

# FYI on NDR

National Disaster Resilience

DECEMBER 2020



## Faces of the Resilient Homebuyer Program

Since the beginning of the NDR Resilient Homebuyer Program, 28 individuals have taken advantage of the Resilient Homebuyer Program, designed to help qualified low- and moderate-income households buy a home in Minot. These dollars helped families achieve their goal of home ownership and continue building the strong Minot community. Many of these families are celebrating their first Christmas in their new home this year.

Streets are starting to glow a little brighter with Christmas lights on homes and decorated trees in windows. This year, decorating for the holidays means a little extra to Nicolette Prouty. "I will catch myself getting emotional as I am digging through decorations. These are for my house. This is my home!" She first had to be convinced the program was real. "When my mom told me about it, it sounded too good to be true." After a little research and help from city staff, she was able to get the information and assistance she needed to be approved. "Owning a home before my kids graduated high school was honestly a pipe dream. It still feels too good to be true, but this is our house!"

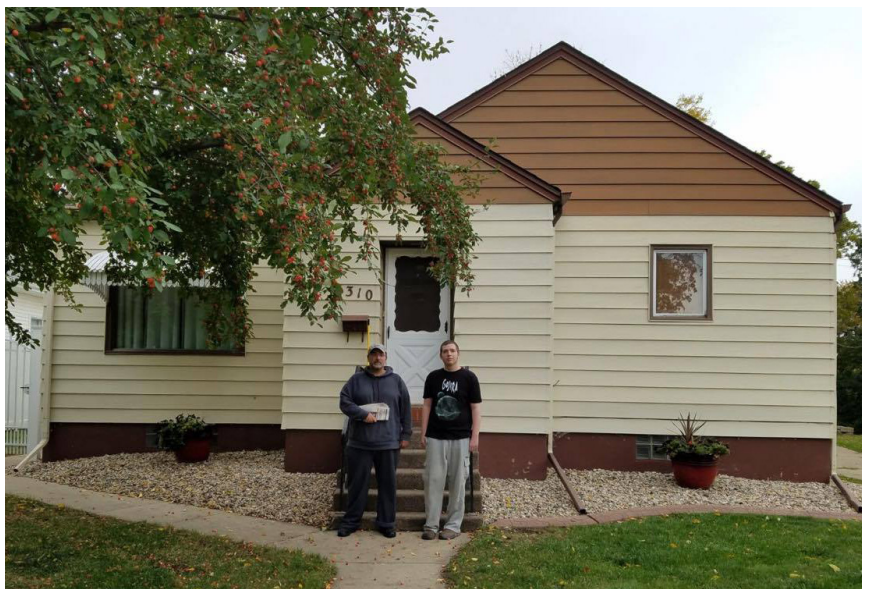
For Gannon Miller, the program greatly eased the monthly cost of his new home. "I was already in the process of looking for a home when this program was suggested. It makes a big difference when you're looking at monthly payments. My realtor and bank were able to help me use the grant and set things up better for the future of my mortgage."

Brian Juenger chose to rebuild his home after the flood, but with this grant was able to find a much bigger and better home for his family. "It was quite the process, but it was definitely worth it. I can't say enough about the people who helped get us here. They were able to listen to our situation and make the program better for those who qualified."

Those who qualify for the Resilient Homebuyer Program can still apply. The program provides up to \$60,000 to purchase a new single-family home in city limits outside the flood zone. If resident stays in the house for at least 15 years, the money is forgiven.



Nicolette Prouty's children celebrate in front of their home.



Brian Juenger and his son in front of their new home.

## PROJECT HIGHLIGHTS

### Acquisition Program

- Overall, the City of Minot has acquired 169 properties to date: 81 properties using NDR-CDBG funds and 88 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 141 properties in the first three buyout areas. Work was completed on the 2020 Round 2 Structure Demolition and Site Restoration Project in November.
- 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

- 127 people have applied to the Resilient Homebuyer Program: 49 remain in the process of review and eligibility verification through a lender of their choice, 54 applied but were not eligible or withdrew, and 24 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; three stories are done, and work commenced in November on the fourth story.
- 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 nearly completed. The existing vacant hotel structures were demolished in November.

### Family Shelter

- In conjunction with the aforementioned LSS 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 nearly completed. The existing vacant hotel structures were demolished in November.

### City Hall

- In April, Council approved the Wells Fargo building as the new City Hall location. In November, Council approved an offer of \$2.6 million for the purchase of the building; a Phase II Environmental Site Assessment (ESA) is underway. Any contamination found on site as a result of the Phase II ESA will be remediated prior to the acquisition of the building.

### 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 - \$20,054,616
- b. Spent to Date - \$18,430,037

### 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 - \$3,540,000
- b. Spent to Date - \$40,230

#### B. Relocate City Hall

- a. Total Budget - \$7,750,000
- b. Spent to Date - \$19,102

### Completed Projects

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