later converted into apartments. Minot's was one of the first large-scale projects completed in the country by any recipient of the 13 NDR grants funded by the Department of Housing and Urban Development (HUD).

"The project, completed on a timely basis, fulfills a critical commitment the city made in 2016 when HUD approved the NDR Action Plan," said John Zakian, NDR Program Manager. "Park South's completion is a milestone for the City of

Minot in carrying out the goal of fulfilling unmet housing needs in the community."

The \$1.97 million of NDR funding was awarded to Essential Living Inc., the non-profit developer of Park South. These funds were leveraged to reach the total project cost of \$6.9 million by including money from the North Dakota CDBG program, North Dakota Housing Finance Agency: Housing Incentive Funds, and the Bank of North Dakota-Flex PACE program. 35 units were rehabilitated, and five new units constructed, for a new total of 40 rental units. 75 percent of these are now reserved for low-to-moderate income qualified households and four of the units are fully accessible to meet ADA requirements. As of December 18th, 39 apartments were occupied.

Resilient Homebuyer Program

The Resilient Homebuyer Program kicked off in February and was designed to directly help flood-impacted low- to moderate-income households buy a home in Minot. As one of the single-family affordable housing initiatives, the City established a sub-recipient agreement with the North Dakota Housing Finance Agency to administer this gap financing program, called the Resilient Homebuyer Program. Ultimately, the program helps retain 2011 flood impacted Minot residents by providing up to \$60,000 in a partially forgivable, zero-interest loan to help purchase an existing home

in a resilient neighborhood outside the upcoming FEMA 100-year floodplain.

The first individual who took advantage of the program was Bryan Juenger, a Minot native, who closed on his home in late September. "With that extra bit of help I can get into a home that isn't such a burden on my mortgage," said Juenger.

Mayor Shaun Sipma signed the city's portion of paperwork needed to finalize the process for Juenger. "I think it's important that there can be options available, like the Resilient Homebuyer Program, for anyone impacted by the flood who would like to live in a more resilient neighborhood sooner," said Sipma. "I am glad that Bryan and others are taking advantage of what is a great program."

The program has had 32 applications for the funding: 14 remain in the process of review and eligibility verification through a lender of their choice, 16 applied for the program but opted out, and 2 have closed on new homes. The program will continue to seek qualified applicants for eligibility in the coming year.



Residents and state leaders joined local officials at the Ribbon Cutting and Open House for the Park South affordable housing rehabilitation project on August 21.



Mayor Shaun Sipma and Minot resident Bryan Juenger shake hands as Juenger becomes the first person to take advantage of the Resilient Homebuyer Program.



A purchased lot in SW Minot acquired as part of the NDR Action Plan, in the middle of filling the basement and bringing the site up to grade.

Acquisition, Salvage, Demolition

Since the NDR Acquisition program started in 2017, 82 properties have been acquired, including 38 this year. Offers to purchase were based on fair market value appraisals which were also independently reviewed and then approved by the City.

Efforts to pursue additional acquisition funds continued with the structure and salvage auctions of purchased homes, as well as requesting additional state funds from the North Dakota State Water Commission via the Souris River Joint Board. In the past year, 9 homes, 22 garages, and 15 sheds were sold through auctions, and numerous items salvaged from 16 properties – all sales generated Program Income which was fed directly back into the acquisition program for future purchases. Home Sweet Home was

purchased under this program, moved to its new location in August, and all remaining work on the relocation will be completed in 2019.

Downtown Gathering Place

The Downtown Gathering Place will be a public space where residents can enjoy special events and community activities. The City hosted two public meetings in 2018 where citizens voted on their preferred site and in June gathered to provide input on the conceptual site plan. The selected location, at the corner of First Avenue SE and First Street SE, is currently under environmental review. The City will endeavor to acquire the approximately two acres of land through voluntary acquisition. The City plans on entering into a sub-recipient agreement with the Minot Park District, to design and construct the Downtown Gathering Place.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions /

Demolitions / Relocations

- a. Total Budget - \$20,024,935
- b. Spent to Date - \$11,644,483

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$2,684,710

B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$877,775

C. Gathering Place

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$163,633

D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$97,589

Foster Economic Resilience and Diversification

A. Center for Technical Education

- a. Total Budget - \$1,540,000

B. Relocate City Hall

- a. Total Budget - \$3,750,000

Completed Projects

- Affordable Housing Supply & Demand Study
- Souris River Decision Support Tool
- Park South Renovations