

FYI on NDR

National Disaster Resilience

August 2022



NDR Affordable Housing Projects near completion

When the City of Minot received National Disaster Resilience (NDR) funds from the US Department of Housing and Urban Development (HUD), the City's Action Plan identified three integrated NDR projects: reduce flood risk; increase the supply of quality long-term affordable housing for low- and moderate-income (LMI) residents; and foster a robust and healthy economy.

Presently, the City has several projects under construction that will create LMI housing options for Minot residents.

Souris Heights

Souris Heights is a 54-unit affordable housing project for adults 55 and older. The project is in its final stages of construction, and the first tenants are projected to

move in mid-September. There has been a good amount of interest in the project; applications are currently being approved, and the building is expected to fill quickly.

With safety and convenience in mind, the housing complex has attached garages to the secure building; elevators are close to both garages, which provide easy access to all floors. The main floor will feature an open lobby, a large community room with a serving kitchen, and a fitness room; the community room will provide access to an outside patio for residents to enjoy cookouts and other activities. The 2nd floor will house a salon just off the main elevator, and on the 3rd floor, a guest room will be available for extended family visits.

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Souris Heights, a 54-unit affordable housing project for those 55 and older.

Like many projects under construction currently, Souris Heights has experienced some building material delays brought on by supply chain issues, but Roers Construction has kept the project on schedule and budget. Beyond Shelter is excited to bring this asset to the Minot community, keeping with its mission to “improve lives and create communities by developing and sustaining housing for those most in need.”

Park South Phase II

Park South Phase II is the second phase of the Park South by Essential Living development that has utilized NDR funds to provide quality affordable housing units for the citizens of Minot. It consists of 22 single-level townhomes, which are openly situated behind the Phase I apartment complex, in a park-like environment.

August will be a busy time for the Phase II project, with the irrigation system for the property being installed during the first week and landscaping to follow immediately. Construction work is expected to be completed mid-month, with electricians finishing the few remaining units, and the last appliances getting installed. The townhomes will then undergo a final cleaning and walk-through.

Starting in September, all 22 units will be available for rent; each unit will feature an attached garage, private entrance, washer and dryer, backyard patio, and more!

Milton Young Towers

Milton Young Towers (MYT), which is owned and operated by the Minot Housing Authority, has provided safe and accessible housing for Minot’s most vulnerable residents for nearly 50 years. Through NDR funds, MYT is undergoing much-needed repairs and resilience improvements to ensure this apartment complex can continue to support the Minot community for years to come. The tower’s renovation has sparked so much interest that more than 120 potential tenants have their name on a waiting list for available units.



Contractors are finishing work on the 22 single level townhomes in Park South Phase II.



Park South Phase I apartment complex



Milton Young Towers

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 214 properties to date: 87 properties using NDR-CDBG funds and 127 properties using State Water Commission Funds; 7 properties included in the 87 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The latest contract to demolish 18 properties during spring and summer was awarded in May; so far, six demos are substantially complete. Overall, the City has demolished 150 properties, with 74 of those being funded by NDR-CDBG funds. 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

The Resilient Homebuyer Program has come to an end. This successful program received 209 applications and ultimately, 76 applicants purchased homes with these funds; the last two closings occurred in July.

- Milton Young Towers (MYT) renovations continue to move forward in a timely fashion; the latest round of tenant relocations began at the end of July and will continue through the first week of August. The renovations have been quite popular, and MYT currently has a waiting list of 120 people who hope to get into the building as renovated apartments become available.
- Construction is moving forward on Park South II, a 22-unit affordable housing development; the current scheduled completion is for November.
- Construction continues on Souris Heights, a 54-unit affordable senior housing complex; it is scheduled for completion in September.
- The City continues to work with Project BEE to move the development of the 17-unit Broadway Circle affordable housing complex forward. Project BEE has an executed agreement for construction services and will be scheduling a pre-construction meeting once their funding strategy is completed.

Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the Family Homeless Shelter forward. Project BEE has an executed agreement for construction services and will be scheduling a pre-construction meeting once their funding strategy is completed.

City Hall

- Construction continues at the new City Hall location. Sheet rock work is completed on the second floor and is nearly complete on the third floor; painting work has begun on the second floor. Most electrical, plumbing, and mechanical work is completed.

Center for Technical Education

- The Center for Technical Education project is on track; asbestos abatement work began in July and should be completed by October 31.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$21,085,967
- b. Spent to Date - \$20,224,166

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$23,912,137
- b. Spent to Date - \$17,714,119

B. Single-Family Affordable Housing

- a. Total Budget - \$8,807,750
- b. Spent to Date - \$5,740,733

C. Family Shelter

- a. Total Budget - \$3,364,198
- b. Spent to Date - \$1,021,093

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 - \$8,222,593
- b. Spent to Date - \$5,191,719

Administration

- a. Total Budget - \$3,752,270
- b. Spent to Date - \$2,318,140

Completed Projects

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