

# FYI on NDR

National Disaster Resilience

SEPTEMBER 2019



## Town Hall success, subrecipient training, and a visit from a far-away land

The second City of Minot Town Hall in 2019 featured information on the National Disaster Resilience Program and attracted nearly 50 engaged attendees for the 2-hour meeting. Held on August 15 at Washington Elementary School in SE Minot, the meeting covered recent program successes and an update on the wide-ranging efforts that are underway. The meeting featured the following speakers: Minot Mayor Shaun Sipma, Minot City Manager Tom Barry, Resilience Program Manager John Zakian, CDM Smith Associate Melissa Ziegler, and Minot Public Works Director Dan Jonasson.

Information shared at the meeting included updates on some of the largest projects that are part of the NDR Program, including the Strategic Buyout/Acquisition Program, Multi-family Affordable Rental Housing, the Gathering Place, the Family Homeless Shelter and a City Hall Relocation.

Zakian provided an update on the total amount of funding utilized to date, sharing that more than \$22 million of the \$74.3 million received under the NDR grant has

been spent, as of August 7, 2019. These funds have been used to leverage more than \$97 million in additional funding to date. Hundreds of millions of dollars in additional leverage funds are expected to match NDR efforts, with the vast majority continuing to come from the City of Minot sales tax for flood control and North Dakota for the Mouse River Enhanced Flood Protection Plan.

Nearly every major category of the NDR Action Plan has project components that are well underway. The City of Minot has already spent nearly 31 percent of the allocated funding from NDR, primarily in the categories of Strategic Buyout/Acquisition Program and Multi-family Affordable Housing. Recent completed projects include the Park South apartment renovations, the Affordable Housing Supply & Demand Study, and a design book for low- and moderate-income families interested in new single-family homeownership. The majority of the allocated funding for the Strategic Buyout/Acquisition Program has been utilized.



Representatives from five community organizations attended required CDBG subrecipient training on August 21.

### Subrecipient Training

The City of Minot has the responsibility to ensure that all Community Development Block Grant (CDBG) funds are used in accordance with federal program requirements. To help organizations who have become or will likely become subrecipients of the program funding, the city's disaster recovery team, led by CDM Smith, held a full-day training session on August 21 to review the applicable federal guidelines associated with CDBG. Five separate organizations attended the training. The subrecipient agreements detail the obligations of both parties, their responsibilities, performance and outcome measures, applicable regulations, laws and other terms. Written agreements allow the City to enforce compliance with these regulations and requirements. Topics covered in the training included procurement, conflict of interest, labor standards, the Uniform Relocation Act, subrecipient monitoring, and many others.



Approximately 50 people attended the City of Minot Town Hall meeting on August 15, with information focused on the National Disaster Resilience Program.

## Helping the Northern Marianas Islands

Representative from the Northern Marianas Housing Corporation from Saipan visited the City of Minot on August 5 and spent time with city and NDR Program staff. The Commonwealth of Northern Marianas was awarded CDBG-DR funds for a recent natural disaster and HUD recommended they visit Minot to meet with John Zakian and the NDR team to discuss the Minot NDR program and talk about implementation strategies for recovery programs and lessons learned on our programs. The meeting was a success and it was a pleasure to make new friends from another part of the world and help another community impacted by a natural disaster.



City of Minot and CDM-Smith employees met with representatives from the Northern Marianas Housing Corporation in Minot in early August.

## PROJECT HIGHLIGHTS

### Acquisition Program

- 143 properties in the first three buyout areas have been acquired to date. These properties are needed to make way for flood mitigation projects.
- The City has demolished 94 properties in the first three buyout areas. The 2019 Round 2 and 3 Structure Demolition and Site Restoration bids were opened in August. The City Council approved the award of both contracts and work is anticipated to begin in September.

### Affordable Housing

- Essential Living issued a Request for Qualifications (RFQ) for Construction Management at Risk services for Park South Phase II in August.
- The Minot Housing Authority released an RFQ for architectural services on the Milton Young Towers project in August.
- One proposal was received for the Infill Mixed Use Affordable Multi-Family Rental Housing Request for Proposals, the city technical review team has reviewed and requested some additional information that has been provided. The Blu on Broadway mixed-use development will provide 42 affordable rental units built above ground-level commercial space. The developer agreement is slated to be drafted in September.
- The city entered into a subrecipient agreement with Lutheran Social Services Housing, Inc. to build 17 units of multi-family affordable rental housing and a Family Homeless Shelter; the environmental review process is underway.
- 52 people have applied to the Resilient Homebuyer Program: 24 remain in the process of review and eligibility verification through their lender, 3 have closed to date and three additional closings are scheduled.
- The broad review environmental assessment was completed in June for the Minot Area Community Land Trust's single-family affordable housing activity; the Land Trust is currently evaluating housing construction options.
- The vacancy rate for affordable senior housing in Minot is 0% with a growing waiting list. As a result, the City is evaluating an opportunity to use some NDR funds, Low Income Housing Tax Credits and other financing to develop some additional affordable senior housing for Minot.

### Family Shelter

- The city entered into a subrecipient agreement with Lutheran Social Services Housing, Inc. to create a 6-unit family shelter; the environmental review is underway.

### Downtown Gathering Space

- Earlier this year, the city extended voluntary acquisition offers to the property owners of the selected site for the Downtown Gathering Place. Negotiations are underway, with some tentative agreements reached and other negotiations far apart. Due to slower than expected progress on the acquisition of the needed properties, the City Council voted to extend the negotiations deadline to Sept. 30, 2019.

### City Hall

- A draft broad spatial analysis has been completed and the options for relocating City Hall were discussed at the council retreat at the end of July. The City Hall Committee, consisting of city and consultant staff, is meeting to discuss the council's suggested options and to determine the best path forward. The committee's suggestions will be presented to council for consideration.

### CTE

- Meetings with stakeholders are currently on hold pending the outcome of City Hall relocation.

## PROJECT OVERVIEW

### Reduce Flood Risk/ Improve Water Management

#### A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$20,031,020
- b. Spent to Date - \$16,246,114.44

### Build Affordable Resilient Neighborhoods

#### A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$2,907,413

#### B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$1,071,393

#### C. Gathering Space

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$190,735

#### D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$98,534

### 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