

FYI on NDR

National Disaster Resilience



NOVEMBER 2020

Family Shelter, Affordable Housing, and Family Resources – Broadway Circle



Demolition of a vacant hotel at 1901 South Broadway, both the single-story and two-story buildings, is set to start this November. This will make way for Broadway Circle, a new collaborative community partnership, led by Lutheran Social Services Housing, Inc. (LSS), that will include: a six-unit family shelter, 17 units of affordable housing, and space for the Welcome Table Café and Lord's Cupboard Food Pantry. The property, acquired by LSS in January 2020, also includes existing commercial and restaurant space facing Broadway. The building will be renovated to host the LSS Program Center, Welcome Table Café, and the food pantry. The Hibachi Buffet & Grill is slated to reopen in the same space after their own renovations.

The Community Development Block Grant – National Disaster Resilience has allocated up to \$2,740,000 for the Family Homeless Shelter and up to \$3,060,000 for the affordable housing portion of Broadway Circle.

Broadway Circle fills an important need in the Minot community: a family shelter. Since the 2011 flood, Minot citizens have recognized the need for a family shelter, which would allow families to remain together if they become homeless. At present, the existing shelters in Minot cannot accommodate

families because of various safety rules and building constraints. Identified in the National Disaster Resiliency Competition Action Plan, the shelter will provide a family living space and essential social services designed to help every member of the family to thrive while staying together as a family unit. Broadway Circle will also provide the support services needed to help homeless families recover and ultimately transition back into permanent housing and a well-paying job so they can remain in the Minot community. “What is great about a project like this is that homeless individuals do not usually have access to reliable transportation. Here they will be able to find shelter, food, assistance in finding work, and a path towards recovery – all in one place.” said Mac McCloud, Minot Area Homeless Coalition Executive Director.

This is possible through an ongoing partnership with LSS, Lord's Cupboard Food Pantry, Welcome Table food program, Minot Area Homeless Coalition, Minot Housing Authority, Independence Inc., YWCA, Men's Winter Refuge, North Central Human Service Center, and Salvation Army. LSS also plans to work with Minot Public Schools to help children in the facility stay in school and avoid any stigma associated with homelessness. In addition to the core supportive services that

will be made available to Broadway Circle residents, there are additional initiatives which will not only benefit residents but others in the community as well:

- Family Cafes – Offered (based on the World Café model) to engage people in meaningful conversations about what matters most – their family and how to strengthen them by building protective factors; additionally, this intervention can be instrumental in combating the impact of trauma on individuals.
- Community Garden/Urban Farm – Create a space that allows for the integration of local foods, volunteerism, and entrepreneurship.
- Youth Volunteerism/Mentoring – Facilitate intergenerational volunteer opportunities but look to especially engage young residents in volunteering.
- Workforce Skills Training – Assist individuals with viable skills development, which fosters finding and retaining meaningful work.

The hotel's demolition at Broadway Circle is planned for November and construction is planned to start next spring.

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 166 properties to date: 81 properties using NDR-CDBG funds and 85 properties using State Water Commission Funds; 7 properties included in the 81 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 130 properties in the first three buyout areas. Work began on the 2020 Round 2 Structure Demolition and Site Restoration Project in October and is to be completed by the end of 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

- 126 people have applied to the Resilient Homebuyer Program: 51 remain in the process of review and eligibility verification through a lender of their choice, 53 applied but were not eligible or withdrew, and 22 have closed to date. The program continues accepting applications.
- The Board of Minot Housing Authority (MHA) has determined the low bidder for the construction contract on the Milton Young Towers (MYT) rehabilitation project; an RFP has been sent out for packing and moving services for the temporary relocation of MYT residents.
- Construction continues expeditiously on the Blu on Broadway mixed-use affordable rental housing facility; wood framing of upper stories has begun.
- The City entered into a sub-recipient agreement with Essential Living to build 22 affordable housing units, which will be known as Park South II; the project is progressing.
- The City entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. (LSS) to build 17 units of multi-family affordable rental housing; after executing an architectural and engineering services contract with EAPC in September, the plans and specs are now in development.
- The Minot Area Community Land Trust's single-family affordable housing activity is underway; the Trust is working with the City to determine how best to move the project forward.

Family Shelter

- In conjunction with the aforementioned Lutheran Social Services Housing project, the City entered into a sub-recipient agreement to build a Family Shelter; after executing an architectural and engineering services contract with EAPC in September, the plans and specs are now in development.

City Hall

- In April, Council approved the Wells Fargo building as the new City Hall location. The City had an appraisal of the building completed and recently made an offer to the property owner.

Center for Technical Education

- The City is working with Minot State University and Minot Area Development Corporation to move the purchase of the Trinity building forward; the City received the Authority to Use Grant Funds from HUD in September.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$20,052,016
- b. Spent to Date - \$18,429,037

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$4,454,412

B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$2,329,322

C. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$782,782

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 - \$19,102

Completed Projects

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