

# FYI on NDR

National Disaster Resilience



APRIL 2020



## Update on NDR in Minot

While the response to Coronavirus has changed many things throughout our community and around the world, work is still proceeding full speed ahead on completing Minot's Action Plan for the National Disaster Resilience (NDR) program. The deadline for completion of all components included in the city's approved plan is September 30, 2022, and the U.S. Department of Housing and Urban Development (HUD) has given no indication that there will be any changes to the final deadline.

### Gathering Space

Efforts for acquiring a location for the Downtown Gathering Space are ongoing. Three different sites have been considered for the gathering space. The focus is now on the third site which is located at 200 4th St. SE, just south of the Renaissance Building in the northeast section of downtown Minot. The environmental review has been completed and a Finding of No Significant Impact (FONSI) has been released for this site. The City Council will determine next steps on plans for moving forward with this project.

### Acquisition

In March the Minot City Council and the Souris River Joint Board both approved the preferred alignment for phase MI 5 work. This alignment will require additional acquisitions that will be brought in front of the council for approval. Work is ongoing on properties from areas 1, 2, 4, 6 and 6A. Offers continue to be sent out, and meetings and negotiations are progressing as much as possible given the circumstances around coronavirus.

### Milton Young Towers

Built in the early 1970s, the Milton Young Tower is the tallest building in Minot. The Minot Housing Authority (MHA) has continuously invested in this affordable housing's maintenance and improvements. In order to make the building more resilient and extend its useful life, upgrades are needed. MHA has selected EAPC, following federal procurement requirements, to prepare the architectural plans and specifications for the NDR funded improvements. The planned upgrades include energy

efficient windows on the first floor that also address noise issues identified in the environmental review conducted for the project (windows in rest of the building were replaced in the past 10 years). The building's waste piping will be replaced as the piping material reaches the end of its useful life and necessary improvements to reduce water usage and address current city codes will be made to bathroom facilities.

MHA owns and operates this building under the leadership of the Housing Authority Board and Tom Alexander, MHA Executive, and an outstanding and experienced MHA staff.

### City Hall

City Council members participated in a walk-thru of two potential relocation sites for City Hall during their March 9 meeting. The sites are both located in downtown and include the Wells Fargo building located at 100 S. Broadway and the former Midwest Federal building located at 123 1st St., SW. Discussion of next steps will occur at the April 20 City Council meeting.

# PROJECT HIGHLIGHTS

## Acquisition Program

- Overall, the City of Minot has acquired 146 properties to date: 80 properties using NDR-CDBG funds and 66 properties using State Water Commission Funds; 7 properties included in the 80 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The City has demolished 126 properties in the first three buyout areas. The 2019 Rounds 2 and 3 Structure Demolition and Site Restoration projects have been completed and the Round 4 project will be completed in summer 2020.
- The City's structure and salvage auctions continue, and all sales generate program income which will be fed directly back into acquisition program future purchases.

## Affordable Housing

- 69 people have applied to the Resilient Homebuyer Program: 35 remain in the process of review and eligibility verification through a lender of their choice, 28 applied but were not eligible or withdrew, and six have closed to date. Program continues accepting applications.
- After executing an architectural services contract in February with EAPC for the Milton Young Towers resiliency project, the Minot Housing Authority (MHA) is now working on the plans and specs for the rehabilitation project.
- The Blu on Broadway mixed-use affordable rental housing facility will provide 42 rental units built above a ground-level commercial space; the environmental review of the property was completed in early March and a Finding of No Significant Impact (FONS) was published soon after, which keeps the likely construction start date on target for the summer/fall 2020.
- Minot entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. to build 17 units of multi-family affordable rental housing; the future site for the affordable housing project was acquired in early January. The Disaster Recovery Office is providing technical assistance to LSS to draft an RFQ for Architecture and Engineering services.
- The Minot Area Community Land Trust's single-family affordable housing activity is anticipated to begin in spring 2020; the Disaster Recovery Office is working with the trust to provide technical assistance on HUD's NDR regulations.

## Family Shelter

- The City entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. to create a 6-unit family shelter; the future site for the family homeless shelter was acquired in January. The Disaster Recovery Office is providing technical assistance to LSS to draft an RFQ for Architecture and Engineering services.

## Downtown Gathering Place

- The City has moved on to the third option for a Downtown Gathering Place, located at 200 4th St. SE, just south of the Renaissance Building in the northeast section of downtown Minot. After the landowner expressed an interest to sell the property, the environmental review of the property was completed in February. The Request for Release of Funds was sent to HUD on March 9.

## City Hall

- Following the Council-requested assessment of two possible buildings for a new City Hall location in downtown Minot, Council conducted a walk-thru of the buildings on March 9 and agreed that one building is better suited for the City's needs. Council will discuss next steps at the April 20 meeting.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

### A. Buyouts / Acquisitions /

#### Demolitions / Relocations

- a. Total Budget - \$20,052,016
- b. Spent to Date - \$18,133,537

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$3,749,230

### B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$1,354,969

### C. Gathering Place

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$201,366

### D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$626,088

## Foster Economic Resilience and Diversification

### A. Center for Technical Education

- a. Total Budget - \$1,540,000
- b. Spent to Date - \$40,230

### B. Relocate City Hall

- a. Total Budget - \$3,750,000
- b. Spent to Date - \$8,977

## Completed Projects

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