

FYI on NDR

National Disaster Resilience

SEPTEMBER 2021



The City of Minot continues work to complete programs outlined in the National Disaster Resiliency (NDR) Action Plan. Although much progress has been made in Minot, the recent action by the federal government to extend the timeline for spending these funds to September 30, 2023, allows for more progress toward a more resilient community.

Key dates the City is navigating in the next two years include:

- **November 1, 2021** - Last date to identify budget line items which may not be fully spent by the new deadline
- **January 1, 2022** - Last date for substantial amendments
- **July 1, 2022** - Last date to qualify for Gap Financing for LMI homeowners; subject to funds being available
- **October 31, 2022** - Last date for non-substantial amendments
- **August 1, 2023** - All expenses incurred
- **August 31, 2023** - All NDR funds drawn down from HUD

Any funds that are not spent by September 30, 2023, will no longer be accessible for use by the City.

Many programs outlined in the NDR Action Plan are ongoing; some in construction and some extended due to reinvestment in successful programs. Outlined below are current programs making progress that will need to be completed by the updated deadline.

Acquisitions

The City continues to focus on acquiring properties needed for flood mitigation projects; reducing flood risk to the community is essential to Minot's long-term recovery. So far, the City has acquired 200 properties under the NDR program, with 81 of those purchased using CDBG-NDR funds. Acquisitions, relocations, and demolitions continue to utilize various funding sources, including CDBG-NDR and State Water Commission funds.

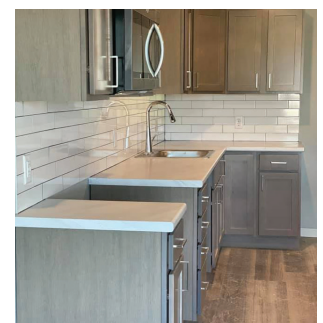
Affordable Housing: Multi-family and Single-family

After the 2011 flood, the development of affordable rental housing has been a critical component to Minot's recovery and, ultimately, its resilience since the first allocation of grant funds in 2012. Through the years, HUD's disaster recovery dollars have been used to provide low-and-moderate income residents with great housing options: Fieldcrest Workforce Housing, Cooks Court Senior Housing, Sunset Ridge Apartments, and the Small Rental Rehabilitation and Reconstruction Program (SRR), to name a few. Now with these NDR funds, Minot has new affordable housing projects: Blu on Broadway, Park South I (completed 2018) & II (underway), the resiliency improvements to Minot Housing Authority's Milton Young Towers, the recently started Souris Heights Senior Housing, and the upcoming Broadway Circle project. These varied projects provide safe and decent housing options to Minot residents, complete with the latest in construction design and modern materials while incorporating energy-efficient windows, appliances, and insulation to keep utility costs reasonable for tenants during Minot's harsh winters all year long.



Rendering of Souris Heights Senior Housing (Top)

Blu on Broadway apartment sample (Right)



Throughout the years, the City used the first two HUD grant allocations to help low-and-moderate income households with various projects dedicated to single-family housing units. Some of these included the Homeowner Rehabilitation and Reconstruction Program (HRR), which assisted homeowners with rehabbing or reconstructing their flooded homes, and the Homeowner Reimbursement Program (HRP), which reimbursed Minot homeowners up to \$10,000 for their uncovered out-of-pocket costs. A current exciting and successful program dedicated to single-family homeownership is the Resilient Homebuyer Program, which utilizes CDBG-NDR funds to provide up to \$60,000 forgivable loans to purchase resilient housing in Minot. Due to the overwhelming success of this program, which has already helped 55 applicants purchase a home, the City Council recently approved the investment of an additional \$1.5 million CDBG-NDR funds; applications will be accepted until July 1, 2022, or until funding is exhausted.

Center for Technical Education

In the spirit of fostering Minot's economic resiliency, the City's NDR Action Plan identified the need to create a Center for Technical Education (CTE) with the potential for laboratory and classroom space, computer center, offices, and study areas. A committee formed with NDR staff, Minot State University (MSU), Dakota College at Bottineau (DCB), and other interested parties, including the Minot Area Chamber Economic Development Council, has decided to pursue a building in downtown Minot, which Trinity Hospital will vacate after their staff is relocated to its new facility in southwest Minot. MSU, DCB, and the Chamber are working to move the purchase of the Trinity building forward; an agreement is expected in October. With MSU and DCB providing programming and management for the CTE, the partners are working to develop post-secondary training programs to enable a more resilient and diverse workforce in Minot and the outlying region.



City Hall

For Minot's City Hall to sustain operations during the flood, dikes were constructed around the perimeter of its location to detain floodwaters. To improve its resilience during future emergencies, the City identified in its NDR Action Plan the desire to relocate City Hall operations out of the floodplain and into a downtown location to purchase and rehabilitate an existing building. The City purchased the former Wells Fargo building in February 2021 for the new City Hall location; the design phase for the project was completed in August, and construction documents are in process. The City plans to go to bid in the fall of 2021.

Family Shelter

Before the City was awarded CDBG-NDR funds, one of the needs discussed often in the community was the need for a family shelter that could house families with boys over 12 years old, allowing families to remain intact while requiring emergency shelter services. After having a setback on the ownership and operation of the property earlier this year, the City is now working with Project BEE, a Minot non-profit organization with a mission to provide equity and anti-poverty services to rural communities in North Dakota. The City has a new sub-recipient agreement for the family shelter's construction and operation and is ready to move the project forward by Fall 2021. The original scope of this activity involved site acquisition and demolition, which have been completed.

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 200 properties to date: 81 properties using NDR-CDBG funds and 119 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 156 properties in the first four buyout areas. The demolition contractor is continuing with demolition activities on assigned properties. A second demolition bid package is currently advertised; expected to be presented to Council for their approval of award in September.
- 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

- 176 people have applied to the Resilient Homebuyer Program (RHP): 55 RHP applicants have purchased a home under the program; 44 RHP applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), 77 RHP applicants have withdrawn their application (i.e., moved away, lender determined they were not eligible, etc.). The program continues accepting applications.
- Milton Young Towers (MYT) renovation project continues. After experiencing some material delays during Phase I, the contractor pre-ordered materials for future phases; contractor has reported there are no issues with the completion schedule. To facilitate tenant move-backs, City inspectors are working with the housing authority and contractor to inspect blocks of rooms as they are finished, which has made the overall inspection process more efficient.
- Construction is almost complete on the Blu on Broadway mixed-use affordable rental housing facility, which will provide rental units above a ground-level commercial space; residential occupancy is slated for October and future commercial tenants have already signed leases on the ground-level units. At this time, EPIC Properties has tentatively leased more than 50% of the apartment inventory; this kind of demand shows a clear need for more Affordable Housing in Minot.
- Construction is ongoing on Park South II, a 22-unit affordable housing development; concrete work on the townhomes' foundations is making progress.
- Construction is underway on Souris Heights, a 54-unit affordable senior housing complex.
- The City continues to work with Project BEE to move the development of the 17-unit affordable housing development forward; the revised subrecipient agreement between the City and Project BEE will be presented to Council for their approval in September.

Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the Family Homeless Shelter forward; the revised subrecipient agreement between the City and Project BEE will be presented to Council for their approval in September.

City Hall

- Following HUD's approval of the Substantial Amendment in July for tenant relocation services at the old Wells Fargo building, the City is working with current tenants on their relocation options. NDR staff is providing guidance to City administrators on eligible activities that can be paid for using NDR funds.

Center for Technical Education

- Minot State University, Dakota College at Bottineau, and Minot Area Development Council are working to move the purchase of the Trinity building forward; the City anticipates a purchase agreement in October.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total NDR Budget - \$20,055,768
- b. Spent to Date - \$18,506,650

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$7,850,869

B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$3,903,326

D. Family Shelter

- a. Total Budget - \$3,052,260
- b. Spent to Date - \$811,715

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 - \$2,707,167