



**COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY
ACTION PLAN**



**For CDBG-DR Disaster Recovery Funds
Section 239 of the Department of Housing and Urban Development Appropriations Act, 2012
(Public Law 112-55, enacted November 18, 2011)**

July 12, 2012

**City of Minot, North Dakota
Curt Zimbelman, Mayor**

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Introduction

According to the U.S. Army Corps of Engineers, in 2011 high soil content, above-average snow pack, and persistent moderate spring rainfall and moderate to large summer rainfall combined to produce multiple flood peaks and record flooding throughout the Souris River Basin.

The City of Minot, North Dakota, which is the county seat for Ward County, was inundated with flood waters on June 22, 2011. The damage to the City included 4,100 homes flooded with 3,100 lost or extensively damaged. There were 11,000 individuals displaced. Six of Minot's public schools were severely damaged and two completely lost. Twelve of 27 sanitary lift stations were inundated with water. All of the City's water wells were inundated, eight river storm pump stations damaged, 277 street lights damaged, and many other vital components to the City's infrastructure were damaged. This flood has left lasting damage to the City of Minot and its citizens. According to the Corps' assessment, "an estimated \$600 million of property and infrastructure damage" resulted from the flood.

On April 16, 2012 the Department of Housing and Urban Development released \$400 million in Community Development Block Grant funds for the purpose of assisting recovery in the most impacted and distressed areas declared a major disaster in 2011 under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The Appropriations Act requires funds to be used only for specific disaster-related purposes.

Table 1: North Dakota State Allocations under Public Law 112-55

Disaster No.	State	Grantee	Allocation	Minimum amount that must be expended in "most impacted" counties identified
1981	North Dakota	State of North Dakota	\$11,782,684	(\$0) Ward County
1981	North Dakota	City of Minot	\$67,575,964	All funds must be spent within jurisdiction

The City of Minot is required to publish an Action Plan for Disaster Recovery (Action Plan) that describes the proposed use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) funding associated with the City of Minot's short and long term disaster recovery plans. The document will describe:

- eligible affected areas and applicants, and the methodology to be used to distribute funds to those areas and applicants;
- activities for which funding may be used;
- grant administration standards; and,
- the citizen participation process used to develop the Action Plan.

This Action Plan will be used by the City to guide the distribution of \$67,575,964 of Community Development Block Grant (CDBG) Disaster Recovery Funding toward meeting unmet housing,

infrastructure, business, public service, public facility, and other needs in the City of Minot as directed by Public Law 112-55. This Action Plan is in relation to the U.S. Department of Housing and Urban Development's (HUD) Notice of Funding Availability provided in Federal Register/Volume 77, Number 73, Docket No. FR-5628-N-01.

City of Minot contacts for the Plan:

Cindy K. Hemphill, Finance Director
PO Box 5006
515 2nd Avenue Southwest
Minot, North Dakota 58702-5006
Telephone: (701) 857-4784
FAX: (701) 857-4782
E-mail: cindy.hemphill@minotnd.org

David Waind, City Manager
PO Box 5006
515 2nd Avenue Southwest
Minot, North Dakota 58702-5006
Telephone: (701) 857-4750
FAX: (701) 857-4751
E-mail: waind@minotnd.org

Partners

Since the flooding in the summer of 2011, the City of Minot has reached out to local, State, and Federal partners to access needed assistance for its residents. Resources and support made possible by these partners will be discussed throughout the Action Plan. The City's partners are and will continue to play an integral part in the recovery of the City of Minot. These partners include governmental, private, and non-profit agencies. As we continue to move forward this list will continue to evolve. The City's partners will take part in planning and participating with the City.



Secretary Janet Napolitano, Department of Homeland Security, addresses media and residents of Minot, ND on July 13, 2011 at a press conference. Napolitano toured areas in Ward and McHenry counties flooded by the Mouse River in a North Dakota National Guard Black Hawk helicopter. The press conference took place outside of city hall in front of a train overpass that was recently submerged during the peak of flooding. (Photo by Spc. Cassandra Simonton 116th Public Affairs Detachment)

Government

Federal Partners:

Army Corps of Engineers
Economic Development Agency (EDA)
Department of Housing and Urban Development (HUD)

Environmental Protection Agency (EPA)
Federal Emergency Management Agency (FEMA)
Department Of Defense (DOD)
Drug Enforcement Administration (DEA)
AMTRAK
Bureau of Reclamation
Fair Housing and Equal Opportunity
Federal Highway Administration
U.S. Fish and Wildlife Service
Homeland Security Department
US Department of Agriculture (USDA)
Congressional Delegation
Small Business Administration (SBA)

State Partners:

The Governor of North Dakota
North Dakota Department of Emergency Services
North Dakota National Guard
North Dakota Commerce Department Economic Development and Finance
Bank of North Dakota
North Dakota Game and Fish Department
North Dakota State Health Department
North Dakota Housing Finance Agency
Job Services of North Dakota
Attorney General of North Dakota
North Dakota Department of Transportation
North Dakota Department of Trust Lands
North Dakota State Water Commission
North Dakota Water Coalition

Local Partners:

Ward County Government
Minot Public Schools
Minot Park District
Minot Housing Authority
Souris Basin Planning Council
Ward County Water Resource Board
Minot Area Development Corporation
Lake Agassiz Development Group

Non-Government

Utilities:

North Prairie Rural Water
Souris River Telephone
Xcel Energy

Verendrye Electric
Montana Dakota Utilities

Joint Boards:

International Souris River Board

Non-Profit:

Long Term Recovery Hope Village
Salvation Army
Mid-Dakota Red Cross
Souris Valley United Way
Minot Area Community Foundation
Minot Area Chamber of Commerce
Minot Convention and Visitor's Bureau

Section 1: Impact and Unmet Needs Assessment

Resulting from Flooding

The Department of Housing and Urban Development Appropriations Act, 2012 (Public Law 112-55, enacted November 18, 2011) requires an unmet needs assessment for the City of Minot as part of the development of the City's Action Plan for its CDBG disaster recovery allocation.

The objective of the impact and unmet needs assessment is to understand the type and location of community needs which will enable the City of Minot to target limited resources to areas with the greatest need. The needs assessment is based on the best available data contained in studies and strategy reports developed following the June 22, 2011 flooding. Additional and updated disaster data has been provided by State and Federal agencies. As stated in the appropriating regulation:

"Disaster recovery needs evolve over time as the full impact of a disaster is realized and costs of damages transition from estimated to actual. Remaining recovery needs also evolve over time as they are met by dedicated resources. As a result, the needs assessment and Action Plan may be considered as a living document, which grantees may need to periodically update over time."

Data Sources

- *FEMA's Souris Basin Regional Recovery Strategy for Minot, Burlington and Ward County, ND December, 2011* – The Strategy is the result of an intensive four-month planning process that involved various committee meetings, workshops and public presentations, along with numerous consultations with local, state, and federal officials. Hundreds of residents turned out for the community meetings.
- *Allocation of 2011 CDBG Disaster Recovery Funds, U.S. Department of Housing and Urban Development, January 19, 2012 (updated March 16, 2012)* – The data HUD staff have identified as being available to calculate unmet needs for the targeted disasters (major disasters with President declaration issued in 2011 and for which FEMA individual assistance was available) come from the following data sources:
 - FEMA Individual Assistance program data on housing unit damage, as of 12/20/2011;
 - SBA for management of its disaster assistance loan program for housing repair and replacement, as of 12/21/2011;
 - SBA for management of its disaster assistance loan program for business real estate repair and replacement as well as content loss, as of 12/22/2011; and,
 - FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share, as of 12/20/2011.
- *US Army Corps of Engineers, St. Paul District's 2011 Post-Flood Report for the Souris River Basin, March, 2012* – The report documents the 2011 flood event in the Souris River basin in accordance with 1989 International Agreement between the governments of Canada and the United States.

- *Minot Comprehensive Plan Update, adopted May 7, 2012* – An update to the City's Comprehensive Plan began in early 2010 by Minnesota-based consultants Stantec and an appointed Steering Committee of local citizens and elected leaders. The plan covers the City of Minot's land use, transportation, parks/trails/open space, housing, economic development, water resources and community character.
- *Minot Area Chamber of Commerce's Minot, North Dakota Business Recovery Survey Final Report, September, 2011* – In an effort to understand and meet the needs of the Minot business community, the Minot Area Chamber of Commerce (MACC), Minot Convention and Visitors Bureau (MCVB), and Minot Area Development Corporation (MADC) sponsored the survey.
- *City of Minot's Long Term Recovery Framework with an Emphasis on Hazard Mitigation, adopted May 7, 2012* – The purpose of the framework was to identify "short-term", "mid-term", and "long-term" goal areas and projects that the City of Minot wishes to achieve in order to reduce or limit the effects of future disasters.
- *FEMA IA Data, Department of Emergency Management, May, 2012* – Data on the amount of Individual Assistance received by residents of the City of Minot.
- *SBA Loans, Small Business Administration, May, 2012* – Data on the amount of loan assistance awarded to individuals and businesses in the City of Minot.
- *State CDBG & HOME Data, North Dakota Department of Commerce* – Data on the amount (if any) of State CDBG or HOME funds that Minot received from the State for Disaster Recovery.
- *Homeless Data, North Dakota Community Action Agency, May, 2012* – Data on the homeless population and the State's Continuum of Care.
- *Homeless Data, North Dakota Department of Human Services, May, 2012.*
- *Bank of North Dakota disaster funding data, Bank of North Dakota, May, 2012* – Data on loans and other initiatives from the Bank of North Dakota to assist with repairs or rebuilding flood-related projects.
- *Data on the Rebuilders Program and Other Industrial Commission funding, North Dakota Industrial Commission* – Data on grants and loans for housing repairs.
- *2011 Mouse River Flood: Response and Recovery Community Press Kit, City of Minot, June 22, 2012.*

Note: Data gathered and provided by each of the individual sources may vary in exact numbers as different agencies and entities have different definitions for storm impacts and their degrees (i.e., major, severe, etc.), they have also gathered data at different times subsequent to the disaster event, and they are pursuing different objectives for their data gathering activities. However, taken together, a clear range of the impacts can be determined and unmet needs have been identified.

Flood Impact Area

As stated in the FEMA Souris Basin Regional Recovery Strategy, concern about flooding began as early as January, 2011 when Governor Jack Dalrymple declared a state emergency to provide flood protection in the Devils Lake basin. By May 20th, President Obama had issued an emergency

management declaration and two major disaster declarations for Public Assistance in North Dakota. All involved snow or water and all included Ward County and the City of Minot.

The eastern portion of Saskatchewan, Canada, like North Dakota, had received above normal precipitation during the summer and fall of 2010, which left the ground saturated. This was followed by above normal snowfall in the winter of 2010-2011. Water levels were high throughout the Souris River Basin.

The Mouse River (as it is referred to in North Dakota), in the Minot area, started to rise in April, 2011 and continued to rise throughout May. On May 23rd, emergency levee operations began and on May 31st the City ordered the first mandatory evacuation of thousands of people. The river crested approximately one foot lower than expected and residents were allowed to return to their homes. Subsequently, the river continued to rise.

On June 22nd, water began to overtop levees in Burlington and Minot, evacuation sirens were activated and mandatory evacuation orders were given for Burlington and Minot. At the Sherwood gauge, the first one south of the Canadian border, the Mouse River peaked at 29,700 cubic feet per second (cfs), surpassing the previous record of 14,800 cfs in 1976.

The geographic impacts include approximately 11,456 acres of land in Ward County that were inundated with anywhere between two and fifteen feet of water, impacting more than 4,800 structures throughout the valley. This includes the City of Minot where the flood most impacted the portion of the City that resides in the Mouse River Valley. This is a four mile area located in the middle of the town. After the flood waters receded, Minot residents found the four mile swath of the Mouse River Valley including the downtown area – the oldest and most heavily developed portion of the City – took the brunt of the flooding. Aerial map of flood area is located in the following Housing Section above Table 2.

On June 24th, the May 20th major disaster declaration issued by the President was expanded to include Individual Assistance for Ward County and other jurisdictions. The waters in Ward County did not begin to recede until the middle of July.

Impacts to the Three Core Aspects of Recovery

HUD requires that the Needs Assessment evaluate the three core aspects of recovery – housing (interim and permanent, owner, rental, single-family and multi-family, affordable and market rate), infrastructure, and the economy (e.g., estimated job losses or tax revenue loss due to the disaster). The impacts to these three core aspects and hazard mitigation are discussed below.

Housing

Prior to the Flood

In 2010 Stantec, Inc., the City's consultant working on the comprehensive plan used building permit data and housing vacancy rates to better understand the increase in households, and thus population, since 2000. Their review of Minot records showed that 2,094 new housing units were permitted for construction from 2000 to 2009, while 57 units were permitted for demolition, leaving a net gain of 2,037 new units. Given an average household size of 2.27 in Minot, this translated to approximately 4,600 new people. Based upon these assumptions and current economic conditions (pre-flood) Stantec estimated that Minot is expected to grow to a population of 54,900 by 2030. This represents a

29.1 percent increase over the 2010 population that will add between 4,900 and 12,400 new residents.

Stantec describes the recent history of the existing housing stock: "...during the 1990s, Minot gained over 1,400 new housing units, the vast majority of which were single-family homes, which accounted for nearly 1,000 of the new homes. Although construction of new single-family units remained robust in the 2000s, the number of new townhomes/condos and apartments units increased significantly."

Minot is both the regional commerce and the largest population center for this portion of the State. This resulted in an acceleration of the affordable housing crisis for the City's residents. Stantec points this out in their *Minot Comprehensive Plan Background*: "In 2000, 24 percent of Minot's residents spent 30 percent or more of their income on housing. This statistic should be watched closely when the 2010 Census data is released because rapid growth in a community can lead to sharp spikes in the cost of housing, which can result in additional burdens on households, especially those with fixed incomes such as senior citizens or those in rental housing." Data from the *2010 State of Affordable Housing Report* reveals that spike has indeed occurred in Minot with the average price of a home in the City jumping to \$144,234 in 2009 from \$112,239 in 2007, an almost 30 percent increase.

To further exacerbate the housing crunch, Minot Air Force Base is rehabilitating approximately 2,500 housing units of an existing stock of 2,800 units, thus eliminating 300 units of on-base housing. This will result in the Minot housing market absorbing the demand for those units.

The Flood

The housing crisis was greatly impacted by the flood in the summer of 2011. Approximately 25 percent of Minot's housing sustained damage from the flood. This figure includes over 4,100 homes which were some way affected. Of the 4,100 homes affected, 2,376 homes were extensively damaged and 805 homes were damaged beyond repair.

Rental Property

The flood destroyed much of Minot's housing gains over the last several years and turned an acute housing shortage into a crisis. According to the City Assessor's Office, the flood damaged at least 2,360 rental housing units (800 single family, duplex, and triplex rental homes, 60 apartment buildings with at least 4 units per building, and 1,500 stick-built rental units), not including mobile homes.

There is no rental property available in the City at any cost. Experts say that a community should have apartment vacancy rates between 5 percent and 8 percent in order to have a good market of available units. These current vacancy rates represent a serious shortage in almost every corner of North Dakota.

Williston Vacancy Rate	0%
Minot Vacancy Rate	0%
Bismarck Vacancy Rate	1.0%
Dickinson Vacancy Rate	0.5%
Grand Forks Vacancy Rate	8.4%
Fargo Vacancy Rate	3.8%

Source: City Planning Departments

According to the Souris Basin Regional Recovery Strategy Minot, Burlington and Ward County, ND, FEMA's Emergency Support Function #14 Long Term Community Recovery (LTCR) was activated to offer support to communities to organize and plan recovery. A series of community Open House meetings were held in the months following the flood. At these meetings residents sent a loud and clear message that housing was their highest priority. This has resulted in the City, FEMA, other government agencies and private organizations concentrating a good portion of their efforts on the housing recovery.

Persons Currently Displaced

Residents of Minot were able to register for assistance with FEMA's Individual Assistance program to aid families by providing safe and secure housing following the disaster. The Virgil Workman Village (named for a FEMA housing employee, who was working in North Dakota and passed away in August, 2011) is located just east of Minot on 55th Street. This is the largest site completed, with 600 total homes. Recovery Village is located on the northeast edge of Minot and can support 200 homes but actually only housed about 60 households. FEMA also placed more than 1,000 temporary housing units (THUs) on private property adjacent to the damaged residences.



600 FEMA THUs at Virgil Workman Village in the City of Minot

On May 25, 2012, FEMA provided the City of Minot with the following information regarding the current number of households still displaced by the flood. A total of 1,478 households are still residing in FEMA's THUs. Of these, 640 THUs are still occupied at a private site. The other 838 THUs are in the group sites. There are 445 homeowner households. The remaining 392 households are renters.

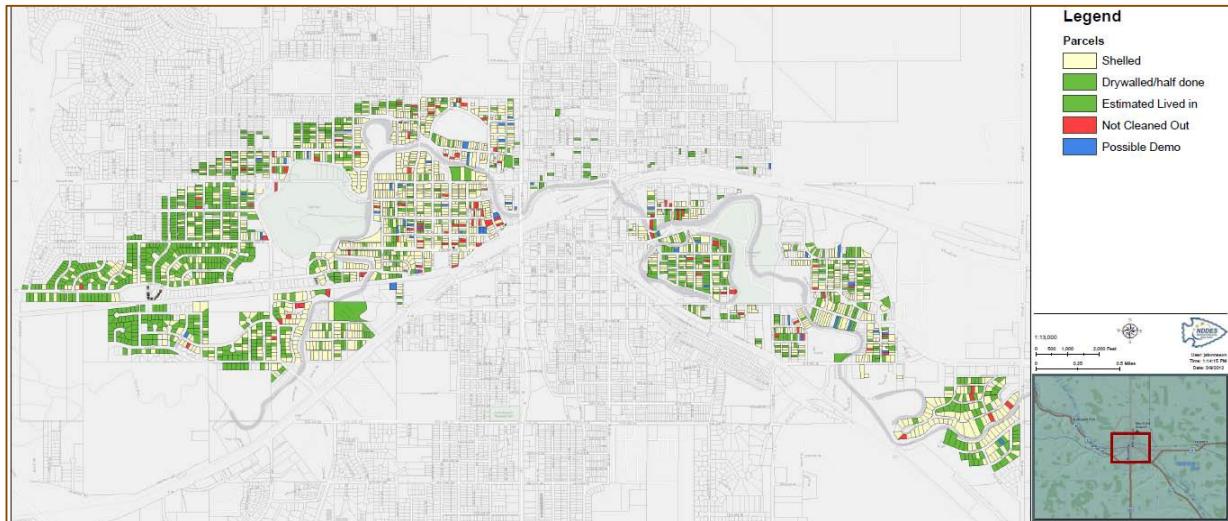
According to FEMA's Region VIII IA Chief, the lack of rental housing is the greatest obstacle to re-housing these households.



FEMA temporary housing unit in east Minot neighborhood

Current Stages of Repair in Flood Area

As the map below indicates, many Minot homeowners are at some stage in making repairs to their home.



North Dakota Department of Emergency Services (NDDES)

Flood Impact Assessment Methodology

The LTCR Impact Assessment is used in the normal course of FEMA recovery operations primarily to quantify the level of impacts, and then to determine the level of support required for long-term recovery planning. The assessment carefully examines the impact of the disaster on a community and that community's capacity to deal with other disasters in the future. The assessment takes a holistic

approach to community recovery by studying how disasters can have ripple effects reaching far beyond the scope of the original event. Typically, LTCR engages in a recovery planning program only if the assessment reveals a large gap between damages and the community's capacity to provide its own recovery functions, and if the local officials request assistance.

A typical assessment will analyze a disaster's effect on key sectors of a community such as housing, economics, infrastructure, etc. Sometimes only a single sector will be significantly affected by a given disaster, but in some cases disasters affect multiple others. In Minot, for example, a significant loss of housing has impacted the business community's ability to find and keep workers by reducing the availability of affordable units.

Furthermore, recovery decisions made in one sector will quite likely affect other sectors. For instance, a decision to provide affordable housing will assist business recovery by giving potential workers a place to live. Communities often are well prepared to address issues in some sectors, but not others. LTCR's role is to fill those gaps by providing technical assistance from experts in appropriate areas.

An LTCR Impact Assessment Team arrived in Bismarck on July 12, 2011, to conduct its initial analysis of counties included in the disaster declaration for both Individual Assistance (IA) and Public Assistance (PA). Upon completion of this assessment, FEMA and the North Dakota Department of Emergency Services (NDDES) determined that Ward County needed additional sector analysis.

Conducting Damage Assessment Inspection

FEMA's Overall Damage Level (ODL) are classified from "Affected" to "Destroyed" with "Affected" meaning the unit suffered some damage in the flood and "Destroyed" meaning the flood completely destroyed the unit and it could not be salvaged. Housing units listed with "Major" damage or "Destroyed" are considered uninhabitable; however, units listed with "Minor" damage are considered repairable.

Calculating Damage Percentage and Estimating Damage Cost

The physical inspection assigned ODL values to residential units by determining levels of inundation. The chart below details inundation levels and designated ODL:

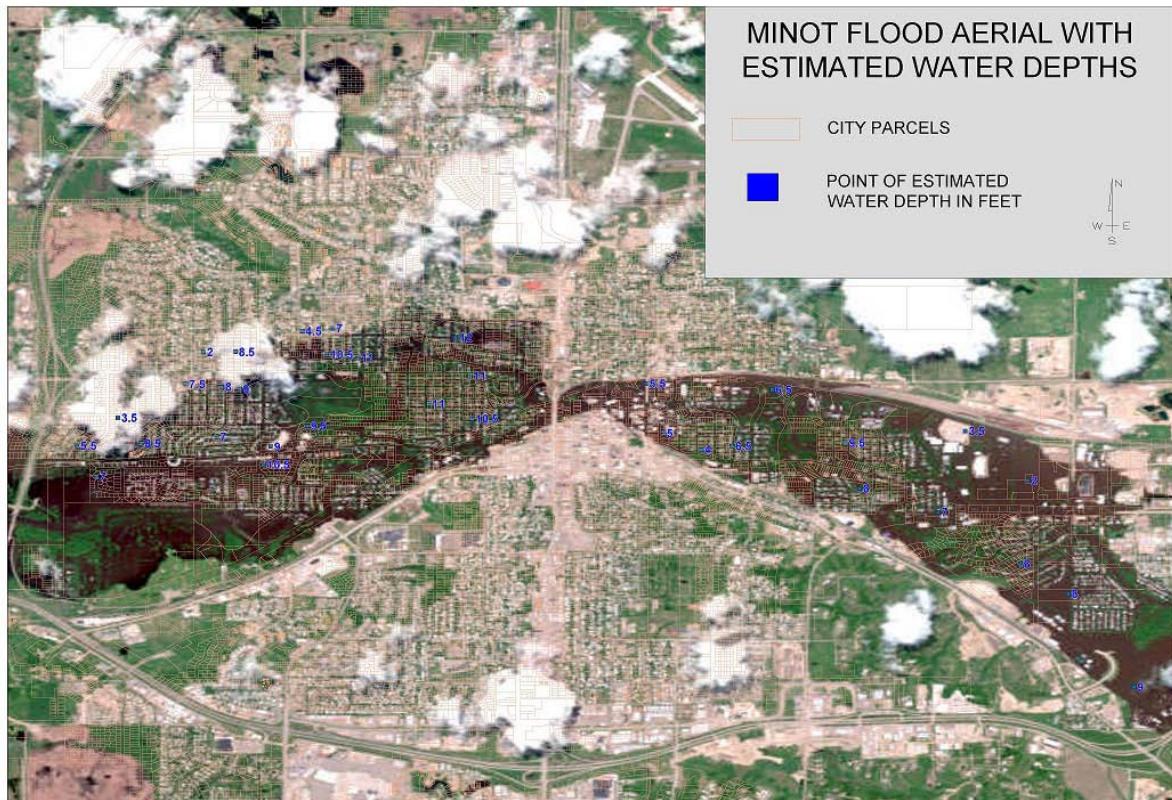


Table 2: Overall Damage Level (ODL) Based on Flood Levels

ODL	Depth (feet)	Number of Parcels	Total Square Footage	RS Means Replacement Costs (using \$83/sqft)	Damage Percentage (Hazus)	Estimated Damages (\$)
Affected	0.1-2.0	58	64,084	\$5,949,559.00	18.00%	\$1,070,921.00
Minor	2.0-4.0	106	134,814	\$12,516,132.00	25.00%	\$3,129,033.00
	4.0-6.0	445	788,491	\$73,203,504.00	30.00%	\$21,961,051.00
Major	6.0-8.0	817	1,018,895	\$94,594,212.00	40.00%	\$37,837,685.00
	8.0-10.0	595	839,950	\$77,980,958.00	43.00%	\$33,531,812.00
Destroyed	10.0-12.0	349	505,210	\$46,903,696.00	46.00%	\$21,575,700.00
	>12.0	93	120,930	\$11,227,141.00	51.00%	\$5,725,842.00
Totals		2463	3,472,374	\$322,375,202.00		\$124,832,044.00

Table based on data provided by Minot North Dakota Souris (Mouse) River Extent of Depth of Water at Surface and Estimated Losses Map, Prepared by NDDES and FEMA

HUD Estimates

Below is the HUD estimate for home and businesses with severe unmet needs for Ward County. The City of Minot data comprises 90 percent of this estimate. HUD estimated Ward County's unmet housing needs to be \$141,333,233; therefore, the City of Minot has an unmet housing need of approximately \$127,199,909.70 per the December 2011 data.

Table 3: HUD Estimates of Unmet Needs

HUD estimates of the number of homes and businesses with severe unmet needs and the estimated cost to address the unmet needs – States awarded 2011 CDBG Disaster Recovery Grants						
		HUD Estimate of the Number of Damaged Homes and Businesses with Remaining Unmet Needs (As of December, 2011)		HUD Estimate of Severe Housing and Business Unmet Needs (As of December, 2011)		
State	County	Severely Damaged Homes	Severely Damaged Businesses	TOTAL SEVERE HOUSING AND BUSINESS NEEDS	Severe Housing Unmet Needs	Severe Business Unmet Needs
North Dakota		2,380	182	\$163,661,755	\$145,139,299	\$18,522,456
	Ward County	2,329	182	\$158,803,303	\$141,333,233	\$17,470,070

Source Data:

1. FEMA Individual Assistance program data on housing unit damage (12/20/2011)
2. SBA for management of its disaster assistance loan program for housing repair and replacement (12/21/2011)
3. FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share (12/20/2011)
4. SBA for management of its disaster assistance loan program for business real estate repair as well as content loss (12/22/2011)

HUD's Methods for Estimating Unmet Needs

HUD published the document, *Allocation of 2011 CDBG Disaster Recovery Funds* on January 19, 2012 (updated March 16, 2012). According to this document HUD uses the following methodology.

- The data HUD staff have identified as being available to calculate unmet needs for the targeted disasters (major disasters with Presidential declaration issued in 2011 and for which FEMA individual assistance was available) come from the following data sources:
 - FEMA Individual Assistance program data on housing unit damage, as of 12/20/2011;
 - SBA for management of its disaster assistance loan program for housing repair and replacement, as of 12/21/2011;
 - SBA for management of its disaster assistance loan program for business real estate repair and replacement as well as content loss, as of 12/22/2011; and,
 - FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share, as of 12/20/2011.
- *Calculating Severe Unmet Housing Needs*

The core data on housing damage for both the unmet housing needs are based on home inspection data for FEMA's Individual Assistance program. For unmet housing needs, the FEMA data are supplemented by Small Business Administration data from its Disaster Loan Program. HUD calculates "unmet housing needs" as the number of housing units with unmet needs times

the estimated cost to repair those units less repair funds already provided by FEMA and SBA, where:

The owner-occupied units included in the unmet needs analysis are those determined by FEMA to be eligible for a repair or replacement grant.

Each of the FEMA inspected owner-occupied units are classified by HUD into one of five categories:

- Minor-Low: Less than \$3,000 of FEMA inspected damage
- Minor-High: \$3,000 to \$7,999 of FEMA inspected damage
- Major-Low: \$8,000 to \$14,999 of FEMA inspected damage
- Major-High: \$15,000 to \$28,800 of FEMA inspected damage
- Severe: Greater than \$28,800 of FEMA inspected damage or determined destroyed.

Only units in the Major-High and Severe categories are counted toward the severe unmet housing needs calculation. The rental units included in the unmet needs analysis are those assessed for personal property loss close to owner-occupied dwellings with Major-High and Severe damage, and where the tenant has an income of less than \$20,000. The use of the \$20,000 income cut-off for calculating rental unmet needs is intended to capture the loss of affordable rental housing.

The average cost to fully repair a home for a specific disaster within each of the damage categories noted above is calculated using the median ratio between real property damage repair costs determined by the Small Business Administration for its disaster loan program and the FEMA assessment of real estate damage, for the subset of homes inspected by both SBA and FEMA. Because SBA inspects for full repair costs, it is presumed to reflect the full cost to repair the home, which is generally greater than FEMA estimations of the cost to make the home habitable. If fewer than 25 SBA inspections are made for homes within a FEMA damage category, the median ratio between SBA and FEMA assessment of damage in the category for that disaster has a cap applied at the 75th percentile of all damaged units for that category for all disasters and a floor applied at the 25th percentile. If there are no SBA inspections within a FEMA damage category, the national median ratio between SBA and FEMA assessment of damage within a FEMA damage category is used.

To obtain estimates for unmet needs, only properties receiving a FEMA grant are included in the calculation (since these are the cases assumed to have insufficient insurance coverage). Furthermore, the FEMA grant amount and all SBA loans are subtracted out of the total estimated damage to obtain a final unmet needs estimate. Because applications denied for poor credit or income are the most likely measure of requiring the type of assistance available with CDBG recovery funds, the calculated unmet needs for each state are adjusted upwards by the proportion of total applications that were denied at the pre-process stage because of poor credit or inability to show repayment ability.

Updated FEMA Data

Below is the most recent update received by the City of Minot from FEMA. There are two tables below, one is applicants that were eligible for SBA; the other list is FEMA applicants that were not eligible for SBA either because they were below the income guidelines or SBA deemed that they did not display ability to repay a loan. Based on HUD methodology, the non-SBA-eligible applicants with FEMA Verified Loss (FVL) above \$15,000 would have an unmet need equal to the FVL minus the Real Property (RP) repair and replacement dollars [or duplicated benefits (DOB)]. It is important to note that the maximum financial assistance FEMA could provide in last year's disaster to any applicant was \$30,200 for all categories of assistance in the Individuals and Households Program (rent+repair+replacement+personal property+other needs).

Table 4: FEMA Data for Non-SBA Eligible Households as of May 9, 2012

DD City	RP FVL Amount	Total Apps	Total RP FVL \$	Total Repair \$	Total Replacement \$
Minot	FVL < \$3,000	207	\$130,471.14	\$130,232.16	\$0.00
Minot	FVL between \$3,000 and \$8,000	74	\$600,573.38	\$365,053.00	\$0.00
Minot	FVL between \$8,000 and \$15,000	42	\$742,659.10	\$458,478.19	\$0.00
Minot	FVL between \$15,000 and \$28,800	340	\$11,721,668.61	\$8,001,348.14	\$27,542.49
Minot	FVL >= \$28,800	881	\$38,163,866.61	\$21,903,658.41	\$363,795.00
Minot	No Inspn*	1,307	\$0.00	\$0.00	\$0.00
		2,851	\$51,359,238.93	\$30,858,769.90	\$391,337.49

Table 5: SBA Eligible Households as of May 9, 2012

DD City	RP FVL Amount	Total Apps	Total RP FVL \$	Total Repair \$	Total Replacement \$
Minot	FVL < \$3,000	497	\$520,967.51	\$506,867.39	\$0.00
Minot	FVL between \$3,000 and \$8,000	225	\$1,667,908.53	\$1,117,994.70	\$0.00
Minot	FVL between \$8,000 and \$15,000	82	\$1,480,522.04	\$900,775.85	\$0.00
Minot	FVL between \$15,000 and \$28,800	336	\$11,812,450.46	\$7,389,497.99	\$7,021.15
Minot	FVL >= \$28,800	1,138	\$51,893,858.34	\$26,496,988.69	\$365,847.00
Minot	No Inspn*	1,496	\$0.00	\$78.08	\$0.00
		3,774	\$67,375,706.88	\$36,412,182.70	\$372,868.15

Report Categories:

DD City = Damaged Dwelling city

RP FVL Amount = HUD category from methodology

Total Apps = Total Applicant count for applicants with FVL in the HUD categories

Total RP FVL \$ = Real Property FEMA verified loss from FEMA inspection

Total Repair \$ = FEMA assistance for home repair

Total Replacement \$ = FEMA assistance towards home replacement

*Note: The no inspection numbers represent applicants that applied with FEMA that:

- Reported that they had insurance that covered the damage peril (in this case flood insurance) and did not provide a copy for the insurance settlement to us. We do not inspect those properties unless they submit the insurance settlement and appeal for funds unmet by the insurance. Since the applicant has one year to provide the insurance settlement there may be a few that will still do that and we will inspect to see if our verified loss is greater than the settlement.
- Reported they needed help with other than personal property or housing needs. These could be for medical, dental, funeral or miscellaneous costs. We do not inspect these applicants since they are sent a letter asking them to send in their receipts.
- Businesses. To prevent duplication of benefits FEMA and the US SBA work closely together and SBA asks people applying to them to register through the FEMA system. This would include owners of rental properties in addition to commercial businesses. For example if someone owns a rental property and they apply for damage to the rental property and the tenant also applies for rent and personal property assistance, we would inspect the property to determine eligibility for the renter but would not inspect the property for the property owners application since we refer that to SBA to work.
- Duplicate applications where multiple household members apply for the address. We would resolve the duplication for the primary head of household and inspect that application but not any other duplicate applications for the same residence.
- Secondary residences. Neither the SBA nor FEMA provide assistance for secondary residences.

According to the FEMA data above, 1,221 Non-SBA Eligible households have a FEMA Verified Loss over \$15,000 (340 + 881). This is a total of \$49,885,535.00 (\$11,721,668.61 + \$38,163,866.61) in unmet needs prior to deducting any DOB.

Updated SBA Data

The City of Minot received the following updated SBA data as of May 23, 2012. Based on the update, 1,792 households had received SBA loans totaling \$185,653,100. According to these numbers, SBA loans averaged approximately \$103,601 per household.

Table 6: SBA Summary of Home Loans as of May 23, 2012

Loan Applications		HOME
Number Received		2,649
Number Approved		1,792
Dollars Approved		\$185,653,100

Conclusions

The City of Minot's unmet needs for housing are extensive. Based on the most recent data above, SBA has approved \$185,653,100 at an average of \$103,601 per loan. There are 857 loans yet to be approved, using the average of \$103,601 per loan there is an estimated \$88,786,057 in unmet needs. This corresponds to the FEMA/SBA/HUD formula above which identifies an estimate of \$49,885,535.22 in unmet needs for major and severe damages. Based on the current data, the minimum unmet need for housing is at least \$49,885,535.22 and as high as \$88,786,057. The projected housing impact combines the \$185,653,100 that SBA has approved in loans plus \$88,786,057 in remaining unmet need.

Table 7: Housing Unmet Needs

Housing Damages	Projected Impact	SBA Loans	Unmet Need
Repairs/Reconstruction	\$274,439,157	\$185,653,100	\$88,786,057

Infrastructure

The City of Minot has a utility infrastructure that was fully functioning prior to the disaster. Following the disaster, the damaged system has struggled to meet the needs of residents that have relocated to other areas of the City as a result of the flood. The system is aged and struggles with larger demands as the City grows and recovers. During the initial development of the City, services had to be located in the Valley; adjacent to the river, railroad and residential development. The location of Utility Infrastructure creates a vulnerable condition during recurring flood events.

To best proxy unmet infrastructure needs, HUD uses data from FEMA's Public Assistance program on the state match requirement (usually 25 percent of the estimated public assistance needs). Impacts to Minot's infrastructure resulted in 2,923 FEMA project worksheets obligated for the DR-1981-ND FEMA disaster. Obligated public assistance funds equal \$173,207,650. The following list of flood damages was reported by the City of Minot, Minot Public Schools, and the Minot Park District to the State of North Dakota Legislators in the fall of 2011:

- 6 Minot Public Schools severely damaged to include the complete loss of 2 schools
- 51 Park buildings damaged
- 5 baseball fields damaged
- 29 zoo buildings damaged causing the zoo to close (has not reopened)
- Roosevelt pool and bathhouse lost
- Oak Park splash pad and mechanical building lost
- 9 playgrounds damaged
- 12 churches damaged
- 20 plus water system breaks
- 12 of 27 sanitary lift stations inundated with water

- 13 (all) water wells inundated with water
- 6 river pump stations damaged
- 30 to 40 sink holes from ground water
- 3 pedestrian bridges damaged
- 2 highway/street bridges damaged
- 277 street lights damaged
- 16 electrical feed points damaged
- 10 traffic lights damaged
- 1,000 traffic signs were damaged
- 51 miles of roads, sewer and water lines were damaged
- 33 miles of storm sewers damaged

This extensive damage caused sanitary sewers to back up and flow uncontaminated into the Mouse River for approximately three weeks. Some storm sewer lift stations are still not functioning. There are major streets where the street lights still do not function, which creates a safety issue for our citizens and individuals passing through or visiting the community. The streets are in desperate need of repair. The residents, businesses, and emergency operations personnel were isolated with no potable water. Sewage discharged into the water supply resulted in a boil notice. With power down and many left without a stovetop, this unrealistic expectation left many residents at risk.



Flooded Ramstad Middle School in northwest Minot

Public Schools

The Minot Public School District experienced over \$75 million in loss due to the flood, and more than 1,200 students and 162 staff were affected. Both Erik Ramstad and Lincoln schools were deemed eligible for replacement based on 50 percent repair justification required by FEMA for Public Assistance. The Federal Share replacement funds will pay \$25 million dollars in replacement funds for Ramstad and \$5 million dollars for Lincoln. FEMA is also providing more than \$8.4 million dollars to the schools for activities ranging from emergency protective measures to building repairs and temporary classrooms.

Parks

The City of Minot reported damages for Park District locations and structures at more than \$11.5 million in its Community Press Kit. One of the hardest hit areas in the flood is the location of the Roosevelt Park and Zoo. The Zoo needed complete evacuation. The full Zoo will not be reopening in 2012; however, there are plans to get a portion of the Zoo ready by the end of the year. A strong outpouring of volunteers interested in cleaning up the Zoo has made the reopening process move quickly.

A \$250,000 grant from the community facilities portion of Minot's sales tax revenue is helping restore parts of the baseball fields not covered under insurance or FEMA reimbursements. Oak Park re-opened on the one year anniversary of the water topping the dikes, June 22, 2012, thanks to a community-wide endeavor and a recreation grant from Coca-Cola.

Infrastructure Critical to Support Housing

The City of Minot has identified the following infrastructure that sustained extensive damage due to the flood and is critical to the City's recovery from the flood. Without the following infrastructure repairs and upgrades, the City cannot hope to address its urgent need for housing.

Water, Storm Water, and Sanitary Sewer Systems

The City assessed that 12 of 27 lift stations were damaged by the flood. All 13 water wells were inundated. And, 33 miles of storm sewers were damaged. This widespread damage led to a series of health and safety problems related to hazardous discharge, contamination of potable water and environmental concerns. This critical infrastructure must be repaired and upgraded for the health and safety of all residents. Without the repairs and upgrades, the systems will not support the re-housing of displaced families.

Streets and Bridges

The flood covered approximately five (5) square miles running through the center of the City of Minot. The flood scoured under abutments for bridges and completely washed away one pedestrian bridge. Utility trenches consolidated causing approximately 40 sink holes. Streets were further damaged by heavy trucks needed to install and remove temporary levees.

6th Street Underpass

The 6th Street Underpass is a critical link to the City of Minot's fire department and emergency services. During the flood this section of the street was completely impassable. The pump station at this location is undersized and continues to flood even during minor rain events. When flooded, the Fire Department must travel an additional 2 miles to circumvent the flooded underpass. Without the repairs and upgrades made to this critical transportation route, returning residents will continue to remain at risk.

Landfill

The City of Minot operates a regional landfill with the capacity to handle 315 tons (approximately 20 trucks) per day. The next closest landfill with this capacity is in Bismarck, 110 miles away. The extensive damage caused by the flooding has brought in a tremendous amount of debris that continues to be deposited at the landfill. According to the Director of Public Works, pre-flood inert waste averaged about 20,000 tons per year. In 2011, inert waste totaled 120,000 tons. Municipal Solid Waste (MSW) averaged 60,000 tons per year for 2009 and 2010. In 2011, this jumped by 20 percent to 72,000 tons.



Flood debris collected near Eastwood Park neighborhood loop of the river

Downtown Flood Areas

In the flooded downtown area, the storm sewer lines collapsed and washed out. The sanitary sewer lines were inundated and backed up sewage. Repairing and upgrading the down town area is critical to the City of Minot's long-term disaster recovery.

Conclusions

The City of Minot's unmet needs for infrastructure are extensive. According to the 2011 Post-Flood Report for the Souris River Basin prepared by the US Army Corps of Engineers, March 2012, "[I]n North Dakota, the flood necessitated the evacuation of approximately 12,000 residents from Minot and caused an estimated \$600 million of property and infrastructure damage". Impacts to Minot's infrastructure resulted in 2,923 FEMA project worksheets obligated for the DR-1981-ND FEMA disaster. Obligated public assistance funds equal \$173,207,650. Based on these figures Table 8 shows there are remaining unmet needs for infrastructure.

Table 8: Unmet Infrastructure Needs

Unmet Needs Based on Damage Estimates Minus Assistance Received	
Army Corps of Engineer Damage Estimate	\$600,000,000
Minus Estimates for Residential Damage	-274,439,157
Minus Estimates for Business Damage	-93,748,221
Remaining Infrastructure and Public Facility Damages	\$368,187,378
Minus FEMA Public Assistance	-173,207,650
Minus State and Other Assistance	-16,210,000
Remaining Unmet Need	\$178,977,378

Note: Sources for residential and business damage estimates are documented in the following sections for Housing and Economic Development

Economic Development

Minot is an important service center for the region; meeting the health care, service and shopping needs of an area extending into eastern Montana and Canada. It is home to the Minot Air Force Base with over 7,000 personnel now stationed at the base. The base is an economic engine for the City and Ward County resulting in demand for goods, services, housing and tertiary business that support the base.

Businesses located along the Mouse River were most significantly impacted by flood waters. Businesses were impacted by a direct result of property loss and interruption of daily operations. These losses have an immediate impact on the lives of residents, the operations of the City of Minot, and future healthy economic development of the region. Recovery from the flood event of 2011 is critical for the businesses of the City of Minot. Strong employment, continuous services and business growth will result if steps are taken to assist in the recovery of the business sector.

Employment

The Minot Air Force Base is the largest employer in the Minot area with 7,500 employees followed by Trinity Health. Of the top 14 employers, three are government related, three provide social service assistance, two provide medical/health care services, and two are in hospitality.

Table 9: City of Minot's Major Employers

Major Employer	Product or Service	Employees
Minot Air Force Base	Armed Services	7,500
Trinity Health	Health Care Facilities and Clinics	2,790
Minot Public Schools	Education	1,600
ING Minot Service Center	Financial Services	934
Minot Vocational Adjustment Workshop	Social Services	602
Minot State University	Education	700
Dakota Boys & Girls Ranch	Social Services	188
Miracle Mart	Grocery Stores	500
Wal-Mart Super Center	Discount Retail	455
MLT, Inc.	Hospitality	321
City of Minot	Local Government	311
Menards	Building Products	250
Ward County	Local Government	230
SRT Communications	Telecommunications	227
Grand International	Lodging	175
Manor Care	Health Care Facilities and Clinics	150
Pure Energy	Energy	150
US Post Office	Parcel Service	130
Burdick Job Corps Center	Social Services	125
Westlie Motors	Automotive Sales	122

Sources: MADC, Minot Chamber of Commerce, City of Minot

Ward County added just over 2,800 jobs between 2000 and 2009, which was a job growth rate of nearly 11 percent.

During the summer of 2011, the Minot, North Dakota area suffered unprecedented flooding of the Mouse River. In an effort to understand and meet the needs of the Minot business community, the

Minot Area Chamber of Commerce (MACC), Minot Convention and Visitors Bureau (MCVB), and Minot Area Development Corporation (MADC) sponsored the *Minot, North Dakota Business Recovery Survey*. The flood caused a significant disruption to businesses. Damage to the facilities that housed the businesses, loss of inventory and loss of business during and after the flood was significant.

In total 867 surveys were mailed to Minot businesses. Those 867 businesses were considered to be the population of Minot businesses. The survey return rate was over 25 percent. This is a robust return rate for mail surveys. The surveys were analyzed with SPSS statistical software. Those businesses reporting to have been in a flood evacuation zone were compared with those businesses outside of evacuation zones, and to all businesses. The number of surveys returned by respondents whose business was in an evacuation zone was 42.5 percent of the returned surveys. The total number of returned surveys was 227 representing 26.2 percent of all Minot businesses.

Business Impact Assessment: Damages to Inventory and Loss of Business

Based on information collected during the business impact survey, approximately 164 businesses were identified as severely impacted. This resulted in the direct loss of over 550 employment opportunities. When evaluating how businesses were impacted, the following loss conditions were considered:

- Building interior and exterior damage;
- Loss of machinery and equipment;
- Loss of furniture and fixtures; and,
- Loss of inventory.

In order to determine the unmet need for businesses impacted by this event, the following funding sources were evaluated against loss conditions:

- Private Insurance;
- Private Loans;
- U.S. Small Business Administration Loans; and,
- FEMA (for critical public utilities owned and operated State entities).

Damages to Inventory and Loss of Business

The flood caused a significant disruption to businesses both inside and outside the flood zone. Damage to the facilities that housed the businesses, loss of inventory and loss of business during and after the flood was significant.

Many of these businesses will not be fully reimbursed by insurance for loss of inventory or revenue. In the survey, responders were asked about loss of inventory and business during and after the flood. For the 164 businesses surveyed the total loss was \$31.4 million. Of these, 95 businesses did not have insurance. As of September 2011, a total of 39 SBA loans totaling approximately \$4 million were

approved with the average payout of \$105,097 dollars. More recent data has been obtained from SBA and is included under the section financing tools.

The following Table projects survey findings to the entire Minot business community for revenues, costs, and asset losses. The survey uses a conservative projection factor (0.425). According to this projection, Minot's overall businesses incurred over \$300,000,000 in losses and costs. Of that, Minot businesses' collective revenue losses (including on-going losses) approach \$200,000,000. Flood-related business relocation costs approach \$11,000,000 while building repair costs for Minot businesses are approximately \$60,000,000. Collectively Minot businesses lost over \$6,000,000 of inventories and over 28,000,000 of capital equipment. Flood related evacuation costs are projected at over \$4,000,000 for all Minot businesses.

Table 10: Business Flood Loss Projections Based on Survey

Business Losses Flood 2011			
Topic	Survey	Factor	Results Projected To
Estimated revenue loss due to flood events (all survey data)	\$83,434,060	0.425	\$196,315,435
Business relocation cost estimates (all data)	\$4,650,100	0.425	\$10,941,412
Building repairs/remediation cost Estimates	\$25,255,944	0.425	\$59,425,751
Inventory losses (all data)	\$2,615,250	0.425	\$6,153,529
Capital equipment losses (all data)	\$11,971,800	0.425	\$28,168,941
Flood evaluation costs (all data)	\$1,758,321	0.425	\$4,137,226
Sum	\$129,685,475		\$305,142,294

Due to the boom in the oil and gas industry, the survey indicated that within six months over half of all reporting businesses expected to meet or exceed pre-flood revenue levels. The most critical factor noted was that almost half of all Minot businesses stated they currently have too few employees. The most prominent impediment to filling positions was reported as the inability to find appropriate employees. Lack of housing for employees was the second most common reason for understaffing.

The following Table taken from the survey shows the most pressing current needs identified by the impacted businesses in Minot (in order of importance) for construction, manufacturing, wholesale, restaurant/bar, hotel/motel, transportation, and retail workers. It appears from the report their major concern was "appropriate staffing" and housing for employees.

Table 11: Staffing Issues Based on Survey

Current Staffing Problems Causes (All Data) - If not appropriately staffed, causes:				
	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	113	49.8	49.8	49.8
On-going business interruption	7	3.1	3.1	52.9
1,2	2	.9	.9	53.7
1,2,3	1	.4	.4	54.2
1,2,4,5	1	.4	.4	54.6
1,2,6	1	.4	.4	55.1
1,3	1	.4	.4	55.5
1,4	1	.4	.4	55.9
1,5,6	1	.4	.4	56.4
Lack of sales/customers	5	2.2	2.2	58.6
2,4,5	2	.9	.9	59.5
2,5	2	.9	.9	60.4
3,4	1	.4	.4	60.8
3,4,5	5	2.2	2.2	63.0
3,5	3	1.3	1.3	64.3
Inability to find employees due lack of employee housing	10	4.4	4.4	68.7
4,5	29	12.8	12.8	81.5
4,5,6	1	.4	.4	81.9
4,6	1	.4	.4	82.4
Inability to find appropriate employees	26	11.5	11.5	93.8
5,6	1	.4	.4	94.3
Other	13	5.7	5.7	100.0
Total	227	100.0	100.0	

Key:

1. Ongoing business interruption
2. Lack of sales/customers
3. Sales/customers temporarily increased due to flood events
4. Inability to find employees due to lack of employee housing
5. Inability to find appropriate employees
6. Other

Table taken from Minot, North Dakota Business Recovery Survey Final Report

HUD's Methods for Estimating Unmet Business Needs

HUD published the document, *Allocation of 2011 CDBG Disaster Recovery Funds* on January 19, 2012 (updated March 16, 2012). It is estimated that the City of Minot makes up 90 percent of the identified need. As of December 2011, Ward County had \$17,470,070 in unmet need and Minot would be approximately \$15,723,063.

Table 12: HUD Estimate of Unmet Business Needs

HUD Estimate of Severe Business Unmet Needs, December 2011	
North Dakota	\$18,522,456
Ward County, ND	\$17,470,070

According to this document HUD uses the following methodology to calculate unmet business needs.

Calculating Economic Revitalization Needs

Based on SBA disaster loans to businesses, HUD used the sum of real property and real content loss of small businesses not receiving an SBA disaster loan. This is adjusted upward by the proportion of applications that were received for a disaster that content and real property loss were not calculated because the applicant had inadequate credit or income. For example, if a state had 160 applications for assistance, 150 had calculated needs and 10 were denied in the pre-processing stage for not enough income or poor credit, the estimated unmet need calculation would be increased as $(1 + 10/160) * \text{calculated unmet real content loss}$.

Because applications denied for poor credit or income are the most likely measure of requiring the type of assistance available with CDBG recovery funds, the calculated unmet business needs for each state are adjusted upwards by the proportion of total applications that were denied at the pre-process stage because of poor credit or inability to show repayment ability. Similar to housing, estimated damage is used to determine what unmet needs will be counted as severe unmet needs. Only properties with total real estate and content loss in excess of \$65,000 are considered severe damage for purposes of identifying the most impacted areas

Category 1: real estate + content loss = below \$12,000

Category 2: real estate + content loss = \$12,000 - \$30,000

Category 3: real estate + content loss = \$30,000 - \$65,000

Category 4: real estate + content loss = \$65,000 - \$150,000

Category 5: real estate + content loss = above \$150,000

To obtain unmet business needs, the amount for approved SBA loans is subtracted out of the total estimated damage.

Small Business Administration (SBA)

According to the survey, only half of the businesses planned to seek assistance. The Small Business Administration provides disaster loans to homeowners and businesses which have been impacted by the floods. The Small Business Administration (SBA) has reported that as of May 23, 2012, 325 businesses have requested small business loans. Of these, 207 have been approved for \$41,249,600 in assistance. This is an average of \$199,273.43 per approved application.

Table 13: Loan Summary for SBA #12653 – City of Minot, ND

Small Business Administration (SBA) Summary, as of May 23, 2012				
Loan Applications	Home	Business	Economic Injury (EIDL)	Total
Number Received	2,649	323	35	3,028
Number Approved	1,792	207	12	2,011
Dollars Approved	\$185,653,100	\$41,249,600	\$499,600	\$227,402,300

Unmet Needs

Comparing Table 10 which summarizes the losses through direct surveys impacted by the flood and the data supplied by SBA in Table 13, there still remains a loss estimated to be \$52,498,621. It should be noted that there are over 100 outstanding SBA applications for assistance which will reduce this amount.

The strong local economy and poor national economy is playing a key role in Minot's recovery. Decisions by business owners and managers to continue and expand businesses and expectations for revenue and employment rebounds are strongly influenced by the region's prosperity due to oil and gas developments. While lack of employees and housing are serious issues, the poor national economy will continue to attract both job seekers, and real estate developers/investors. Based on these factors, funds still potentially available from SBA for 100 businesses, and the fact that half the businesses surveyed said they would not seek funding assistance; there is still an unmet need.

Table 14: Business Unmet Needs

Businesses	Projected Impact	SBA Loans	Unmet Need
Building repairs/remediation cost estimates, inventory loss, capitol equipment losses	\$93,748,221	\$41,249,600	\$52,498,621

Hazard Mitigation

In 1969, severe flooding along the Mouse River Basin devastated the City of Minot. Afterward, the Army Corps of Engineers straightened the path of the river through the city and built several flood control devices. Unfortunately, flooding is still the most common natural hazard in Minot, and many structures have been built over the years in adjacent floodplain areas. The National Flood Insurance Program (NFIP) provides a subsidized insurance program for existing structures in special flood hazard areas, but repetitive repairs are an ongoing expense for property owners.

Through hazard mitigation funding, the Federal Emergency Management Agency (FEMA) mitigation grant programs work with state and local governments to eliminate repetitive flood losses to residential and commercial structures. Although mitigation funds may be used to elevate, relocate and rebuild these structures in some cases, the best mitigation approach is often shown to be acquiring flood prone property and demolishing the damaged structures for the sole purpose of returning the natural floodplain areas to green space.

At all levels of government, the provision of funds for mitigation projects is a recurring policy issue as budgets are tightened. It is imperative that public funds are used in the most cost-effective manner possible and that evidence of a positive return on investment be utilized to maintain mitigation programs. At the federal level, reducing flood claims paid through the NFIP is also a priority. Long-term cost effectiveness is a critical consideration in budget preparation and the allocation of scarce resources.

As explained in the City's Community Press Release Kit, following the flood, local government recognized a need to develop a plan that could provide direction during recovery and better protect the Mouse River community from similar future events. Based on requests from the Souris River Joint

Board, the North Dakota State Water Commission retained an engineering team to develop a "Mouse River Enhanced Flood Protection Project."

As described above, the Mouse River Enhanced Flood Protection Project is necessary for the protection of the citizens of Minot. While residential growth continues to occur, it becomes more important for the City of Minot to mitigate its already overburdened critical infrastructure. The wastewater from north and south hill put this critical infrastructure, located in the valley, in a threatening position. Therefore, in the event of a flood, the force mains and lift stations lay vulnerable without mitigation. If any lift stations are inundated due to flooding, the entire system is affected. The City of Minot's water treatment facility serves as a regional water supply for the northwest portion of North Dakota; therefore, it is imperative to protect this facility for the public health of the region and avoid any interruption in service. If this facility becomes flood affected, over 75,000 people in the region become at risk due to an inadequate water supply.

As a result of the Mouse River Enhanced Flood Protection Project, residents who will more than likely relocate out of the flood-prone valley will place an even larger strain on this critical infrastructure.

Section 2: Minot's Goals, Objectives, and Recommendations for Long-Term Recovery

Short-Term Recovery Recommendations

As of the writing of this Action Plan, Minot just commemorated the first anniversary of the flooding disaster which fully impacted the City on June 22, 2011. As with any disaster of this magnitude, temporary housing, clean-up, interim repairs, and ensuring the City's emergency services are operational are immediate needs. FEMA is the primary agency that steps in to assist with these first response needs. As other funding sources become available including the HUD CDBG Disaster Recovery funds, many of the short-term objectives remain a high priority. Ongoing short-term recovery needs include the following:

- Acquisition and demolition of hazardous structures
- Debris removal
- Basic infrastructure repair
- Rehabilitation and reconstruction of homes, businesses, and schools
- Ensuring adequate and operational emergency services

It is recommended that CDBG Disaster Recovery funds provide assistance to these activities where needs still remain, but using as much of these funds as possible to support long-term recovery plans.

Long-Term Recovery Recommendations

The HUD appropriation regulation for the CDBG Disaster Recovery funds requires the City of Minot to examine its goals and objectives for long-term recovery. HUD asks the City to promote sound, sustainable long-term recovery planning that is informed by a post-disaster evaluation and is coordinated with other local and regional planning efforts.

As noted in the introduction of the Action Plan, State and Federal Agencies, local governments and non-profits, and many concerned citizens have spent many hours focused on the long-term recovery needs for the City of Minot and the surrounding areas. The following recommendations have been compiled from these efforts.

Regional Flood Control

The Souris Basin Regional Recovery Strategy for Minot, Burlington, and Ward County was developed as an action of FEMA's Emergency Support Function #14 Long Term Community Recovery (LTCR). The LTCR team met with citizens, local, State, and Federal agencies, and elected officials to identify issues, develop solutions, and bring recommendations back to Minot's City Council.

Flood control planned and implemented on a regional basis was one of the highest priorities for long-term recovery. The North Dakota State Water Commission (NDSWC) is funding the Mouse River Enhanced Flood Protection Project. The primary objective of the Project is to develop a preliminary

plan that can be used as a guiding document to help reduce the risk of damages from river flows comparable to those seen during the June 2011 flood. The scope of this study is the Mouse River Valley from Burlington to Velva and Mouse River Park. Following the completion of the study, local governments should determine an acceptable level of flood risk and identify the floodplain area associated with the level of risk.

Housing: Long-Term Recovery Recommendations

The Souris Basin Regional Recovery Strategy states, “[A]fter suffering the loss of approximately 4,000 housing units, families throughout the flood-impacted areas are struggling to find adequate replacement housing, especially in the affordable housing price range”. According to the 2010 State of Affordable Housing Report for North Dakota, “[I]n the energy-impacted areas of western North Dakota where housing demand exceeds supply, data provided by the North Dakota Association of Realtors shows significant price increases.”

According to the North Dakota Housing Finance Agency, 35 percent of North Dakota renters are cost-burdened. The flood has exacerbated the problem in Ward County by decimating the affordable housing supply. Data from the 2010 State of Affordable Housing Report reveals that a spike occurred in the City of Minot with the average price of a home jumping to \$144,234 in 2009 from \$112,239 in 2007, an almost 30 percent increase. This effectively removed a large segment of the population from any hope of home ownership without substantial assistance.

In discussions with FEMA’s Region VIII, IA Chief, his biggest concern regarding the re-housing of households remaining in FEMA THUs is the 392 renter households due to the critical lack of affordable rental units in the City of Minot.

The City of Minot has been approached by developers interested in building both homeowner and rental housing units. The biggest limitation to their plans is sufficient water and sewer services. Expanding these services is the most critical factor to long-term housing disaster recovery.

The following represents a brief summary of long-term recommendations for housing:

1. Repair and expand water and sewer services to foster housing development.
2. Provide infrastructure for developers fostering more affordable housing as a component of new development.
3. Provide funding assistance to low-to-moderate income families to repair or reconstruct their current homes.
4. Undertake an affordable housing study and development plan.

Infrastructure: Long-Term Recovery Recommendations

The City of Minot is in a unique position as it was experiencing unprecedented growth going into 2010 from the oil and gas boom in northwestern North Dakota. The City was already struggling to meet the needs of new residents coming to the area for these jobs. When the flood hit in the summer of 2011 the City’s already struggling infrastructure and public facilities were seriously impacted. This created a need for the City to provide new residential and business development outside of the flood area. This new development can only happen if the necessary water, sewer, streets, and emergency services could be expanded to accommodate the growth and shift in population.

In 2010, the City began an update of its Comprehensive Plan. The plan identified the North Sanitary Sewer System as a vital component to future growth and economic development based on the North Minot Sanitary Sewer Study completed in July, 2011. After the flood and the displacement of residents from the flood area in the Mouse River Basin, development of North Sanitary Sewer System became vital to Minot's disaster recovery and re-housing efforts. The North Minot Sanitary Sewer System extends trunk sewers to serve east, north, and northwest Minot. The Comprehensive Plan recognized the need for Storm Water Management and Flood Control as a necessary component of long-term disaster recovery.

Downtown revitalization was also identified as an essential element for growth and sustained development. Following the flood in 2011, this became even more essential as the downtown area suffered extensive damages receiving the brunt of the flood's impact. As important as it is to provide safe and affordable housing outside the impacted flood area, the City of Minot must also revitalize its damaged downtown area to avert blight in the future.

The following represents a brief summary of long term recommendations for Infrastructure and Public Facilities.

1. Expand the North Sanitary Sewer to support growth and shifts in population due to the flood.
2. Repair and upgrade existing City water, storm water, and sewer systems to allow impacted residents to return to their neighborhoods.
3. Ensure public facilities such as fire and landfill can recover from the additional burdens placed on them due to the flood impacts.
4. Revitalize Downtown by repairing damaged infrastructure and creating new housing units and businesses opportunities to avert blight.
5. Undertake planning studies to adequately assess infrastructure and public facility needs to ensure complete long-term disaster recovery.

Economic Vitality: Long-Term Recovery Recommendations

Looking into long-term recovery recommendations, the FEMA LTCR issued a report after going through its long-term recovery process. The Souris Basin Regional Recovery Strategy reflects a community vision for recovery in the aftermath of the severe flooding event that impacted portions of Ward County along the Mouse River Basin including the cities of Burlington and Minot during June of 2011. The Strategy is the result of an intensive four-month planning process that involved various committee meetings, workshops and public presentations, along with numerous consultations with local, state, and federal officials. Hundreds of neighbors turned out for the community meetings to share their ideas on how to rebuild Ward County and the two impacted cities

Community participation provided an invaluable source of input and feedback that was used to refine and prioritize the projects contained in this Recovery Plan. The following represents a brief summary of their long-term recommendations for economic vitality.

1. Downtown Revitalization
 - a. Establish a Main Street Program

- b. Develop a Comprehensive Downtown Revitalization Strategy
- 2. Burdick Expressway Corridor Plan
 - a. Traffic Roadway Design, and Bicycle and Pedestrian Accommodation
 - b. Hospital/Medical Services District
 - c. Market Land Use Analysis
 - d. Gateways to the Corridor
 - e. Public Streetscape and Public Spaces
 - f. Private Development Guidelines
- 3. Create a Diverse and Sustainable Economy
 - a. Update Regional and Local Economic Development Plans
 - b. Conduct an Entrepreneur and Small Business Needs Assessment
 - c. Speculative Industrial Space
 - d. Conduct a Workforce Study
- 4. Expand the Retail Base
 - a. Conduct a Market Analysis and Retail Targeting Study
 - b. Budget Considerations for Retail Recruitment Efforts

Federal, State, Local, Non-Profit, and Individual Sources of Funding to be Leveraged

HUD requires that the City of Minot identify other Federal, State, Local, Non-Profit and Individual sources of funding that may be available to assist with the disaster recovery effort. The City has been diligent in reaching out to any and all resources for assistance in rebuilding, repairing, and developing infrastructure and public facilities, housing, and economic revitalization.

The City of Minot prepared a Community Press Kit in June 2012 documenting the June 2011 flooding disaster. The City recounts the impacts from the flood and the almost overwhelming assistance that has poured into the City from Federal, State, local, non-profit and individual sources. The City of Minot Mayor, Curt Zimbelman is quoted as saying, "I am constantly amazed by the outpouring of support from all parts of our state and country. To single out any specific group would do an injustice to all the many organizations and individuals who have left their mark on the hearts of Minot residents."

Many of these agencies and groups are listed below.

Housing

Hope Village

Hope Village has been established as a unified volunteer center to increase the number of volunteers coming to help people in the City of Minot and surrounding areas. Following the flood, Minot experienced a critically low number of volunteer teams from the state, regional, and national organizations due to the lack of adequate accommodations for volunteer housing.

Hope Village is a temporary community that will house incoming volunteers. It includes trailers that provide sleeping quarters, bathroom and shower facilities, and a large dining tent that serves three meals a day. But Hope Village does much more than provide food and shelter for volunteers. It is also a hub of activity, working closely with the Resources Agencies Flood Team (RAFT) to direct the volunteers to pre-identified individuals and families who are in need of assistance. It strives to be a streamlined process to ensure donated labor and resources are used as efficiently as possible.

Through this partnership, approximately \$3.2 million of labor will be provided to the City of Minot and the region in the summer of 2012. Hope Village opened on April 2, 2012 and will operate through October 1, 2012. Hope Village will reopen April-October in 2013 and 2014, with the goal of helping 500 families return to their homes.

Souris Valley United Way

The Souris Valley United Way (SVUW) became the fiscal agent for the Souris River Basin Unmet Needs Committee. The Unmet Needs Committee fund has received more than \$900,000 in donations and the Resources Area Flood Team (RAFT) take in applications from flood survivors to receive case management and assistance in locating resources.

The SVUW also became the fiscal agent for the \$3.5 million Rebuild and Retain Grant from the North Dakota Department of Emergency Services to be used for flood victims who will rebuild and reside in their flooded home. As of June 2012, 84 families have received \$349,200 in grant assistance.

Minot Area Recovery Fund

The Minot Area Community Foundation (MACF) was established in 2000 as a conduit of community giving with a mission that includes assisting seniors, keeping children safe and positively impacting the lives of many. Following the flood, MACF established the Minot Area Recovery Fund with the initial goal of raising \$2 million for flood relief and reached this goal within a few weeks.

The distribution of some of the Minot Area Recovery Funds to flood-impacted individuals and families has helped thousands with expense reimbursement. As of mid-May 2012, the Recovery Fund had given more than \$4 million to 2,226 homeowners.

State Bank of North Dakota Rebuilder's Loan Program

The State Legislature approved \$50 million to fund the Rebuilder's Loan Program directing the State Bank of North Dakota to provide a fixed one (1) percent disaster assistance loan of up to \$30,000 to qualified homeowners. Homeowners do not have to make payments on the principal or interest for the first two years of the 20-year loans.

As of June 2012, 1,129 loans have been approved with 1069 (95%) going to the Minot area. The total loans approved total \$32,740,243 with Minot receiving approximately \$31,103,230.85 of the funds.

Recovery Warehouse

The Recovery Warehouse is the vision of Minot City leaders and was established through the support of the City of Minot, Ward County, faith and non-faith based organization and residents of the Souris Valley. Building supplies have been purchased with private party and corporate donations. Donations have included \$10,000 from Wal-Mart, \$50,000 from the North Dakota Community Foundation, \$100,000 from the United Methodist Committee on Relief, and another \$10,000 in private donations.

The supplies are used by the Volunteer Construction Teams rebuilding the valley, including those from Hope Village, Lutheran Disaster Response, Mennonite Disaster Response, Episcopal Relief & Development, United Methodist Committee on Relief and Habitat for Humanity.

RAFT case managers identify those most in need and arrange them by priority. Orders to Recovery Warehouse are placed by construction managers and the Warehouse delivers materials to people's homes. As of June 13, 2012 the Warehouse had made 80 deliveries to 33 homes totaling \$38,000 in supplies.

With the support of Lutheran Social Services Disaster Recovery the Warehouse space and operating costs are secure until October of 2013.

Infrastructure and Public Facilities

FEMA Public Assistance Programs

Under the PA Program, which is authorized by the Stafford Act, FEMA awards grants to assist State and local governments and certain Private Nonprofit (PNP) entities with the response to and recovery from disasters. Specifically, the program provides assistance for debris removal, emergency protective measures, and permanent restoration of infrastructure. The Federal share of these expenses typically cannot be less than 75 percent of eligible costs. The program also encourages protection from future damage by providing assistance for hazard mitigation measures during the recovery process. The PA Program encourages planning for disaster recovery, but PA Program funds may not be used for the costs of planning. The costs incurred implementing the plans are eligible for reimbursement only if they meet PA Program eligibility criteria.

The PA Program is based on a partnership of FEMA, State, and Local officials.

- **FEMA** is responsible for managing the program, approving grants, and providing technical assistance to the State and applicants.
- The **State**, in most cases, acts as the Grantee for the PA Program. FEMA, the State, and the Applicant are all responsible for grants awarded under the PA Program. The State educates potential applicants, works with FEMA to manage the program, and is responsible for implementing and monitoring the grants awarded under the program.
- **Local Officials** are responsible for identifying damage, providing sufficient data for FEMA to develop an accurate scope and cost estimate for doing the work and approving grants, and managing the projects funded under the PA Program.

The following funds have been obligated to assist the City of Minot:

City of Minot	\$7.2 million
Minot Public Schools	\$46.7 million
North Dakota State Fair (Fair Grounds in Minot)	\$4 million
Minot Park District	\$2.5 million

Emergency services provided by FEMA included:

- Removal of 69,000 tons of debris totaling \$2.6 million
- Debris removal allowed placement of 1,000 private site THUs
- Funded safety inspections of over 4,000 Minot buildings (including private residences)
- Assigned EPA to remove over 6,000 units of white goods, 80,000 small containers of HAZMAT, 15,000 cubic yards of electronic waste

State of North Dakota

The City of Minot has started the process of establishing, receiving, and utilizing various State funding streams. The State's support has been key to Minot's disaster recovery efforts and long-term recovery strategy. The State has increased the cost share which is typically 90 percent federal, 6 percent state, and 4 percent local to 7 percent state and only 3 percent for the local government.

Other funds and their sources include:

Table 15: North Dakota State Assistance

State Disaster Recovery Assistance by Agency		
Activity	Funding	Source
Flooded Home Acquisitions	\$17,748,448.25	State Water Commission
Sanitary Lift Upgrades	\$4,320,000.00	North Dakota Trust Lands
Landfill Expansion	\$2,150,000.00	North Dakota Trust Lands
North Sewer Expansion	\$5,000,000.00	North Dakota Trust Lands
Levee Damaged Homes	\$750,000.00	North Dakota Trust Lands
Puppy Dog Sewer	\$650,000.00	North Dakota Trust Lands
Puppy Dog Sewer	\$1,950,000.00	Corps of Engineers Sec 594
Southwest Sewer	\$1,390,000.00	North Dakota Trust Lands
Total	\$33,958,448.25	

City of Minot Finance Department

Economic Development and Financing Tools Available

In addition to the SBA assistance, various development tools are available to retain and improve existing businesses and attract new businesses in Minot. The City of Minot contracts with Minot Area Development Corporation (MADC) to market the region for business and economic growth.

The City of Minot also used the Renaissance Zone program as set by State statute to provide incentives to businesses and homeowners expanding or relocating in the Zone.

Renaissance Zone

The Renaissance Zone is a development program designed to help rebuild Minot's downtown area in an effort to maintain historic attractiveness. A Renaissance Zone may be a defined geographical area of up to 20 contiguous blocks within a continual boundary, typically in the central city that consists of residential, commercial and industrial zoned properties. These properties may be in need of revitalization and redevelopment to attract businesses and residents. The Act provides for certain types of tax exemptions and credits to encourage investment in these properties.

The City of Minot was granted acceptance into the program in November 2001 with a maximum of 15 years on the first zone. Two additional zones have been added. The City's vision for the Zone is that of a transformed district where utilization of commercial, residential and industrial resources are maximized while maintaining the historic attractiveness of the area and quality of life attributes of the entire City. Objects of this program are to offer financial incentives, various tax exemptions and credits that will enhance desirable economic, residential and recreational opportunities through capital investment within the Zone.

The City has a thorough application, review criteria and review process and a Renaissance Zone Review Board representing business groups, the City and residents at large.

Minot Area Development Corporation

The Minot Area Development Corporation (MADC) provides assistance to facilitate the retention of existing businesses, support expansion, and start up or relocation of businesses to the Minot area. The MADC operates together with the support of investors including the City of Minot, Ward County, and the state of North Dakota to finance economic development programs that enable Minot to stay competitive on a national basis. The MADC also leads workforce development programs in Minot in coordination with local employers. Its goals ensure that Minot employers have access to a skilled talent pool to meet their workforce needs.

Local incentives include the MAGIC (Minot Area Growth through Investment and Cooperation) Fund which is a local economic development financial incentive funded by 40 percent of 1 percent sales tax, managed through the City of Minot. To-date the fund has assisted over 185 projects with over \$25 million in funding. Another program is the Minot Area Development Corporation Jobs Development Fund (JDF). This is a private funding source managed by the MADC to assist area businesses in the creation of jobs and capital investments.

Minot Convention and Visitors Bureau

The Minot Convention and Visitors Bureau serves as the one-stop information center for promoting Minot and all its places to visit for residents and visitors alike including convention and meeting services.

North Dakota Incentives

The State of North Dakota offers a variety of incentives for business retention and expansion, including the following:

Community Development Block Grant

The North Dakota Community Development Block Grant (CDBG) program provides financial assistance, in the form of matching grants, for community development activities. These funds are block granted to states from the Department of Housing and Urban Development (HUD), and in turn, the State has designated the eight Regional Councils to recommend projects for potential funding. Eligibility is limited to only local units of government (i.e., incorporated cities and counties).

Bank of North Dakota and Venture Capital

The Bank of North Dakota (BND) is the only state owned and operated bank in the nation. It offers economic and industrial development financing instruments that are not found elsewhere. Although the bank does not make direct loans to businesses, the loan programs can be accessed through participation with a lead financial institution.

Department of Commerce – Economic Development & Finance Division

The Department of Commerce – Economic Development & Finance Division provides assistance through a number of programs available to local businesses.

North Dakota Development Fund (NDDF)

NDDF is a non-profit development corporation with the purpose of providing flexible "gap financing" for start-up, second-and-third-stage growth companies.

Agriculture Products Utilization Commission (APUC)

APUC provides funding for the research, development, and marketing of value-added agricultural products.

Economic Development Administration (EDA)

The City is working with EDA on funding of several projects which will create jobs in the City of Minot.

Section 3: Other Program Criteria

Promotion of High Quality, Durable, Energy Efficient, and Mold Resistant Construction Methods

The City of Minot has adopted the 2009 International Building Code (IBC), which provides for quality, durable, energy efficient and mold resistant construction.

All newly constructed or substantially rehabilitated housing units must meet all locally adopted and enforced building codes, standards, and ordinances. All housing activities shall be designed to achieve maximum energy efficiency to the extent that this can be accomplished on a cost-effective basis, considering construction and operating costs over the life cycle of the structure. Efficiency may be demonstrated through design based on LEED, Energy Star, and/or other comparable guidelines and rating systems. Construction methods shall be encouraged in compliance with local building codes and mold resistant construction materials.

The following are excerpts from the City's Codes of Ordinances relative to flood resistant construction:

Sec. 20-41. New Construction or Substantial Improvements:

All new construction and substantial improvements (including the placement of prefabricated buildings and manufactured homes) on which work is commenced on or after April 1, 1987, shall—

- (1) be designed (or modified) and anchored as to prevent flotation, collapse, or lateral movement of the structure;
- (2) be constructed with materials and utility equipment resistant to flood damage;
- (3) be constructed by methods and practices that minimize flood damage; and
- (4) be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located or both designed and located so as to prevent water from entering or accumulating within the components during floods

Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Families

According to the City of Minot's 10 year plan to end homelessness (2007), "homeless is a real issue in Minot, one that costs the taxpayers well over \$150,000 each and every month". This need has drastically increased since the flooding of 2011. The City is working diligently to reduce and eliminate homelessness in Minot, but with the recent catastrophic flooding event and the recent oil boom in the area, Minot has seen a drastic increase of the homeless.

New numbers post-flood are not available yet, but the flooding affected nearly 25 percent of Minot's housing stock. Over, 4,100 homes were damaged and over 2,300 homes received extensive damage. Many of these homes were owned and occupied by low and moderate income families. Additional impacts have resulted as some housing developments have withdrawn from U.S. Department of Housing and Urban Development (HUD) low-income programs in order to charge higher rents. Due to this, rents have become unaffordable by many.

According to a Point-In-Time survey completed in January 2010, 81 percent of the homeless surveyed in Minot stated their reason for being homeless was that they were unable to afford an apartment. The City of Minot will be working with developers to help bring single family and rental housing back to an affordable price for many individuals and families.

The *Minot Daily News* is reporting that monthly rents on the apartments at one local complex more than doubled from \$422 to \$900 for a 1-bedroom unit, from \$485 to \$1,100 for a 2-bedroom unit and from \$541 to \$1,300 for a 3-bedroom unit. HUD Fair Market Rent (FMR) in Minot is set at \$558 (1 BR), \$686 (2 BR) and \$947(3 BR). Given the impact of the oil and gas boom, and its demand to house workers, the actual FMR is almost double this amount.

Local Homeless Coalition

The City of Minot has several local partners that assist in the reduction of homelessness. These partners work with the North Dakota Coalition for Homeless People. This Coalition is a dynamic organization of service providers, joined together to work on the concerns of homelessness in North Dakota. The Coalition believes that housing and other basic human needs should be within everyone's reach in an affordable and dignified manner. Their vision is to be a statewide team of agencies collaborating to end homelessness. Accomplishing this vision requires assistance from every community in the state. Regional Homeless Coalitions provide resources within communities to help accomplish their vision.

Through the Continuum of Care the Coalition systematically:

1. Identifies the needs of homeless individuals and families.
2. Improves the availability and accessibility of housing and services.
3. Expands opportunities for the homeless to access mainstream resources.

At a statewide level, the Coalition provides the following services:

- Develop supportive housing for homeless individuals and families.
- Work to prevent further homelessness.
- Improve access to services for the homeless.
- Share information and strategies among local homeless coalitions.
- Advocate for local initiatives to improve housing and services for the homeless.
- Promote involvement, collaboration, and leadership from local service providers and units of government through the development and implementation of a statewide Continuum of Care plan.
- Gather and disseminate data on homelessness in North Dakota

On July 27th 2011, the North Dakota Coalition for Homeless People conducted a summer point in time count of people experiencing homelessness in North Dakota. The count was conducted using HUD protocols. Using the data from shelters, interviews with people who were unsheltered, and

headcounts in areas where people are known to sleep in cars and other places not meant for human habitation, the coalition identified 1,773 people who were homeless. Because of the many challenges in conducting a statewide homeless count this is certainly an undercount. For example, tribal areas did not participate in the count, and in the Williston area volunteers estimate that they only reached 10 percent of those who had no housing.

The data represents a tipping point because for the first time North Dakota had more people who were unsheltered than people who were in the homeless response system.

Results

- 657 people were in homeless shelters, domestic violence shelters and transitional living facilities which is maximum capacity.
- 966 people slept outside, in a vehicle, under a bridge or somewhere not meant for human habitation.
- 150 were in an emergency flood shelter.
- 1,000's more were doubled up.

Lack of available rental housing has also limited the ability of low income households to utilize Housing Voucher assistance. Only about 89 percent of authorized vouchers were able to be used in 2010. Again, this was the critical situation *prior* to the disaster and the substantial loss of rental housing. Since the disaster, this issue has only become more critical.

Table 16: Housing Vouchers

Housing Voucher Data Usage for 2010		
Vouchers Authorized	7,761	100%
Vouchers Used	6,943	89%
Unused Vouchers	818	11%

Source: Center on Budget and Policy Priorities

Actions Minot Will Take to Prevent Low-Income Individuals and Families with Children from Becoming Homeless (especially those with income below 30 percent of median income)

The State of North Dakota has several programs that assist in homeless prevention that work to stabilize individuals and families in their existing homes, reduce the amount of time spent in shelters, as well as to secure affordable housing. The Department of Commerce through the HOME and ESG programs as well as many local programs managed by non-profits in the City of Minot provides these services. The programs can provide rental security deposit assistance, utility assistance, management and supportive services directly related to the prevention of homelessness or repeated episodes of homelessness. Most programs to assist the homeless are coordinated with the Continuum of Care.

Specific Services Provided in Minot

Churches are an integral community partner in providing services to homeless individuals in Minot. All Saints Episcopal Church provides services from a discretionary account, funded from church and

other donations. In 2006, All Saints Episcopal spent approximately \$2,700 assisting over 1,600 people with a variety of services.

The only criteria required to receive services, other than need, is a valid driver's license for gas money. All Saints Episcopal can fill no more than one request per night for temporary overnight housing. An additional 36 people sought assistance for at least one of the categories served by All Saints Episcopal, but were unable to receive services.

Augustana Lutheran Church assists the homeless by providing community traveler's assistance for those who cannot meet their transportation needs and by distributing food and clothing to the food pantries through congregational donations. All homeless who seek assistance at Augustana Lutheran are referred to Salvation Army and the Minot Area Homeless Coalition.

Eight churches sponsor weekly meals for people in need. Each of the following churches sponsors one meal a week and each day is covered: All Saints Episcopal Church, Faith United Methodist, Christ Lutheran, Immanuel Baptist, First Lutheran, Congregational United Church of Christ, and Seventh Day Adventist. First Presbyterian offers an evening meal one day a week. These church-based meal centers, combined, serve over 1,200 people every month.

In addition to its participation in the weekly meal program, First Lutheran Church has a free clinic that serves approximately 25 homeless individuals every year in addition to other clients.

Our Lady of Grace Catholic Church maintains a food pantry, and serves an average of 650 families per month. Faith United Church has a thrift center and also operates a food pantry.

Community Action Opportunities, Inc. provided an average of \$274 per qualified client for rent, mortgage, and security deposit assistance. Funding is available from four federal grants (ESGP, CSBG, ESFP, and HOME). Clients must be income-eligible and must meet all program criteria to receive these services. Community Action also administers the food pantry program in the seven-county region, provides homebuyer education, and housing rehabilitation and weatherization services.

Domestic Violence Crisis Center offers safe home emergency shelter for women and children who have suffered from domestic violence. While at the shelter, clients receive shelter, clothing, food, and personal care items. During 2006, 121 women and 95 children were housed in the safe home emergency shelter. The shelter can serve up to 18 individuals on any given night, and they can stay for up to 30 days.

Families may also access one of DVCC's transitional housing units. DVCC provides an apartment and utilities for up to 18 months. If possible, families pay 30 percent of their gross adjusted income for rent. DVCC provides heat, electricity, water, and garbage.

Services for the transitional housing are funded with federal, state and foundation funds. The emergency shelter receives these same types of funds and also utilizes funding from local government sources.

The Minot Area Homeless Coalition, Inc. is the front-line provider to the homeless within Region II, providing services 24/7 in the seven counties. MAHC offers rental assistance and security deposits, assistance with utilities, in-town transportation, and emergency medications. Information and referral services are provided to agencies in Minot and across the State. MAHC supports eight soup kitchens and two small food pantries. The MAHC spent nearly \$38,000 in 2006 for services to the homeless in

Region II. Of the 1,138 served, nearly half were women and 318 were under the age of 18. Forty-four clients received food vouchers and transportation assistance, while 177 were housed in Emergency shelter for a total of 385 nights. Over \$20,000 of the total amount spent was for rent and deposits. Over half of the population helped by the Minot Area Homeless Coalition was white and one-third was Native American.

The Minot Air Force Base Family Support Center assisted approximately 1,500 people with budget counseling in 2006, and approximately 500 individuals with transitional assistance. In addition, the FSC offered services for emergency travel assistance, rental assistance, employment assistance, deployment assistance, and reintegration.

Services are provided to anyone in active duty or retirees, their spouses and family members, DOD civilians and contractors, and National Guard members. While some of these people are homeless, homelessness is not a criterion for accessing services.

The Minot Housing Authority (MHA) administers the Housing Choice Voucher Program (formerly Section-8 Housing Program) and Public Housing in Ward County. The Housing Choice Voucher Program and Public Housing Program are regulated by the Department of Housing and Urban Development (HUD.) MHA owns and operates the Milton Young Towers and 40 family sites scattered throughout Minot. High priority for Public Housing is given to elderly and persons with disabilities. MHA also provides resources and referral information to those receiving housing assistance.

The Minot Police Department is often the front-line agency for homeless individuals. The MPD offers referral services to all providers in the Minot area.

The Minot Vet Center and Bismarck Outstation provides readjustment counseling to honorably-discharged combat veterans. Many of these veterans find themselves homeless for a variety of reasons. In 2006, the Vet Center assisted 411 veterans (not all homeless) through 2,322 appointments, spending \$375,000 from Veterans Affairs funding.

The Salvation Army provides services to the homeless and transient individuals on a drop-in basis. Services are funded through the annual kettle campaign and solicited donations. Individuals must go through an interview and application process to access services.

Ward County Social Services offers a wide variety of services for individuals and families, many of whom may be homeless. The agency does not keep specific data on the services accessed by homeless people. Services fall under two broad categories: economic assistance and social services.

Economic assistance programs include Temporary Assistance for Needy Families, medical assistance, general assistance, help with heating and food, child care reimbursement, basic care for disabled and elderly, foster care payments and information and referral.

Through Information and Referral, Ward County Social Services provides information about services provided by public and private service providers and a brief assessment of client needs to facilitate appropriate referral to these community resources.

Social service programs provide child protective services, child care and child care licensing, home and community based services for the elderly and disabled, in-home services, foster care and foster care licensing, and children's health services.

The YWCA-Minot provides emergency shelter for up to 18 months for women and children. Donations from the community also allow for some assistance to furnish apartment needs.

The Minot Area Community Foundation funds non-profit organizations. The foundation has unrestricted funds to assist women and children. Some of the Foundation's funding is restricted by the donors.

Actions Minot Will Take to Help Homeless Persons Make the Transition to Permanent Housing and Independent Living

North Dakota's Continuums of Care employ several strategies for ending homelessness in each of their jurisdictions. Continuums across the state are working diligently to develop and implement a ten-year plan for ending chronic homelessness. Similarly, North Dakota's Continuums are at varying stages of implementing a Homeless Management Information System (HMIS). Many of the Minot specific programs listed above will and do assist persons transitioning into permanent housing and independent living. Minot will design programs with their CDBG-DR funds that will make properties affordable to persons transitioning into permanent housing.

Actions to Address the Special Needs of Persons Who Are Not Homeless

The City of Minot is fortunate to have local faith-based and non-profit organizations that serve special needs populations in Minot. The City and its elected officials support the efforts of these organizations.

The Minot Area Community Foundation (MACF) was established in 2000 as a conduit of community giving with a mission that includes assisting seniors, keeping children safe and positively impacting the lives of many. Since the flood, the Foundation has established the Minot Area Recovery Fund with the goal of playing an active role in flood relief.

The Souris Valley United Way partners with 21 local non-profit agencies. These partners focus on many of the special needs of persons who are not homeless and include:

- Minot Adult Literacy Volunteers
- Minot Commission on Aging
- Lutheran Social Services – Gamblers Program
- Lutheran Social Services – Senior Companions
- Community Action Partnership – meals for seniors
- SVUW Youth Board
- The Salvation Army
- Village Family Service Center – Financial Counseling
- Village Family Service Center – Pregnancy Services
- YMCA

- YWCA
- 2-1-1 Program – referral and crisis management

Anti-Displacement and Relocation

The City has adopted an Anti-Displacement and Relocation Plan. The City plans to minimize displacement of persons or entities and assist any person or entity displaced as a result of implementing a project with CDBG Disaster Recovery funds. This is not intended to limit the ability of the City to conduct buyouts or acquisitions for destroyed and extensively damaged units or units in a flood plain.

The City will ensure that the assistance and protections afforded to any persons or entities under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), as amended and Section 104(d) of the Housing and Community Development Act of 1974, as amended. The City plans to exercise the waivers set forth in Federal Register Vol. 77 No. 73 pertaining to URA and HCD given its priority to engage in voluntary acquisition and optional relocation activities to avert repeated flood damage and to improve flood plain management.

Program Income

The City will comply with HUD requirements found at 24 CFR 570.489. In the event the City's activities generate program income, they will be used **first** before requesting or drawing down new CDBG funds if the program income was generated from the same category as the new CDBG funds are being requested.

Monitoring Standards

The City of Minot will oversee all activities and expenditures of the Disaster Recovery Funds. Additional personnel and contractors will be hired to aid in the administration of, and to carry out, the Disaster Recovery Program. Not only will these personnel remain involved in ensuring that there are layers of financial control, they will also provide technical assistance to the City, and undertake administrative and monitoring activities to ensure compliance with applicable requirements, including but not limited to fair housing, nondiscrimination, labor standards, environmental regulations, procurement regulations at Part 85, etc.

To maintain a high level of transparency and accountability, the Disaster Recovery Program will apply a strategy for monitoring projects funded through desk reviews, site visits, and checklists modeled after HUD's Disaster Recovery Monitoring Checklists. The primary purpose of the City's monitoring strategy is to ensure that all projects comply with applicable federal regulations and are effectively meeting their stated goals. The monitoring process will focus on program and financial compliance and will include desk reviews and onsite monitoring by the City, consultant staff and independent auditors. The results of monitoring activities will be reported to the Mayor.

Internal Auditing

The City is in the process of hiring an internal auditor to perform independent audit functions for the CDBG Disaster Recovery Program. The internal auditor will audit the disaster funds to ensure that all expenditures are for eligible CDBG Disaster Recovery uses as defined in 24 CFR 570 regulations. Audit results will be reported directly to the City of Minot Mayor.

The City shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular Nos. A-87 and A-133, and with applicable sections of 24 CFR Part 85. An independent single audit, as required, is conducted annually to ensure that federal grant funds are used in accordance with program requirements.

Record keeping requirements for the Community Development Programs and all forms used for program implementation constitute legal instruments. Forms, such as contracts, will be reviewed by the City Attorney.

Internal review of City-administered programs includes completeness reviews of project files to ensure adequate documentation. Accounting staff reviews cost documentation to verify the accuracy and allocation of all expenditures before grant funds are drawn from HUD.

Activities that provide any type of housing assistance will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. The City will also review projects for compliance with Section 504 (Handicap Accessibility), (Lead-Based Paint, Housing Quality Standards, Davis-Bacon Standards, Environmental Standards and other rules or guidelines as appropriate.

Duplication of Benefits

Section 312 of the Robert T. Stafford Disaster Assistance and Emergency Relief Act (42 U.S.C. 5155), as amended, prohibits any person, business concern, or other entity from receiving financial assistance with respect to any part of a loss resulting from a major disaster as to which that person has received financial assistance under any other program or from insurance or from any other source. CDBG disaster recovery funds will not be used for activities for which funds have been received (or will be received) from FEMA; the SBA; other local, state, or federal programs; insurance; or recovery support from private charity organizations. CDBG funds may be used to provide assistance to the extent that a disaster recovery need has not been met by other sources. Applicants for assistance will be required to disclose all sources of assistance received or to be received. The City will use data from FEMA, SBA, private insurance, etc., for third-party verification of Duplication of Benefits.

Steps the City will Take to Avoid or Mitigate Occurrences of Fraud, Abuse and Mismanagement

The City will assess all program policies and procedures from an anti-fraud, waste, and abuse perspective and embed anti-fraud procedures into policies and procedures through the following processes:

1. Analyze paper application files for anomalies, through data analytics supplemented by judgmental sampling.
2. Liaison with Federal, State and local law enforcement authorities.
3. Conduct enterprise risk assessment.
4. Assess and test selected internal controls, including IT controls.
5. Develop and deliver anti-fraud awareness training to program personnel.
6. Develop content for anti-fraud brochures and posters, including hotline information.

7. Develop and implement a compliance program including investigative protocols, whistleblower and hotline procedures, and a process to refer matters to local, state and federal authorities.
8. Develop anti-fraud, waste, and abuse program focused on the evaluation process with goals of (a) mitigating the risk of fraudulent or other inappropriate activity and (b) reinforcing fraud prevention and control efforts established by the City.

Conflict of Interest

The City of Minot will adopt a policy that follows the HUD Conflict of Interest regulation found at 24 CFR 570.489(h). The conflict of interest regulation applies to procurement (except as provided in 24 CFR 570.489(g)), acquiring and disposing real property, and assistance provided with CDBG funds to individuals, businesses and other private entities. Any individual or entity seeking CDBG funds for any activity in which they or related individuals or organizations have an interest must disclose that interest when applying for CDBG-DR funding. Once the conflict of interest has been disclosed, the HUD Office of Community Planning and Development is authorized to determine whether an exception may be granted.

The HUD Office of Community Planning and Development has also determined that the federal conflict of interest regulation applies to those situations where a unit of general local government, a designated public agency or a subrecipient uses CDBG-DR funds to replace other funds for which they are responsible, or otherwise reduce their risk while increasing risk to the CDBG funds. These situations must be disclosed as soon as possible so that the HUD Office of Community Planning and Development may decide whether to grant an exemption from the conflict.

Capacity Building

Technical assistance will be provided by experienced consultants to City personnel thereby increasing the capacity of the City to implement and monitor disaster recovery funded projects on a day to day basis. The City of Minot will also maintain a close relationship with its HUD representatives and consult them throughout the disaster program when guidance is required.

Program Administration

The City of Minot is the Grantee for the CDBG Disaster Recovery funds from HUD. As the Grantee the City is responsible for the expenditure of the funds in compliance with HUD regulations and waivers, and any other State or Federal requirements. The City of Minot has procured CDM Smith, in accordance with federal procurement regulations, to administer the program in compliance with the City's requirements, local ordinances, HUD regulations, and all other State and Federal requirements.

CDM Smith will provide a Disaster Recovery Office to administer the CDBG disaster projects listed below. The office will be staffed with trained Case Management staff to assist homeowners with rehabilitation, reconstruction, and acquisition programs. The office will also house Project Management and Construction Management staff for oversight and implementation of construction projects. Senior Management will also be located at the Disaster Recovery Office to ensure oversight, compliance, and serve as a resource to City staff.

Section 4: Method of Distribution

The Appropriations Act requires funds to be used for specific disaster-related purposes. All CDBG disaster recovery activities must clearly address an impact of the disaster for which funding was appropriated. Standard CDBG requires that each activity must: (1) Be CDBG eligible (or receive a waiver), (2) meet a national objective, and (3) address a direct or indirect impact from the disaster in a Presidentially-declared county. A disaster impact can be addressed through any eligible CDBG activity.

The Act describes the following eligible disaster-related activities:

Housing

Most often, grantees use CDBG disaster recovery funds to rehabilitate damaged homes and rental units. However, grantees may also fund new construction or rehabilitate units not damaged by the disaster if the activity clearly addresses a disaster-related impact. This impact can be demonstrated by the disaster's overall effect on the quality, quantity, and affordability of the housing stock and the resulting inability of that stock to meet post-disaster needs and population demands.

Infrastructure

Typical infrastructure activities include the repair, replacement, or relocation of damaged public facilities. Infrastructure in support of affordable housing is also an eligible use of CDBG disaster funds.

Economic Development and Revitalization

Economic development and revitalization is not limited to activities that are "special economic development" activities under the Housing and Community Development Act, or to activities that create or retain jobs. For CDBG disaster recovery purposes, economic revitalization can include any activity that demonstrably restores and improves some aspect of the local economy. Financing other efforts that attract/retain workers in devastated communities is eligible under this activity as long as it can be tied to an economic impact(s) caused by the disaster and identified in the needs assessment of the Action Plan.

Preparedness and Mitigation

HUD strongly encourages grantees to incorporate preparedness and mitigation measures into rebuilding activities, which helps to ensure that communities recover to be safer and stronger than prior to the disaster. However, given the limited funding available and the language in the Appropriations Act, CDBG disaster recovery funds may not be used for activities that are solely designed to prepare for and/or mitigate the effects of a future disaster without any tie to rebuilding from the previous disaster.

National Objectives

The proposed CDBG disaster recovery projects will meet either the Low to Moderate national objective or Urgent Need national objective. The City will comply with the criteria for Urgent Need national objective as stated in the 2011 Appropriation for the disaster funds.

HUD's 2011 Appropriation states:

"[T]he traditional certification requirements for the documentation of urgent need, located at [24 CFR 570.208](#)(c) and [24 CFR 570.483](#)(d), are waived for the grants under this Notice. In the context of disaster recovery, these standard requirements may prove burdensome and redundant. Since the Department only provides CDBG disaster recovery awards to grantees with documented disaster-related impacts (as supported by data provided by FEMA, SBA, and other sources), and each grantee is limited to spending funds only in counties with a Presidential disaster declaration of recent origin respective to each appropriation, the following streamlined alternative requirement recognizes the inherent urgency in addressing the serious threat to community welfare following a major disaster.

Grantees need not issue formal certification statements in order to qualify an activity as meeting the urgent need national objective. Instead, each grantee receiving a direct award under this Notice must document how all programs and/or activities funded under the urgent need national objective respond to a disaster-related impact identified by the grantee.

Understanding that major disasters present unique challenges and that recovery can take years, it is not necessary for an activity to begin within 18 months of the disaster in order to use the urgent need national objective.

Grantees should still be mindful to use the "low and moderate income person benefit" national objective for all activities that qualify under such criteria. At least 50 percent of the entire CDBG disaster recovery grant award must be used for activities that benefit low and moderate income persons."

The City of Minot has proposed the activities in the following section. The urgent need national objective is used for 37.7 percent of CDBG disaster funds and 67.3 percent of the CDBG disaster funds will meet a low and moderate income national objective.

Program Activities that Address Flood Impacts

Need for housing, especially safe, decent, and affordable housing is clearly the City of Minot's top priority. The City had 4,100 homes affected by the flood. Of these 2,360 were extensively damaged and 805 were damaged beyond repair. This impact can be demonstrated by the disaster's overall effect on the quality, quantity, and affordability of the housing stock and the resulting inability of that stock to meet post-disaster needs and population demands. However, the need for housing and the ability to develop housing outside of the flood prone areas to address the flood impact directly relates to the City's ability to provide adequate housing infrastructure.

Housing infrastructure includes water and sewer services, streets and roads, fire protection, and emergency services. Therefore, the construction of new housing outside of the flood area is directly related to creating additional capacity for the City to support the new developments. Similarly, the ability for the City to support retention of current business and the development of new businesses is to be able to house the workers needed to operate these businesses.

Based on the symbiotic relationship between housing, infrastructure, and economic development and revitalization, the City is targeting its CDBG disaster funds toward projects that combine these

activities and leverage additional funding to stretch the CDBG funds while also meeting HUD's requirement to expend at least 51% of the funds to serve low-to-moderate income persons and neighborhoods.

The City is proposing to support three (3) major housing developments by ensuring that the infrastructure needed for development is put in place. The first major development will be the construction of approximately 300 new affordable housing units on the north side of the City and outside the impacted flood area. In order to create affordable housing, the City had to locate property that was affordable in order for affordable housing to be built. Property in the northeast area was already owned by a developer who could build at affordable prices. Plans to improve and expand the northern sewer capacity also made locating new housing in that area more feasible. Because of the support to the new housing, the City will assist with providing CDBG-DR funding towards expanding the Northern Sewer Project. The City has leveraged funds other than the CDBG disaster funds to complete this extensive and vital project.

Without the Northern Sewer expanded capacity, it would be impossible to develop the affordable housing that is critical to long term disaster recovery. To further support the development of the housing and ensure that at least 51% of the units are made affordable, the City is allocating an additional \$5,000,000 to pay for infrastructure such as streets, water, sewer lines, and other infrastructure needs. By providing these funds, the developer's costs are reduced and cost of housing units are reduced allowing for affordable units available only to low to moderate income families.

Additionally, the City is partnering with the Economic Development Agency to provide similar support for the "Imagine Minot" revitalization initiative for downtown. This project will include development of approximately 300 rental units with 20% of the units set aside for workforce housing. The City will also provide infrastructure support for the Minot Place Rowhomes, a tax credit property located in the southeast section of the City with at least 30 units and 100% of the units will be affordable. Affordable rental property is critical to the long-term recovery for the City of Minot. Affordable rental housing provides housing for the workforce which is critical to Minot housing workers for local business and students for the University.

The City is also looking to purchase 50 vacant lots to rebuild with affordable housing units and sell to low and moderate income families. In addition, the City will use CDBG funds to assist families who already own their homes but due to the damages from the storm, they have not been able to rebuild or repair their homes. This includes rebuilding homes for approximately 50 to 60 homeowners and assisting with repairs for another 60 to 70 homeowners. These funds will be targeted to low-to-moderate income families with priority given to elderly and handicapped households.

Finally, the City will also provide a new road for the development of a new Domestic Violence Shelter. The Shelter lost two of its properties in the disaster. The Shelter is planning to rebuild out of the disaster area and the property purchased for the new construction needs a road that is paved and meets the City's requirements for fire and emergency services.

With the new identified need for new housing developments comes the need to provide fire and emergency services. The City will use CDBG disaster funds to build a new fire station and purchase a fire truck and emergency response vehicle that will serve the Northern Housing Development. At this time, the only fire protection north of the City is dedicated to the airport. The City is looking to locate the new fire station where it can most effectively serve residents.

The City's infrastructure suffered extensive damages and estimates from the needs assessment indicate as much as \$178,977,378 in damages still remains. CDBG disaster recovery funds are being used to leverage State funds for activities including repair and upgrades to the City's existing lift stations, expansion of the landfill, and acquisition of properties that were damaged by the flood and provide better access to existing levees to reduce flood protection costs and time. Homeowners and businesses moving back into the flooded area need to have fully functional sewer systems. Long-term recovery will also require adequate landfill capacity as the City's current landfill capacity was greatly reduced by the massive volume of debris from the flood damage.

The City is aware that the \$67,575,964.00 is not a sufficient amount of funding to meet even half of the City's unmet needs. The allocations of funds have been targeted to address some of the greatest needs and allow the City to foster continued economic revitalization. As part of the allocated funds, the City is funding five (5) planning studies to support the city's ability to direct funds and further refine long-term recovery needs. These studies will assess the remaining unmet needs that will remain even after the \$67,575,964.00 of CDBG disaster funds is expended. Studies include an affordable housing study, infrastructure studies, landfill, and an emergency disaster plan.

Table 17: Method of Distribution for Program Activities

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Infrastructure and Public Facilities				
Landfill expansion – direct impact from flood debris has exceeded landfill capacity	\$5,871,471.49	\$3,721,471.49	\$2,150,000.00 ND Trust Lands (NDTL)	Public Facility Improvement [24 CFR 570.201(c)] Nat. Obj.: Urgent Need [24 CFR 570.483 (d)]
Northern Sewer Project – provide sewer service to new affordable housing development outside of the flood area where 51% of houses will be affordable	\$28,415,000.00	\$6,345,000.00	\$5,000,000 NDTL \$3,600,000 Magic Fund \$13,470,000 City Bond	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.583 (b)(1)]
Master Lift Station - conveys a 80% of the City's flow to the waste water treatment center and is vital that the station is rehabilitated	\$4,300,000.00	\$2,150,000.00	\$2,150,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Control Lift – conveys sanitary sewer flow from all other lifts to the Master Lift Station	\$495,000.00	\$247,500.00	\$247,500.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Roosevelt Lift – impacted during the flood, repairs and upgrade needed	\$550,000.00	\$275,000.00	\$275,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Walders Lift Station – inundated during the flood, repairs and upgrade needed	\$565,000.00	\$282,500.00	\$282,500.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Airport Lift Station – needed for economic revitalization and development outside the flood area	\$600,000.00	\$300,000.00	\$300,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
13th Street Lift Station – impacted during the flood, repairs and upgrade	\$320,000.00	\$160,000.00	\$160,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
3rd Street Sewer System – needed to flow sewage into the Force Main, necessary for long term disaster recovery	\$1,810,000.00	\$905,000.00	\$905,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
6th Street Southwest Underpass and Storm Drain Improvements – flooded during the event and continues to flood with lesser rain events, needed for critical transportation network and emergency responders	\$4,500,000.00	\$2,250,000.00	\$0	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Fire Station and Apparatus – new housing development cannot happen north of the City unless adequate fire and emergency services can be provided, this fire station will provide that service	\$3,200,000.00	\$3,200,000.00	\$0	<i>Fire protection equipment.</i> Fire protection equipment is considered for this purpose to be an integral part of a public facility and thus, purchase of such equipment would be eligible under § 570.201(c). Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Domestic Violence Shelter Infrastructure – a new shelter is being constructed as shelter housing was lost during the flood, the City is building the road for the facility	\$1,579,865.00	\$200,000.00	\$1,379,865.00 Donations and other funds	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Limited Clientele [24 CFR 570.483 (b)(2)(ii)(A)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Homeowner Housing				
Northern Housing Development Infrastructure – the city will provide infrastructure for a new housing development outside the flood area with 51% affordable housing	\$60,000,000	\$5,000,000.00	\$55,000,00000 Private Developer	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.583 (b)(1)]
Acquisition for Affordable Housing Development – the City will seek to purchase 50 vacant lots to develop affordable housing	\$7,300,000.00	\$7,300,000.00	\$0	Acquisition [24 CFR 570.201 (a)] Nat. Obj: LMI Housing
Acquisition of Flooded Properties – the City will use CDBG funds as match for State funds intended to buy flooded properties that may be used for green space or flood access/control	\$23,748,448.25	\$6,000,000.00	\$17,748,448.25 State Water Commission	Acquisition [24 CFR 570.201 (a)] Nat. Obj: Urgent Need [24 CFR 570.483 (d)]
Rehabilitation of Flooded Properties – LMI households will be assisted with repair funds	\$4,546,502.83	\$4,546,502.83	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: LMI Housing [24 CFR 570.483 (b)(3)]
Reconstruction of Flooded Properties – LMI households will be assisted with reconstruction of their homes if not able to rehabilitate	\$9,525,000.00	\$9,525,000.00	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: LMI Housing [24 CFR 570.483 (b)(3)]
Rental Housing				
Southeast Tax Credit Rental Units Infrastructure – development of LMI rental units	\$6,621,201.00	\$400,000.00	\$6,221,201.00 Tax Credit Financing	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.483 (b)(3)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
“Imagine Minot” Downtown Development Parking Facility – support development of LMI rental units	\$19,000,000	\$3,000,000.00	\$16,000,000 EDA	Public Facility Improvement [24 CFR 570.201(c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.583 (b)(1)] Or Urgent Need (depends on final scope)
Infrastructure Repairs Downtown –repair damaged storm sewers and support affordable rental units	\$2,375,000.00	\$2,375,000.00	\$0	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.583 (b)(1)]
Relocation				
Relocation Assistance for Displaced Tenants – compliance with the Uniform Relocation Act requires relocation assistance for tenants displaced due to acquisition	\$250,000.00	\$250,000.00	\$0	Relocation [24 CFR 570.606] Nat. Obj: Can be either LMI or Urgent Need depending on income of displaced tenant
Project Delivery				
CDM Smith – case management, environmental reviews, construction management and other services necessary to implement an activity	\$4,339,191.48	\$4,339,191.48	\$0	Dependent upon whether project delivery is for a LMI activity or an Urgent Need activity
Planning				
Unmet Needs Assessment	\$125,000.00	\$125,000.00	\$0	Planning [24 CFR 570.205] Nat. Obj: NA
Comprehensive Landfill Master Plan	\$500,000.00	\$500,000.00	\$0	Planning [24 CFR 570.205] Nat. Obj: NA

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Water Model for City	\$150,000.00	\$150,000.00	\$0	Planning [24 CFR 570.205] Nat. Obj: NA
Emergency Disaster Plan	\$150,000.00	\$150,000.00	\$0	Planning [24 CFR 570.205] Nat. Obj: NA
Affordable Housing	\$500,000.00	\$500,000.00	\$0	Planning [24 CFR 570.205] Nat. Obj: NA
Administration				
City of Minot	\$2,517,989.68	\$2,517,989.68	\$0	Administration [24 CFR 570.206] Nat. Obj: NA
CDM Smith	\$860,808.52	\$860,808.52	\$0	Administration [24 CFR 570.206] Nat. Obj: NA
Total				
	\$192,465,478.25	\$67,575,964.00	\$124,889,784.25	

Note: Proposed LMI Activities are highlighted in light blue

Table 18: CDBG Allocation per Required Percentages

Total CDBG Funds	\$67,575,964	100%
Administration (cannot exceed 5% of CDBG Funds)	\$3,378,798.20	5%
Planning (cannot exceed 15% CDBG Funds)	\$1,425,000.00	2.1%
Total CDBG Funds for Activities (of this, at least 50% must be LMI Activities)	\$62,778,165.80	92.9%
Total LMI Activities (including project delivery)	\$39,093,502.83	66.2%
Total Urgent Need Activities (including project delivery)	\$21,178,662.97	33.8%

Pre-Agreement Costs

The City of Minot will follow provisions of 24 CFR 570.200(h) which permits the City to reimburse itself for otherwise allowable costs incurred by itself or its subgrantees on or after the incident date of the covered disaster. Section 24 CFR 570.200(h)(1)(i) will not apply to the extent that it requires pre-agreement activities to be included in a consolidated plan.

All the pre-agreement costs such as engineering, planning, administration, and program delivery are exempt from the environmental process in accordance to 24 CFR 58.34.

Infrastructure and Public Facility Projects

Long-term recovery requires a fully functional sewer system that can serve homeowners who chose to return to the flooded area and those who chose to move out of the flooded area. The lift stations serving the City had 12 out of 27 stations that were inundated with water and needed repair. The sewer system for the City of Minot is a series of Lift Stations, Force, and Control Mains that must be able to work in unison to adequately serve the City. Making repairs and upgrades in capacity for one component requires upgrading the other components in the system to keep one section of the system from becoming inundated with sewage because it cannot handle the increased flow. The proposed repairs and upgrades listed below are required to bring the entire system back on line and ensure the capacity for new housing and economic revitalization.

1. Master Lift Station - \$2,150,000 CDBG DR

Although not directly impacted by the flood, the lift station conveys 80% of the City's flow to the Wastewater Treatment Facility (WWTF). It is critical that this station is upgraded to ensure reliability for the repaired sewer service to the City and support needed affordable housing development outside the flood area.

The Master Lift Station currently has an inadequate firm capacity for the existing peak flows. In order to convey the existing peak flows plus the peak flows from additional development due to the displaced flooding victims and from activity in the oil and gas industry, the station's firm capacity will need to be increased from 9.4 MGD to 12.7 MGD. This will require three (3) new pumps equipped with Variable Frequency Drives (VFDs). During these improvements, a station bypass will be necessary. Other necessary improvements to the station include a larger wet well, HVAC upgrades, valve and piping replacement, odor control, and electrical/controls replacement. An upgraded electrical service to the station is also necessary.

2. Control Lift Station - \$247,500 CDBG DR

The Control Lift Station is integral to the sewer system and conveys wastewater to the Master Lift Station. It is located on the end of the Valley Force main System and is vital to ensure sewer service can support needed affordable housing development due to the flood.

The firm capacity of the station is currently adequate to convey peak flows. However it experiences excessive on/off cycling of pumping to Master Lift Station. The improvements to Control Lift Station including adding VFD and associated control/instrumentation to eliminate this cycling, thus reducing wear and tear on the equipment. It also includes replacement of the aging electrical switchgear.

3. Roosevelt Lift Station - \$275,000 CDBG DR

The Roosevelt Lift Station is one of the numerous stations located along the valley force main system. It was impacted by the flood and requires repairs and upgrades. It is a submersible station and was originally constructed in 1954 with upgrades in 1984.

The repairs and improvements to Roosevelt Lift Station include pump replacement, station bypassing, structure rehabilitation, and electrical/control replacement.

4. Walders Lift Station - \$282,500 CDBG DR

The Walders Lift Station is located along the valley force main system. It was inundated with flood water. It is a dry pit/wet pit station and was originally constructed in 1954 with upgrades in 1991. There is also a building above the station.

The repairs and improvements to Walders Lift Station include removal of the building and converting the station to a submersible lift station. This will include the station bypass, new pumps, controls, piping and other ancillary items.

5. Airport Lift Station - \$300,000 CDBG DR

Due to the impact of the floods on housing, many homeowners are seeking housing development outside the flood area. The Airport Lift Station is located along US Highway 83 on the Western edge of Minot International Airport. It is a submersible lift station that conveys flow from the northern and northwestern portions of Minot.

The existing firm capacity is inadequate to support new affordable housing developments north of the City and out of the flood zone. The improvements to the Airport Lift Station include reusing the existing lift station barrel and installing new pumps, piping and controls. They also include a new force main and new gravity sewer to eliminate a bottleneck downstream of the lift station. Without these improvements, the additional affordable housing development proposed within this Action Plan will not be possible.

6. 13th Street Lift Station - \$160,000 CDBG DR

This Lift Station was impacted by the flood and requires repairs and an upgrade to support housing development.

The improvements to 13th Street Lift Station include reusing the existing lift station barrel and installing new pumps, piping and controls. Without these improvements, additional affordable housing development within the section of Minot will not be possible.

7. 3rd Street Sewer System - \$905,000 CDBG DR

The 3rd Street Sewer System is the trunk line that conveys the majority of flow from the north side of Minot to the valley interceptor system, which eventually conveys it to the WWTF. As its name implies, it travels down 3rd Street from Airport Road to 5th Avenue.

The existing firm capacity of the system is inadequate to convey existing peak flows. In fact, a separate bypass line was installed and operates under pressure when the system backs up due to peak flows. Development planned for the near future will further strain this system and could potentially lead to sewer backups into homes and businesses. This project replaces the pipeline along 3rd Street with a larger line to handle existing and future peak flows. This new line will ensure system reliability and will enable the City to meet the anticipated flows from development due to displaced flooding victims.

8. 6th Street Southwest Underpass Pump Station & Storm Drain Improvements - \$4,500,000 CDBG DR

The 6th Street Underpass was completely flooded and impassible for two weeks following the flood in 2011. The underpass experiences frequent flooding that disrupts the City of Minot's transportation network, with impacts that include significantly increasing the time for emergency services to respond to properties located on the north side of the underpass. Frequently, the depth of water within the underpass is in excess of four feet. The primary cause for this deficiency is the capacity of the existing pump station and force main, located on the north side of the 6th Street Underpass adjacent to 2nd Avenue Southwest. The pump station and associated 12-inch force main have a capacity of approximately 1,600 gallons per minute (gpm). This location has experienced flows of approximately 70,000 gpm.

9. Northern Sewer Project - \$6,345,000 CDBG DR

Due to the extensive displacement of residents due to the flood, new development is needed north of the City. The City of Minot will leverage a number of different funds in order to complete the much needed sewer infrastructure up to the Northern part of the City. With the help of CDBG funds the City also plans to use funds from the Energy Impact Office request, The Magic Fund and finally issue a City Bond to complete the difference. Without the completion of this trunk line the Affordable Housing Development will not be possible. A private developer has 20,000 acres of land north of the City to develop a mix of housing including an apartment complex and an estimated 300 homes. The current scope is under its preliminary design and therefore a detailed scope is not yet developed.

10. Northern Housing Development Infrastructure - \$5,000,000 CDBG DR

A private developer has 20,000 acres of land north of the City to develop a mix of housing including an apartment complex and an estimated 300 homes. The City of Minot is working with the developer to provide up to \$5,000,000 in infrastructure costs (including streets, sewer and water lines, etc.) allowing the developer to commit at least 51 percent of housing units developed to be affordable to low and moderate income persons.

11. Fire Station and Apparatus - \$3,200,000 CDBG DR

Due to extensive displacement of residents due to the flood and the shift in population, the current fire and emergency services are not adequate to serve the new population. The new fire station will be necessary to ensure adequate fire and emergency service for the new housing development north of the City.

12. Infrastructure for Domestic Violence Shelter - \$200,000 CDBG DR

The Domestic Violence Shelter lost two of its housing units during the flood. A new shelter facility is being built out of the flood area. The property where the new shelter will be located has only a dirt road leading to the property at this time. The City will provide a paved road that meets City requirements for access by emergency vehicles.

13. Downtown Housing Development "Imagine Minot" and Flood Areas Underground Infrastructure - \$3,000,000 CDBG DR

The Imagine Minot project is a plan that incorporates the use of private investment, EDA funds and CDBG DR funds to allow a revitalization of much needed development within Minot's flooded downtown area. This project is an opportunity to create sustainable mixed use development with 20% of housing units as affordable workforce housing. The development of new affordable rental units is critical to the long term recovery of the City. The activity consists of assistance with parking for the housing units. There are two proposed rental developments with an estimated 135 units each and for a total of 270 units. An estimated 54 units will be affordable per HUD's definition of affordable housing.

Infrastructure Repairs Downtown - \$2,375,000

Extensive flooding washed out the storm water sewer system and impacted other infrastructure in the downtown area. Repairs will need to be made before the downtown can support the proposed rental housing development.

14. Southeast Tax Credit Rental Units Infrastructure - \$400,000 CDBG DR

The subject property, known as Minot Place Townhomes, is a proposed affordable multifamily development to be located on 18th Avenue SE in Minot, Ward County, North Dakota. The sponsor has proposed to construct the 30-unit development with below-market debt and/or tax credit financing. Infrastructure will be needed to support the development.

Homeowner Housing

The City of Minot will execute three types of Homeowner Programs. Each are discussed below with eligibility criteria and proposed funding amounts.

Homeowner Rehabilitation - \$4,546,502.83 CDBG DR

Purpose: The purpose of this program is to assist approximately seventy-five (75) low-to-moderate income homeowners who had damages to their home as a result of the flood. Funds available for rehabilitation will be capped at \$60,000 per single-family structure. The funds will be made available as a Forgivable Loan, forgiven over a three-year compliance period. The award amount will be reduced by any duplicated benefits (DOB) received by the homeowner from FEMA, SBA, or other programs for the purpose of making repairs to the home. Where documentation exists supporting these funds being used to repair the home, no DOB will be deducted. Regardless of the amount of CDBG funds used to assist the homeowner, the completed rehabilitation must result in a housing unit that meets minimum property standards.

Priority of Applicant Assistance

First Priority – Low-to-moderate income homeowners that are currently residing in a FEMA temporary housing unit that are elderly or disabled

Second Priority – Low-to-moderate income homeowners who reside in a FEMA temporary housing unit that are on the City of Minot's list for condemnation of unsafe structures

Third Priority – All other low-to-moderate income homeowners who reside in a FEMA temporary housing unit

Fourth Priority – Other low-to-moderate income homeowners who are not residing in a FEMA temporary housing unit

The City of Minot will work closely with FEMA and non-profit agencies working with FEMA residents to help identify the households with the most need according to the priority list. The first round of applications will be received for 60 days and all applications will be sorted by the four priority groups listed above. As applicants in the first priority group are identified, Case Managers will immediately begin to process this group of assistance. The Second Priority group will be assisted immediately upon completion of assistance to the first priority group. Groups 3 and 4 will follow in order after Group 2.

Within each priority group, applicants who provide all necessary documentation and have required DOB funds available per HUD requirements will be assisted in the order they are made eligible. For example the following scenario existed: Applicant A is in priority group #1 and has provided most documentation but has not provided income documents; Applicant B is also in the priority group #1 and has provided *all* necessary documentation but does not have all of their insurance funds that were paid to that homeowner for repairs to the home (used funds to buy a car instead of repairing house; and Applicant C is also in priority group #1 and has all documentation and all DOB funds, the Applicant C will be approved for funds first.

Eligibility Criteria: The following criteria must be met before a homeowner is determined eligible for the rehabilitation assistance.

- Must have owned the home at the time of the flood on June 22, 2011
- Must have lived in the home as a primary residence at the time of the flood
- Must have received \$10,000 or more in damages from the flood
- Must have a minimum of \$5,000 or more in remaining damages to the home
- Must agree to remain in the repaired home as the primary residence for 3 years from the date of construction completion
- Must agree to maintain flood insurance on the home during the three-year compliance period (including homes not located in the 100 year floodplain)
- Must meet HUD's definition of 80% low-to-moderate income

Below are the HUD Income Limits for 2012 based on number of persons in the household and gross annual income.

Table 19: HUD Income Limits for 2012

HUD Income Level		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ward County, ND FY2012 MFI: 61300	30% of Median	\$13,450	\$15,350	\$17,250	\$19,150	\$20,700	\$22,250	\$23,750	\$25,300
	50% Very Low Income	\$22,350	\$25,550	\$28,750	\$31,900	\$34,500	\$37,050	\$39,600	\$42,150
	80% Low Income	\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250	\$63,350	\$67,400

Homeowner Reconstruction - \$9,525,000 CDBG DR

Purpose: The purpose of this program is to assist approximately sixty-four (64) low-to-moderate income homeowners who had severe damages to their home as a result of the flood and are unable to repair the home requiring a complete reconstruction. Funds available for reconstruction will be capped at \$150,000 per single-family structure. The funds will be made available as a Forgivable Loan, forgiven over a five-year compliance period. The award amount will be reduced by any duplicated benefits (DOB) received by the homeowner from FEMA, SBA, or other programs for the purpose of making repairs to the home. Where documentation exist supporting these funds being used to repair the home, no DOB will be deducted. The completed reconstructed home will be built to the 2009 International Building Code.

Priority of Applicant Assistance

First Priority – Low-to-moderate income homeowners that area currently residing in a FEMA temporary housing unit that are elderly or disabled

Second Priority – Low-to-moderate income homeowners who reside in a FEMA temporary housing unit that are on the City of Minot's list for condemnation of unsafe structures

Third Priority – All other low-to-moderate income homeowners who reside in a FEMA temporary housing unit

Fourth Priority – Other low-to-moderate income homeowners who are not residing in a FEMA temporary housing unit

The City of Minot will work closely with FEMA and non-profit agencies working with FEMA residents to help identify the households with the most need according to the priority list. The first round of applications will be received for 60 days and all applications will be sorted by the four priority groups listed above. As applicants in the first priority group are identified, Case Managers will immediately begin to process this group of assistance. The Second Priority group will be assisted immediately upon completion of assistance to the first priority group. Groups 3 and 4 will follow in order after Group 2.

Within each priority group, applicants who provide all necessary documentation and have required DOB funds available per HUD requirements will be assisted in the order they are made eligible. For example the following scenario existed: Applicant A is in priority group #1 and has provided most documentation but

has not provided income documents; Applicant B is also in the priority group #1 and has provided *all* necessary documentation but does not have all of their insurance funds that were paid to that homeowner for repairs to the home (used funds to buy a car instead of repairing house; and Applicant C is also in priority group #1 and has all documentation and all DOB funds, the Applicant C will be approved for funds first.

Eligibility Criteria: The following criteria must be met before a homeowner is determined eligible for the rehabilitation assistance.

- Must have owned the home at the time of the flood on June 22, 2011
- Must have lived in the home as a primary residence at the time of the flood
- Must not be able to repair the home and require that the home be demolished and reconstructed or have a vacant lot
- Must agree to remain in the repaired home as the primary residence for 5 years from the date of construction completion
- Must agree to maintain flood insurance on the home during the five-year compliance period (including reconstruction that is not located in the 100 year floodplain)
- Must meet HUD's definition of 80% low-to-moderate income

Below are the HUD Income Limits for 2012 based on number of persons in the household and gross annual income.

Table 20: HUD Income Limits for 2012

HUD Income Level		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ward County, ND FY2012 MFI: 61300	30% of Median	\$13,450	\$15,350	\$17,250	\$19,150	\$20,700	\$22,250	\$23,750	\$25,300
	50% Very Low Income	\$22,350	\$25,550	\$28,750	\$31,900	\$34,500	\$37,050	\$39,600	\$42,150
	80% Low Income	\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250	\$63,350	\$67,400

Acquisition

Acquisition of Flooded Properties - \$6,000,000 CDBG DR

The City of Minot is using up to \$6,000,000 of CDBG DR funds to provide a 25 percent match to homeowners participating in the City's voluntary acquisition of flooded properties. The acquisition of these properties will allow the City to have better access to flood control options.

Acquisition of Vacant or Abandoned Lots for Affordable Housing - \$7,300,000 CDBG DR

The City of Minot is seeking to purchase a minimum of 50 vacant lots that remain after the demolition of unsafe flooded housing structures to build affordable housing and sell to low to moderate income (LMI) households. The purchase of the property will be a voluntary acquisition following the City's Voluntary Acquisition Plan and paying affected property owners the pre-flood value in accordance with that Plan. The lots will then have single family affordable housing units built and these will be made available for sale to 80% LMI households.

Vacant lots that are owned by LMI households who need assistance with reconstruction will be referred to the Reconstruction Program. Below are the HUD Income Limits for 2012 based on number of persons in the household and gross annual income.

Table 21: HUD Income Limits for 2012

HUD Income Level		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ward County, ND FY2012 MFI: 61300	30% of Median	\$13,450	\$15,350	\$17,250	\$19,150	\$20,700	\$22,250	\$23,750	\$25,300
	50% Very Low Income	\$22,350	\$25,550	\$28,750	\$31,900	\$34,500	\$37,050	\$39,600	\$42,150
	80% Low Income	\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250	\$63,350	\$67,400

Planning Projects

The Recovery process is a lengthy process and it can be very challenging for the community. Planning is critical and is one of many tools necessary for an effective recovery. It should be the road map for recovery. In order for us to be successful, the City needs to update its existing plans based on the changes brought about by the flooding. In addition, further study is required of the major recovery topics such as housing, landfill, infrastructure restoration and mitigation, etc., in order to make smart post-disaster decisions. Planning will enable the City to integrate and advance previous planning efforts to achieve a more sustainable and resilient community.

The following are the anticipated studies and estimated costs:

\$125,000.00	Unmet Needs Assessment
\$500,000.00	Complete Landfill Update Master Plan
\$150,000.00	Water Model of the City
\$150,000.00	Emergency Disaster Plan
\$500,000.00	Affordable Housing
\$1,425,000.00	Total

All studies are related to long-term recovery and are critical to Minot's successful recovery.

Performance Schedule

The City of Minot anticipates expending all funds within five years. Activity performance will be evaluated based upon meeting the following criteria where the start of the time interval is the date of the executed contract between the City of Minot and HUD. Based upon early estimates of unmet need, performance measures may shorten or lengthen as updated information becomes available.

These are the estimated performance measures and contingent on contractor availability, North Dakota weather, and availability of other funding sources. These and other potential factors will be important in finalizing and meeting the proposed performance metrics. The City of Minot anticipates that HUD will provide flexibility to extend timelines based on these factors.

Activities and Performance Table

- A. **Housing Acquisition – State Match and Relocation; total funds for activity: \$6,250,000**
- B. **Housing Rehabilitation/Reconstruction; total funds for both activities: \$14,071,502.83**
- C. **Housing Acquisition & Development – Affordable Housing; total funds for activity: \$7,300,000**
- D. **New Affordable Housing Development Infrastructure; total funds for activity: \$5,000,000**
- E. **New Rowhouse Rental Housing Development – Infrastructure; total funds: \$400,000**
- F. **New Affordable Rental Downtown Development – Garage; total funds: \$3,000,000**
- G. **Domestic Violence Shelter – Infrastructure; total funds for activity: \$200,000**
- H. **Northern Sewer – Infrastructure; total funds for activity: \$6,345,000**
- I. **Other Infrastructure; total funds for activities: \$8,945,000**
- J. **Landfill; total funds for activity: \$3,721,471.49**
- K. **Fire Station and Equipment; total funds for activity: \$3,200,000**
- L. **Planning; total funds for activities: \$1,425,000**
- M. Administration and Project Delivery; total funds for activities \$7,717,989.68**

ID	Activity	Metric	%	Time Interval
A.1	Acquisition – State Match	Properties Identified	100%	3-9 months
A.2	Acquisition – State Match	Site Specific ER	100%	6-12 months
A.3	Acquisition – State Match	Properties closed	100%	6-24 months
A.4	Acquisition – State Match	Relocation	100%	6-24 months
A.5	Acquisition – State Match	Funds drawn from HUD –total \$6,250,000	100%	12-24 months
B.1	Housing Rehab/Recons	Applicants Identified	100%	6-12 months
B.2	Housing Rehab/Recons	Contractors Identified	100%	6-15 months
B.3	Housing Rehab/Recons	Environmentally Cleared	100%	6-12 months
B.4	Housing Rehab/Recons	Funds under contract	50%	12-18 months

B.5	Housing Rehab/Recons	Funds drawn from HUD – \$1,407,050.28	10%	12-18 months
B.6	Housing Rehab/Recons	Funds under contract	100 %	18-24 months
B.7	Housing Rehab/Recons	Construction Started	50%	18-24 months
B.8	Housing Rehab/Recons	Funds drawn from HUD – \$3,517,875.71	25%	18-24 months
B.9	Housing Rehab/Recons	Construction Complete	100%	24-36 months
B.10	Housing Rehab/Recons	Funds drawn from HUD – total \$14,071,502.83	100%	36-48 months
C.1	Acquisition – Aff. Housing	Properties Identified	100%	6-18 months
C.2	Acquisition & Development – Aff. Housing	Site Specific ER	100%	6-18 months
C.3	Acquisition & Development – Aff. Housing	Properties closed	100%	12-24 months
C.4	Acquisition & Development – Aff. Housing	Funds drawn from HUD for Acquisition-contingent on property prices	100%	18-30 months
C.5	Acquisition & Development - Aff. Housing	Developer(s) Identified	100%	12-20 months
C.6	Acquisition & Development – Aff. Housing	Development contract(s) signed	100%	18-24 months
C.7	Acquisition & Development – Aff. Housing	Construction Complete	50%	18-30 months
C.8	Acquisition & Development - Aff. Housing	Funds drawn from HUD - \$1,825,000	25%	12-24 months
C.9	Acquisition & Development – Aff. Housing	Construction Complete	100%	18-36 months
C.10	Acquisition & Development - Aff. Housing	Funds drawn from HUD – total \$7,300,000	100%	24-40 months
D.1	New Affordable Housing Development-Infrastructure	Developer Identified	100%	6-12 months
D.2	New Affordable Housing Development-Infrastructure	Site Specific ER	100%	9-18 months

D.3	New Affordable Housing Development-Infrastructure	Development contract signed	100%	12-18 months
D.4	New Affordable Housing Development-Infrastructure	Construction Complete	50%	18-30 months
D.5	New Affordable Housing Development-Infrastructure	Funds drawn from HUD - \$1,250,000	25%	24-30 months
D.6	New Affordable Housing Development-Infrastructure	Construction Complete	100%	30-42 months
D.7	New Affordable Housing Development-Infrastructure	Funds drawn from HUD – total \$5,000,000	100%	30-48 months
E.1	New Rowhouse Rental Development-Infrastructure	Developer Identified	100%	3-9 months
E.2	New Rowhouse Rental Development-Infrastructure	Site Specific ER	100%	6-12 months
E.3	New Rowhouse Rental Development-Infrastructure	Construction Contract signed	100%	3-12 months
E.4	New Rowhouse Rental Development-Infrastructure	Construction Complete	100%	12-18 months
E.5	New Rowhouse Rental Development-Infrastructure	Funds drawn from HUD – total funds \$400,000	100%	18-24 months
F.1	New Affordable Rental Downtown Development-Garage	Developer Identified	100%	3-9 months
F.2	New Affordable Rental Downtown Development-Garage	Site Specific ER	100%	6-12 months
F.3	New Affordable Rental Downtown Development-Garage	Construction Contract signed	100%	3-12 months
F.4	New Affordable Rental Downtown Development-Garage	Construction Complete	50%	9-15 months

F.5	New Affordable Rental Downtown Development- Garage	Funds drawn from HUD - \$750,000	25%	12-18 months
F.6	New Affordable Rental Downtown Development- Garage	Construction Complete	100%	16-24 months
F.5	New Affordable Rental Downtown Development- Garage	Funds drawn from HUD – total \$3,000,000	100%	18-30 months
G.1	Domestic Violence Shelter - Infrastructure	Developer Identified	100%	3-9 months
G.2	Domestic Violence Shelter - Infrastructure	Site Specific ER	100%	6-12 months
G.3	Domestic Violence Shelter - Infrastructure	Construction Contract signed	100%	3-12 months
G.4	Domestic Violence Shelter - Infrastructure	Construction Complete	100%	12-18 months
G.5	Domestic Violence Shelter - Infrastructure	Funds drawn from HUD – total \$200,000	100%	18-24 months
H.1	Northern Sewer	Site Specific ER	100%	6-12 months
H.2	Northern Sewer	Construction Contract signed	100%	9-15 months
H.3	Northern Sewer	Construction Complete	50%	12-18 months
H.4	Northern Sewer	Funds Drawn from HUD - \$1,586,250	25%	12-24 months
H.5	Northern Sewer	Construction Complete	100%	24-36 months
H.6	Northern Sewer	Funds Drawn from HUD - \$6,345,000	100%	30-40 months
I.1	Other Infrastructure	Site Specific ER	100%	6-12 months
I.2	Other Infrastructure	Construction Contract signed	100%	9-15 months
I.3	Other Infrastructure	Construction Complete	50%	12-18 months
I.4	Other Infrastructure	Funds Drawn from HUD - \$2,236,250	25%	12-24 months

I.5	Other Infrastructure	Construction Complete	100%	24-36 months
I.6	Other Infrastructure	Funds Drawn from HUD - \$8,945,000	100%	30-40 months
J.1	Landfill	Site Specific ER	100%	3-6 months
J.2	Landfill	Construction Contract Signed	100%	6-12 months
J.3	Landfill	Construction Complete	50%	12-18 months
J.4	Landfill	Funds Drawn from HUD - \$930,367.87	25%	15-24 months
J.5	Landfill	Construction Complete	100%	18-26 months
J.6	Landfill	Funds Drawn from HUD – total \$3,721,471.49	100%	24-30 months
K.1	Fire Station	Site Specific ER	100%	6-12 months
K.2	Fire Station	Construction Contract Signed	100%	9-15 months
K.3	Fire Station	Construction Complete	50%	12-18 months
K.4	Fire Station	Funds Drawn from HUD - \$750,000	25%	15-24 months
K.5	Fire Station	Construction Complete	100%	18-40 months
K.6	Fire Station	Funds Drawn from HUD- \$3,000,000	100%	24-46 months
K.7	Fire Station with equipment purchased	Funds Drawn from HUD - \$3,200,000	100%	24-36 months
L.1	Planning Studies	Funds drawn from HUD - \$1,425,000	100%	6-24 months
M.1	Administration/Project Delivery	Funds Drawn from HUD - \$77,179.90	1%	3 months
M.2	Administration/Project Delivery	Funds Drawn from HUD – total \$7,717,989.68	100%	24-60 months

Amendments to the Action Plan

The City of Minot reserves the right to make non-substantive changes or amendments to the Action Plan without opening a public comment period. The City will notify HUD when a non-substantive change is made to the Action Plan. A change to the Action Plan which constitutes a substantial change amendment will be made available for public review and comment prior to finalizing the amendment.

The amendments will be posted on the City's web pages and a comment period of at least seven (7) days will be held to receive comments on the substantial amendment. A summary of all comments received and the City's responses to those comments will be included in the final substantial amendment. All substantial amendments will be submitted to HUD for approval.

The following events would require a substantial amendment to the Action Plan:

- Addition or deletion of any allowable activity described in the Action Plan.
- A change to the planned beneficiaries of an activity.
- A change of more than five (5) percent in the original proposed funding allocation between the various activity categories of Public Infrastructure, Housing Impact Assistance, and Disaster Recovery Planning.

Citizen Participation Plan

Citizen participation is an essential component of the Citywide planning effort. The City of Minot strongly encourages public participation in identifying community needs. Citizens and other interested parties are given an opportunity for reasonable and timely access to information relating to the Action Plan and the use of the Disaster Recovery Funds under the Disaster Recovery Program.

Non-English speaking individuals and individuals with disabilities may request auxiliary aids and service necessary for participation by contacting Tami Stroklund, Executive Secretary, at PO Box 5006, Minot, North Dakota, 58702-5006, or tami.stroklund@minotnd.org. Alternatively, they may access the State of North Dakota assistance at the following numbers:

» 800.366.6888 or 711:TTY	» 800.366.6889 or 711:Voice	» <u>800.435.8590</u> or <u>711:Spanish</u>
» 877.366.3709 : 900 Services		» 877.366.3709 : Speech To Speech

Comment Period

A formal seven (7) day public comment period was opened on June 26, 2012 for the Action Plan. Comments were accepted until July 03, 2012. Comments were submitted via email to www.minotrecoveryinfo.com or by mail to Public Information Officer, PO Box 5006, Minot North Dakota, 58702-5006.

A news release announcing the comment period was sent to the media statewide and notices were sent to the following: The Governor, Mayor, Councilmen, City Clerk, State Legislators, Planning Council, and Community Action Agencies. A public notice was placed in the *Minot Daily News*.

The proposed Action Plan was posted on the City's websites at: www.minotnd.org and www.minotrecoveryinfo.com no later than June 26, 2012.

June 26, 2012

Public Comment Period began and Proposed Action Plan Available

July 03, 2012

Public Comment Period ended

Modifications to Action Plan Per City Council Direction

On July 12, 2012, the Minot City Council met to approve the draft Action Plan. After consideration of comments received from the public regarding planned activities for the use of CDBG Disaster Recovery funds. Based on comments requesting more funds to go into the rehabilitation and reconstruction activities, the Council voted to modify the plan as follows:

Activity	Proposed Funding	Modification	Approved Funding	Additional Units
6 th Street Underpass	\$4,500,000.00	Reduce by \$2,500,000.00	\$2,250,000.00	NA
Homeowner Rehabilitation	\$3,421,502.83	Add \$1,125,000.00	\$4,546,502.00	16 units (from 60 to 76 units)
Homeowner Reconstruction	\$8,400,000.00	Add \$1,125,000.00	\$9,525,000.00	8 units (from 56 to 64 units)

Summary of Public Comments on the Proposed 2012 CDBG Disaster Recovery Action Plan

The City received 68 official comments on the proposed 2012 CDBG Disaster Recovery Action Plan during the public comment period. Comments were received by e-mail during the official comment period June 26, 2012 through July 3, 2012. The Proposed 2012 CDBG Disaster Recovery Action Plan was posted on the City's websites. The Public Hearing was held on June 28, 2012 at City Hall.

Approximately 77 people attended the hearing and the transcript from the hearing is below.

All comments were logged in as they were received. All comments of record are available to the public at the City and attached to this Action Plan. A synopsis of the comments and responses follows. Almost all of the comments centered on 9 basic concerns. The City written responses are in italics and bold. This summary will be followed by all 68 comments and then the transcript from the June 28th Public Hearing.

Comments and Responses:

1. Why are the people who found a way to repair their homes being punished? Many of us are middle income families who do not qualify for grants instead we had to obtain loans through SBA & Bank of ND so we could rebuild, putting ourselves in substantial debt through no fault of our own.

I am so disappointed that all of the CDBG Funds have been allocated for low income persons or projects that tax dollars should cover. The people hit by the flood of 2011 were NOT all low income people!! The middle income people (who pay most of the taxes) were hit as well and are trying to rebuild their homes. We are using our life savings, money that

should be for our retirement to rebuild a house that was paid for. We also have had to take a loan to pay for flood repairs which will take the next many years to repay. This money was to be for everyone!!!

I feel that the intended use of the CDBG-DR funds is unfair to a number of families who are already back in their flooded homes. These families have taken out loans, dipped into retirement accounts, or found other ways in which to return to their homes. They wanted to get back in their homes as soon as they could and now they are being penalized. They will not receive any funds.

Cindy Hemphill says that HUD doesn't make direct payments anymore to victims because of funding "leakage" but I would suggest there are ways to work around that by proposing a plan where the city would pay mortgage companies or other creditors directly to make sure the money goes where it will help with the recovery. Let's get a vast majority of the money to the people directly to give them some hope of recovering from this financial disaster.

Instead of cash or reimbursement payments to homeowners why can't funds go directly to our outstanding flood loans, let's get creative

City Response: *The 2011 Mouse River flood truly destroyed one-fourth of the available housing in the City, making one of the keys to recovery the restitution and support of the housing market. Residents that no longer want to live in the valley, or who no longer have a home/apartment unit in the valley, should have viable options in the region from which to choose from. The City is supporting a variety of initiatives that would bring additional housing into Minot, including additional housing on higher ground that would also minimize potential future damage if a flood should occur again. By supporting rental properties in various parts of the City, a family or individual living in a FEMA temporary housing unit looking for someplace to rent would have locations to potentially choose from. By working with area developers to leverage additional dollars the City will be able to support mixed housing projects that will allow a diverse population that lived in the valley to have several choices on where to live.*

Knowing that many flooded residents took the initiative to rebuild their homes, at their own cost, the City of Minot requested of the Department of Housing and Urban Development (HUD) the opportunity to provide an expense reimbursement to those who incurred great debt to get back into their property. A response was given on June 18 where the email stated, "When we give funds to complete a rehab project, or initiate reconstruction—the rehab or reconstruction is an eligible CDBG activity. But if we give assistance to a homeowner for work that has already been completed- essentially, we're just providing them with an income payment. This, as you know, is typically ineligible."

With the federal laws that HUD has laid out, the City is required to allocate at least 51% of these funds to low- to moderate-income households/individuals. Helping those who are not as readily able to help themselves when it comes to appropriate housing is a key concern of the City and HUD. Projects supported by the CDBG-DR dollars can and will positively impact

other income levels damaged by the flood, as assisting the increased supply of houses will help to meet the current demand from those flood-impacted residents.

2. I did not see anything referring to mobile home parks and/or any kind of assistance available for people who fell through the cracks and pulled their mobile home out of the flood and still, one year later, have no ability to find a lot to place their home. There was no FEMA assistance available in this situation, nor was there any other assistance available. Is there any relocation assistance available through the Minot Recovery Plan for past Talbot's Trailer Court residents (families, with kids) to move and set up their trailer to a manufactured home park near Minot. Costs are at or close to \$10,000 for complete set up for a single mom with three kids. What assistance is available? If any? Thank you.

City Response: *Through these dollars, the City plans to provide a diverse range of housing options that will allow residents of all needs a location to call their own. While at this time there are no plans to support a mobile home park it is anticipated that through the continuous support of new housing developments that some of the remaining 1,300 households currently living in FEMA temporary housing units (THUs) will move out, thereby allowing those who own mobile home parks in the valley (where THUs are currently being housed) to be able to reopen those parks to individuals who would like to live in a mobile home again. As of the early part of July 2012, 196 temporary housing units were still in place at "commercial sites" throughout town, or what were previously mobile home parks in Minot.*

3. How or where does a person apply for this? Also if our home on the inside is already livable, are we still able to qualify, because we still have lots of outside work to do such as siding, landscaping, etc.???

City Response: *The City of Minot has hired disaster recovery experts from CDM Smith to administer a large portion of these CDBG-DR funds. HUD expects this to happen when a natural disaster of the size the City experienced occurs. The details of these projects, application forms, deadlines and other project specific information are still being developed. Once the proposed Action Plan is approved, then the disaster recovery services office in Minot will begin to lay out expectations related to specific programs and details on how to apply for these funds. Case managers within CDM Smith will assist individual applicants and use other resources and applications to verify eligibility and expedite the process. All efforts will be taken to provide high quality, individual assistance to flood-impacted residents.*

4. The income level proposed is too low. The living expenses outweigh them here in N.D. We are building a house and worried the payments will be too much. Still got to pay health ins., car ins. etc. We might have to cash in IRAs to help close the loan.

City Response: *The City of Minot recognizes the need to assist as many flood-impacted families as possible. With this in mind, the City asked HUD for a waiver on the level of LMI support that was necessary to provide with these CDBG-DR funds. The waiver we requested to go down to 0 percent was denied, as HUD published in the federal register the need to have at least 50 percent of these dollars assist low- to moderate-income level households. The guidelines for the proposed income level come from HUD. The City of Minot did not arbitrarily set this income level and cannot change it. The median family income level, in 2012, as measured by HUD is \$61,300. HUD allowed the City of Minot to set 80% of the MFI as the guideline for reaching the LMI population with these dollars. This means a family of four making at or less than \$51,050, a family of two making at or less than \$40,850 or a family of six making at or less than \$59,250 would qualify for any programs aimed at reaching the LMI population in Minot.*

5. I offer for your consideration a request that the City's Action Plan allow for the development of scattered site affordable rental housing in Minot's existing neighborhoods. This strategy has the potential to accomplish multiple goals simultaneously- distressed properties are reclaimed for productive use, meaningful reinvestment happens in neighborhoods that need it, and affordable rental housing is created for Minot families.

City Response: *These are the type of programs that the City would like to continue to see proposed as options for solutions to our serious housing concerns. While this particular option may not work into the current proposal for use of CDBG-DR funds, the City is definitely looking at programs of this nature that currently are in place around the country, using CDBG-DR funds, so that the City and its partners will not have to reinvent the wheel when it comes to innovative, situation-appropriate programs that will assist flood-impacted residents in returning to a permanent, safe, secure housing unit.*

6. The city of Minot needs to come up with another way to finance their infrastructure needs. There should have been a plan in place to handle growth within the city of Minot. This should not be done on the backs of the citizens whose homes were flooded in 2011.

We believe the bulk of the money needs to go to the individuals in the valley that were flooded. Infrastructure expansion and repairs need to be funded by other methods and not these grant monies directed toward disaster recovery for the people affected during this horrible flood.

The new developments should not be associated with the flood grant money. A downtown parking facility (downtown for that matter) was not flooded; therefore a parking ramp is not an option. Nor are several other projects listed: 6th street underpass has flooded for

years, it needs to be addressed, but not with this grant as well as landfill expansion. The landfill space is another Minot growth problem.

City Response: *Housing remains one of the top concerns for City leaders following the 2011 Mouse River flood. The type of programs the majority of the infrastructure dollars would support leverage a relatively small amount of dollars to bring in hundreds of additional housing units to aid flood-impacted families and individuals. For example, the downtown development parking facility and infrastructure repairs, roughly \$5 million would allow the City of Minot to match a potential Economic Development Administration (EDA) grant of nearly \$17 million and a private investor's proposed \$90 million in mixed apartment/commercial units over the next five years in downtown Minot. The first phase of this project would be roughly 270 apartment units, where at least 54 units would be made affordable to income-qualified residents.*

The North Sewer Project of just over \$6 million would be combined with North Dakota Trust Lands Department grants and a City bond to allow for additional housing stock to aid flooded homeowners. By putting in this sewer line over the next couple of years, more than 1,000 acres of development in northwest Minot and roughly 20,000 acres of development in northeast Minot will become available for mixed use, including a variety of housing projects.

The Northern Sewer housing development infrastructure investment of \$5 million would be leveraged to support a proposed \$60 million in development of mixed apartment and housing units in northeast Minot. 51 percent of the 300 homes would be made affordable to income-qualified residents.

By supporting a variety of infrastructure needs and projects throughout town, Minot feels like they will provide options for those hundreds of flood victims who no longer have a home in the valley to repair, rehab or reconstruct. As well this will give options for those homeowners or renters who would prefer not to return to flood prone areas but still remain within the City of Minot.

Without outside funding for flood-impacted infrastructure expansions and repairs related to sewer projects, lift stations and other proposed actions, the cost of these projects would likely be passed on to the residents of the City. In an effort not to increase the service burden, the City is proposing using CDBG-DR funds to support the overall cost of these disaster-related projects, in an effort to keep any potential increase of current costs as low as possible.

Leveraging infrastructure dollars from the CDBG-DR funding allows for large-scale projects in various areas of town to get off the ground and minimize the strain placed on the City's residents.

The City of Minot is taking comments regarding the 6th Street Underpass under consideration. At this time this is still considered to be a critical infrastructure need that is eligible for the CDBG-DR funding.

The City of Minot's landfill is a regional landfill and as such does take in garbage from more than just Minot. Prior to the flood, the City would receive between 17,000 and 20,000 tons of

waste a year. In 2011, as flood debris was getting hauled to the landfill, the inert waste totaled 120,000 tons. This essentially used up six years of future use in one year. The City had expected the landfill to last roughly 30 more years. Projections today estimate that we have now cut that lifespan in half. The City has already received more than \$2 million in North Dakota Trust Lands Department funding toward this project. By supporting a landfill expansion the City is being a diligent steward of a critical, yet not always visible, portion of the expected City services to homeowners.

7. Please direct \$350,000 of the funds set aside for rental housing in downtown Minot toward the Artspace Project for infrastructure and parking improvements. That project is 100% affordable housing and will be under construction in 2012 - as a catalyst to economic redevelopment in the downtown.

City Response: *The City is currently assisting other shovel ready projects, similar to Artspace, that would provide broad-based assistance in terms of bringing affordable rental units to the region. After a review of the project, information related to tax credits associated with funding and your expected timelines related to a groundbreaking we feel that allocating any of the CDBG-DR funds is simply not a good match for the City of Minot and its residents.*

8. I would love to see downtown Minot develop but not sure the dollars committed for the parking ramp is the "right" thing to do at this time. Again do we need to provide specific projects at this time for all of the dollars?

City Response: *The use of disaster-recovery funds to support infrastructure related to apartments in Minot is an essential part of providing those impacted by the flood with affordable housing units. The City of Minot plans on using these funds to provide a match to more than \$10 million in Economic Development Administration (EDA) grants for multiple apartment projects in downtown Minot. Leveraging these dollars to secure additional funds allows the City to be flexible in adding housing stock to a part of our City that remains outside of the flood-prone areas. This is just one of a variety of initiatives that would bring additional housing into the market (addressing the highest flood recovery need in Minot) and put it on higher ground that would also minimize potential future damage if a flood should occur again.*

Yes, HUD requires that the City of Minot be specific on many of the details related to the exact use of these project dollars. As this is a living document that could change over time, there is flexibility to allocate these dollars to other projects if other unmet needs arise for which the City would like to use these disaster recovery funds.

9. The grant was given for low income people like myself who have no home at all due to the flood. You've taken my home of 9 years. I'm living day to day looking for any place to live.

Please use the funds for the designated intent. We need a place to live. I'm speaking for others too. Stop ignoring the people you displaced.

Why is there no funds available to people whose homes have been destroyed (condemned) and do not have the option to rebuild. It is really hard to see your home, the foundation and structure both destroyed while you watch others rebuild. (2 separate comments)

City Response: *There are three proposed programs that the City hopes will assist someone in the above mentioned situations. The Reconstruction project will put in \$8.4 million to those homeowners who meet income standards and who had severe damages to their homes and are unable to repair that home, requiring a complete reconstruction. Funds would be available, up to \$150,000 per single-family structure, as a forgivable loan, over a five-year compliance period, to reconstruct on that property.*

The City has also allocated \$3.42+ million to those homeowners who meet income standards and need assistance with repairing or rehabbing their property. Many individuals have been able to receive some assistance with rebuilding but are simply unable to address the total cost of getting back into a permanent house.

As well, if a flood-impacted homeowner has a vacant or abandoned lot, the City would consider purchasing that piece of property, as per the already approved voluntary property acquisition policy, allowing an individual to receive fair compensation for their property loss. The City would then work with a developer, per federal procurement guidelines, to build a single family affordable housing unit on that property and make it available for sale to a low- to moderate-income eligible individual. Currently, the Action Plan calls for \$7.3 million toward this portion of addressing housing concerns in the City.

Between these three projects and a fourth one designed to be a match to North Dakota State Water Commission funds, the City intends to spend more than \$25 million or nearly 40 percent on direct homeowner rehabilitation, reconstruction or acquisition of flooded properties.

Complete List of 68 Comments

1. Sent 6/24/12 at 10:22 p.m.

name: Bill Philion
email: philion@srt.com
address: 202 21st ST NW
city: Minot
state: ND
zip: 58703
phone: 701 839 5561

comments: I just read in the Minot paper that there was going to be a \$67.5 million Block Grant payout determination. The article asked for comments from citizens. My comment is that if there is to be any funds used to rebuild homes then all home owners should get the same amount. Those of us who have refinished our homes have as much right to any funds as those individuals who waited until now to rebuild. I also feel that people who lost rental property are also entitled to some form of compensation. They lost as well as any private home owner. I do not own rental property but know of others that do and are struggling to rebuild using non-FEMA funds! Also I tried to apply for the United Way funds, but they said it was not for individuals??

2. Sent 6/26/12 at 1:06 p.m.

name: Leanne Grondahl
email: jeanne.grondahl@sendlit.nodak.edu
address: 517 12th St SW
city: Minot
state: ND
zip: 58701

comments: Where is the help for hardworking taxpayers? Since my husband and I have been doing the right thing over the years, working, paying taxes, putting all of our blood and sweat into our house for 22 years we do not get any assistance at all because we make over \$40,000???????????? You are going to have a lot of pissed off people on your doorstep when this report gets out. Are there going to be any grants at all for us to rebuild our homes????????????

3. Sent 6/26/12 at 1:09 p.m.

name: Reed
email: argent@srt.com
address: 2210 7th Ave SW
city: Minot
state: ND
zip: 58701
phone: 701-721-3344

comments: Re: CDBG-DR Funds. I have read through the proposed plan and would like to submit comments/questions on several of the Proposed Projects that I feel may be in need of fixing or addressed but question whether they are flood related and probably needed to be done whether we had a flood or not. Those in question are: the Airport Lift Station - that is more of a oil impact problem that a flood problem and question use of funds for that; 6th Street Underpass - really? this has been on the budget or books to get fixed for quite some time so why are we now spending grant funds on this as it was going to have to be fixed anyway; Fire Station and Apparatus - north hill is obviously expanding (some flood but I would say more oil development) but many of the developments were already in the mix prior to the flood, i.e. Eagles Landing, so why is this being funded out of the grant funds?; Imagine Minot - I may not be totally informed on this one but I was under the understanding that this was to be totally privately funded and why are we using grant funds for this - will it really be affordable low income housing or higher end apartments?; Infrastructure downtown - how was this damaged and is this not just general repair needed due to age of infrastructure? The other 2 areas I question is \$500,000 for a master plan for the landfill and affordable housing? Is that much money really needed to come up with a plan? On a side note when is the city going to

get the signal lights up a running - if they have electricity to them why have they not yet been fixed - over 1 year is getting to being borderline ridiculous. Thank You for allowing me to submit my comments.

Reed Argent

4. Sent 6/26/12 at 2:21 p.m.

name: Chad Martin
email: cmartin@min.midco.net
address: 427 17th St. NW
city: Minot
state: Nd
zip: 58703
phone: 701-340-9246

comments: After careful review of the Community Block Grant Disaster Recovery Action Plan I felt the need to post my thoughts. The total disregard to the vast majority of flood impacted homeowners is a travesty. I would personally like to know what percentage of homeowners actually fall within the income requirements for assistance? Let's review 4000 plus homes impacted by the flood, Action Plan to assist those homeowners TYPE 1 Homeowner rehabilitation program is to assist approximately sixty (60) low-to-moderate income homeowners, TYPE 2 Reconstruction program is to assist approximately fifty-six (56) low-to-moderate income homeowners Type 3 Acquisition no firm number of homes provided. If my ballpark figure is correct of the 4000 + homes impacted the city of Minot has graciously decided to help maybe 200 homeowners. This is either shear disregard for those flood impacted homeowners, or a bad joke. I know that the city council wants a shiny new parking garage in the fully

funded down town renaissance zone, and the ability to give the construction companies who are building the new subdivisions tax breaks, but please don't do this with the funds that should be helping the people who are trying to rebuild their lives after the flood. I've got a mortgage, I pay my taxes, I didn't walk away from my house and default. Why should I be penalized for being a responsible adult and meeting my financial obligations while fighting to rebuild my home? I can't go get a new apartment, or house that is being subsidized with the CDBG funds. No I get to stay here and attempt to find a way to finish rebuilding my life pay my bills, buy gas, and still put food on the table for my family. I will remember your actions when election time comes around I hope others will too.

Thoroughly disappointed voter,
Chad Martin

5. Sent 6/26/12 at 3:59 p.m.

name: Connie Samuelson
email: cssam@srt.com

comments: City Leaders,

Please consider the homeowners rebuilding their homes following the 2011 flood. The State of ND has a surplus to help the City and surrounding areas to recover. However, the residents are on fixed incomes and are struggling day to day on decisions on how to rebuild their homes and not go further into debt. Your compassion would be appreciated by all affected by the 2011 Mouse River Flood. Thank you.

6. Sent 6/26/12 at 5:32 p.m.

name: Kevin R. Neuhardt
email: Kevin.neuhardt@minotstateu.edu
address: 2506 El Rio Drive
city: Minot
state: ND
zip: 58701
phone: 701-838-8566

comments: So, as I understand it those of us who do not meet your Imi standards, who have lost a home that had been paid off for years, get no assistance. Really? The city needs to wake before all her citizens who pay the largest share of taxes leave. If I am reading this correctly you should be ashamed.

7. Sent 6/26/12 at 5:40 p.m.

name: Carrie Sessing
email: c_sess@yahoo.com
comments: Two questions:

Will those of us who did not live in the flooded home (as my mother was living in the flooded home, we own, rent free) be descriminated against once agian, and not be eligible for this money either? We have been denied any other help. (my employer donated 1MM dollars to flood victims in the Minot/Bismarck areas, yet I was denied any of it - they were not aware there would be stipulations put on who got that money - The Black Eyed Peas were not aware only certain people would be allowed the money raised either)

We did get the BND loan, and in the past I know some of this type of money has been allowed to families who didn't get any other help except this type of loan, to help pay off these loans?

8. Sent 6/26/12 at 6:47 p.m.

name: Carla Newgard
email: wadeandcarly@srt.com
comments: In regards to the CDBG Grant, I believe first and foremost the monies should be rewarded back to those moderate to low income families especially those 69 and above who are on social security and fixed incomes and depending on maybe one family member to rebuild their houses. In fact, we should be taking better care of our senior citizens and we're not giving them the attention we need. Plus, it is ripping up families still to this day. In addition to these people on fixed incomes and low-moderate housing in the Valley that may eligible for these monies, they should have their houses fully inspected prior to receiving their funds. As seen first and foremost some houses weren't completely gutted and the houses will soon rot compared to some families who may be eligible for these funds as they took the time and gutted their houses to the bare bones and have maybe one or two people rebuilding a whole house! Now what are we doing to ensure the health of our children and young families who may move back to these areas in addition to our senior citizens who have nowhere else to go? Now this money needs to ensure our health of the community as well. Any input or help would be much appreciated as we're not just working on now but the future of our community will be

better off if we ensure things are being rebuilt correctly and not just for greed or fast-turn-around monies.

9. Sent 6/26/12 at 10:07 p.m.

name: DeLane Krueger
email: dln_kruger@yahoo.com
address: 1015 9th st nw
city: Minot
state: nd
zip: 58701
phone: 701-838-7711

comments: i was displaced due to the flood and have no where to go. been staying with a friend and all my belongings are still in storage/ I need help. PLEASE

10. Letter received 6/27/12 at City Hall

June 27, 2012

Public Information Officer

City of Minot

PO Box 5006

Minot, ND 58702

Just a thought from a very long time citizen of Minot: in the flooded neighborhoods something keeps jumping out at me. There are so very many dead evergreen trees as a result of last summer's flood. All these poor people-are working so hard to restore their houses and the last thing they can afford is to hire a tree removal service. I am concerned that strong summer storms or heavy snow laying on the boughs of these trees could cause them to fall down. Wouldn't it be a tragedy if a large tree fell on a newly restored house?

Perhaps city officials and the forestry department are aware of this, but if it isn't a priority, perhaps it should be.

Could funds be allocated to remove these trees even though they are on private property? These flood victims need all the help they can get. And the removal of these dead trees would begin the visual recovery of our city's valley.

Thank you for considering this as a project.

11. Forwarded to Mark Lyman on 6/28/12 at 12:24 p.m.

This is the comment I received:

Beth Greer:

How is our planning helping the homeowners. Senator Conrad said he wants to the funds to help the homeowners. How are we doing this? The new homes the City will build are they for new people coming to town?

I explained we have to follow HUD guidelines. We are not able to just give funds to the homeowners. There will be a process homeowners will need to follow if they believe they qualify under one of the activities we are seeking approval for from HUD.

New homes built will not be for new families associated with the oil field moving to town.

12. Julie Dietrich – Trailer Park – 701-721-5033 She pulled her trailer out of the trailer park prior to the flood. She has moved the trailer back in and is living in the trailer park. However, she has not paid the company that pulled her trailer out and would like reimbursement for that expense.

At this time funds would not be available as she has no unmet needs related to her home.

13. Barb J. Stredwick – (prior to flood Holiday Village – now FEMA trailer) 701-340-1126 Summary of phone call with Ms. Stredwick. She wanted to know if we have thought of some type of activity that would benefit someone that lost everything. She has no home to reconstruction or to rebuild. We discussed the potential for homes to buy. However, due to medical issues she did not know if this would be an option for her.

Cindy K. Hemphill, CPA, MSM

Finance Director, City of Minot

701-857-4784

14. 6/27/12 at 4:13 p.m.

name: Connie Samuelson

email: cssam@srt.com

comments: In view of the June 26th CDBG-DR Plan, I must admit I am not surprised at its complexity, however, I am disappointed with its unmet needs. It was my understanding when ND sought and applied for this grant, Mr. Conrad was under the impression that the request was to help all flood victims; not provide a way for Minot to bail itself out of a housing crunch cause by the oil boom with expansions, downtown developments and firehouses. Please remember we all suffered a significant loss, not just the low-income. Although a certain percent is required to go to help them rebuild and get adequate housing, that should not prevent any money from going to the middle class victims as well. The recently available SV grant used a reasonable income guideline and logical way for their disbursements. Perhaps you should seek help from other entities if you are unable to keep a prospective of the intended goal of the CDBG monies. Your Plan is trying to cover too many projects for just one grant, and too many hands have gotten into your pot. Your anticipated responses to my comments are appreciated.

15. 6/27/12 at 4:53 p.m.

name: Sue George
email: georgelinn@srt.com
address: 100 19th st NW
city: Minot
state: ND
zip: 58703
phone: 701852-8406

comments: I will try to make this short but get my concerns out. I just feel the middle person like us just get screwed because we actually work hard! not only do my husband and I work a full time jobs and raise 4 kids I also on the side work 2 part-time jobs just to make a living! We took us 2yrs before the flood to remodel our house and were just finishing when the flood hit we had just a little money left to finish our basement and build our garage and we were finally going to be able enjoy our kids and maybe actually cut down a little on working so hard. Now since the flood the money that we had was used to fix our home and extra expenses cuz if not having a place to live and we still don't have enough money to finish our basement which our boys each need a bedroom yet and we no longer have our money for our garage. My concern is 2 things 1 are we going to be left to pay debt until we die and 2 are we going to be left with a house we NO LONGER CAN AFFORD TO PAY!! Lets say we qualify for this grant and we put all our money we had into rebuilding and we qualify for (just throwing a number out there) 60,000.00 and we only need 30,000.00 of work done. Would they 1 pay off some of loans or part of our mortgage that we have had to take out because of this flood with the extra that was left and would they allow us to build our garage since the money we had put aside for our garage was used to help us rebuild. I know this has been devastating for alot of people and I just feel because we have jumped on trying to rebuild and spent everything we had even using our savings we are going to be punished. Getting cash is not the problem I just think that if like I said we qualify for a certain amount and we don't have that much work to be done they should take that extra and put towards either our mortgage or any loans that were taken out! I have many sleepless nights wondering if we will even be able to finish our home and how will we ever get all this debt paid.

16. Email forwarded to Mark Lyman on 6/28/12 at 7:31 a.m.

Lyle,

I am not sure exactly what you are asking. If you are referring to the funds that will be available from the CDBG-DR funds the following is the process.

7 day comment period for the action plan

Incorporate all comments

City Council approval – hopefully July 12th of the plan

City submits the plan to HUD

HUD has 45 days to review and approve

Once the plan is approved the city will have established application proceeds that will be announced. This will allow homeowners to apply.

If this is not what you were looking for let me know.

Cindy

Cindy K. Hemphill, CPA, MSM

Finance Director, City of Minot

701-857-4784

17. **From:** lyle [<mailto:clu116@hotmail.com>]

Sent: Wednesday, June 27, 2012 7:42 PM

To: Cindy Hemphill

Subject: homeowner

hi cindy

just a few words of how do I get info on how to get started on fixing my house up? thank you lyle ulledahl at 612 2nd ave ne

18. Sent on 6/28/12 at 12:53 p.m.

name: Kathleen Kvelstad

email: kkvelstad@hotmail.com

address: 1325 27th Street SE, #306

city: Minot

state: ND

zip: 58701

phone: (701) 720-0781

comments: I was wondering about the \$250,000 in CDBG funds allocated to help with re-location expenses for renters displaced by the flood. I am a displaced renter living in a FEMA trailer who would like to move out of ND to a place where cost of living is more affordable but cannot afford to re-locate without financial help. Could you please tell me details about this assistance?

Thank you.

19. Sent on 6/28/12 at 5:37 p.m.

name: Karen Ike

email: kike@srt.com

address: 908 1st Avenue SW

city: Minot

state: ND

zip: 58701

phone: 852-3942

comments: You know, once again it seems like those who went ahead with the decision to move forward and get a loan from the SBA not being able to get the loan from the bank of North Dakota, and now with the CDBG funds grants not being available for those of us who

have rebuilt and are in our home. This just feels grossly unfair. I will be 63 years old this summer and had worked so hard to pay off my home and now I have to repay for it with no assistance from any of the funds that have been made available. Will you all make a few payments for those of us who are home but still earn under the income guidelines? Are we again just out in the cold?

Thanks
Karen Ike

20. Sent on 6/28/12 at 8:29 p.m.

name: Bob Adkins
company: Spiritual Life Christian Fellowship
email: bobadkins@srt.com
address: PO box 3445 108 8th St SW
city: Minot
state: ND
zip: 58702
phone: 701-833-6879
comments: CBDG Fund proposal: LMI assistance should be considered available, if HUD regulations allow, for relocation down-payments for if the flood survivor chooses relocation instead of rebuilding. Especially if that person or family is within flood plan footprints.
We are trying to relocate at this time and had a home that was supposed to close on July 2nd but had to delay as the property we own that the city is acquiring at current time was delayed.

21. Sent on 6/28/12 at 8:54 p.m.

name: Cynthia Neuharth
email: cneuharth@minot.k12.nd.us
address: 2506 El Rio Drive
city: Minot
state: North Dakota
zip: 58701
phone: 701-838-8566
comments: I am so disappointed that all of the CDBG Funds have been allocated for low income persons or projects that tax dollars should cover. The people hit by the flood of 2011 were NOT all low income people!! The middle income people (who pay most of the taxes) were hit as well and are trying to rebuild their homes. We are using our life savings, money that should be for our retirement to rebuild a house that was paid for. We also have had to take a loan to pay for flood repairs which will take the next many years to repay. f This money was to be for everyone!!!

22. Sent on 6/29/12 at 7:56 a.m.

name: jim kraft
email: ckraftnd@minot.com
address: 1020 Harrison Drive
city: Min ot
state: ND
zip: 58703

phone: 7018396175

comments: Would like to see recovery funds spent as follows:

Floodway Acquisitions.

Flooded homes with financial need.

Flood proof sewage lift stations.

Drainage through the city including lowering the high water tables on N. and S. Hill.

Thank You

23. Sent on 6/29/12 at 8:59 a.m.

name: Valmai Lundy

email: dennis_lundy2000@yahoo.com

city: Minot

state: ND

zip: 58701

comments: What about the residents of Minot that owned mobile homes? Many of these residents have lived in Minot their entire lives and pay taxes, yet they seem to have been forgotten when it comes to getting any type of help. These residents are expected to take out loans to replace everything they lost while others are helped with rebuilding at no cost. We all suffered a terrible loss and should all be treated fairly. Yes some lost more than others but it just seems that mobile home owners are being left out of any type of assistance.

24. Sent on 6/29/12 at 9:11 a.m.

name: Jacob Marto

email: jacobmarto5@hotmail.com

comments: To whom it may concern,

I have tried to gather all the information for this new grant that is coming out, I am a low income, single person. I have used my fema money to rebuild my basement and have taken the ND Bank loan also, and few other programs have got assistance with. Will I still be able or eligible to apply for this new 150,000 dollar grant?

25. Sent on 6/29/12 at 9:43 a.m.

name: Nikki Tallman

email: ntallman13@gmail.com

address: 416 18th St NW

city: Minot

state: ND

zip: 58703

comments: how or where does a person apply for this? also if our home on the inside is already liveable, are we still able to qualify, because we still have lots of outside work to do such as siding, landscaping, etc???

26. Sent on 6/29/12 at 11:58 a.m.

name: Robert Dolan

email: dakotadl@srt.com
address: 25 Kittelson Drive
city: Burlington
state: North Dakota
zip: 58722-1004
phone: 701-852-5536

comments: I was afraid that you wouldn't prove me wrong, and I was right. I was hoping that the bureaucrats here in Minot weren't as greedy and crooked as in Washington but you proved to be just as bad if not worse. I thought you were supposed to help the FLOOD VICTIMS and not the coffers in Minot. People have lost everything and you are trying to use the CDBG for new construction and not to help the victims. It has been said that once in politics your not fit for honest work. A lot of truth in that and shame on you. Please read the Bible. Maybe you will get some direction. I know this won't get you to do right but I think it had to be said.

27. Sent on 6/29/12 at 12:11 p.m.

name: Joseph and JoAnne
email: golfinjo@yahoo.com
address: box 634
city: Mohall
state: N.D.
zip: 58761
phone: 701 833 2681

comments: We had to relocate from Burlington to Mohall after the flood. We owned a mobile home that was destroyed in the flood. We bought a new mobile home and put it in Mohall because we cannot afford the lot rent in Minot. We would like to know what you are planning to do for the thousands of people in mobile homes that are getting nothing from the cdbg money. We cannot even afford to skirt our trailer because we had to spend everything we got from FEMA on our home and refurbishing it. WE NEED HELP TOO!!!!

28. Sent on 6/29/12 at 12:13 p.m.

name: Andrew & Lorraine Deck
email: adeck@minot.com
address: 420 21st ST SW
city: Minot
state: ND
zip: 58701
phone: 701-838-3871

comments: spending disaster recovery money Why are the people who found a way to repair their homes being punished? Many of us are middle income families who do not qualify for grants instead we had to obtain loans through SBA & Bank of ND so we could rebuild, putting ourselves in substantial debt through no fault of our own. Instead of cash or reimbursement payments to homeowners why can't funds go directly to our outstanding flood loans. lets get creative! Recovery funds should not be used for info structure to enhance developers-a citywide tax should be assessed for such purposes.

Maybe more attention should be paid as to how Grand Forks & Katrina helped their homeowners through their disaster. Apparently our city fathers do not realize what a struggle flooded families have incurred.

29. Sent on 6/29/12 at 12:23 p.m.

name: carey
email: dkdecker@srt.com

comments: The income level preposed is to low. The living expenses outweigh them here in N.D. We are building a house and worried the payments will be to much. Still got to pay health ins., car ins. etc. We might have to cash in iras to help close the loan. We were in a mobile home, now building a house. The cost of lot rent, and purchasing a new mobile home was not feasible towards a retirement goal. But on the other hand we are 52 yrs old and we will never get the house paid for. Help. We are grateful for the fema money, it paid for the land. Isn't there some kind of help for us? I would take my old life back in a minute. Paid for home and trying to save for retirement. Even if we could write off our interest paid for our home on state taxes and get it back it would help. We could use the money to put back into the loan or apply towards payments. A house in Minot as you know costs more than it should. Thank you, Carey . We now are in the burlington district, moved from Mino t, no place to live affordable.

30. Sent on 6/29/12 at 12:58 p.m.

Deb and Mark,

This is the letter Shirley gave me she wanted included as a comment.

Cindy

Cindy K. Hemphill, CPA, MSM

Finance Director, City of Minot

701-857-4784

Lutheran Social Services of North Dakota

Lutheran SocialServices Housing, Inc.

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745 45" St S. Ste C

PO Box2148

Fargo, NO 58107 (701) 271-3207

FAX (701) 235-7359 www.lssndoro/housing

Mayor Curt Zimbelman

City of Minot

515 2" Ave SW

Minot,NO 58701

Honorable Mayor Zimbelman:

Thank you for providing the opportunity to offer comments on the City of Minot's Community Development Block Grant Action Plan. This resource has the potential to make a tremendous impact on the people and the neighborhoods that are Minot.

I offer for your consideration a request that the City's Action Plan allow for the development of scattered site affordable rental housing in Minot's existing neighborhoods. This strategy has the potential to accomplish multiple goals simultaneously- distressed properties are reclaimed for productive use, meaningful reinvestment happens in neighborhoods that need it, and affordable rental housing is created for Minot families in Minot's existing residential neighborhoods, near existing schools, parks, churches, shopping, etc.

There are many successful models for this kind of project and I think the City of Minot could benefit greatly from including this strategy in your upcoming work.

Lutheran Social Services Housing is a non-profit organization with a strong entrepreneurial spirit and a willingness to problem-solve in partnership with local communities to develop, own, and manage affordable rental housing across the state of North Dakota. Lutheran Social Services of North Dakota, our parent company, is already engaged in Minot's recovery efforts through Lutheran Disaster

Response, the Great Plains Food Bank, and Child Care Resource and Referral. Please know that Lutheran Social Services Housing also wants to encourage and support the work that is ongoing in the City of Minot in whatever way we can.

If you have any questions, don't hesitate to contact me at 701-271-3201 or jthomasson@lssnd.org.

Jessica Thomasson

Director

Guided by God's love and grace.

Lutheran Social Services of North Dakota brings healing, help and hope.

www.lssnd.org

31. Sent on 6/30/12 at 9:56 a.m.

name: Susan Dokken
email: sudokken@gmail.com
address: 1209 6th Ave SW
city: Minot
state: ND
zip: 58701

comments: My husband and I lost our business and home. The cost of rebuilding the business has drained our savings and has been a direct result of health issues that my

husband is now dealing with which is affecting his ability to earn a living wage. We have not started on our house yet; partially because of my husband's health and partially because of monetary funds. We are like the many in Minot who were in the middle income bracket and are now of the low income bracket due to the flood. We are both close to retirement and now ?????? we don't know what our future holds. At our age borrowing money to rebuild is not an option. We need help rebuilding. We are not financially able to do it on our own.

32. Sent on 6/30/12 at 2:00 p.m.

name: Sandra Schmidt
email: sandschmidt@yahoo.com
address: 1806 6th St SE
city: Minot
state: ND
zip: 58701
phone: 7018521523
comments: I would like to comment on the proposed plan for the federal Community Development Block Grant.

I feel the reason John Hoeven and Kent Conrad worked so hard to secure this funding was to help the citizens of Minot recover from the devastating flooding of 2011. Your proposed action plan does little to help the people who were impacted by the flood but goes a long way to help the city of Minot funds its infa-structure needs due to growth that is taking place in Minot.

Your action plans needs to help the citizens that have already rebuilt their home. The majority of these people had to dig deep into their personal savings in order to rebuild their homes and stay in the City of Minot. Many of these people have lived in Minot for years and have been tax paying citizens.

The city of Minot needs to come up with another way to finance their infa-structure needs. There should have been a plan in place to handle growth within the city of Minot. This should not be done on the backs of the citizens whose homes were flooded in 2011.

I hope your present plan is rejected by HUD because it helps only a handful of citizens impacted by flooding and weighs heavily in the favor of the city of Minot.

33. Sent on 7/1/12 at 7:29 a.m.

name: Valerie Stadick
email: manstreetbooks@srt.com
address: 443 23rd St. NW
city: Minot
state: ND
zip: 58703
phone: 701-839-4050
comments: I was wondering if in the Minot Recovery Plan there were any stipulations/guidelines for Minot residency in acquiring aid for home loss during the flood. Also, I did not see anything referring to mobile home parks and/or any kind of assistance available for people who fell through the cracks and pulled their mobile home out of the flood and still, one year later, have no ability to find a lot to place their home. There was no FEMA assistance availabl

in this situation, nor was there any other assistance available. Is there any relocation assistance available through the Minot Recovery Plan for past Talbot's Trailer Court residents (families, with kids) to move and set up their trailer to a manufactured home park near Minot. Costs are at or close to \$10,000 for complete set up for a single mom with three kids. What assistance is available? If any? Thank you.

34. Sent on 7/1/12 at 9:05 p.m.

name: Scott Newcomb
email: snewcomb@min.midco.net
address: 109 18th St SW
city: Minot
state: ND
zip: 58701
phone: 833-2192

comments: I am disappointed that "flood recovery" consists of helping 60 homes maximum. People that are rebuilding their homes should receive more of the funds. How can we have flood recovery when the victims of the flood are becoming victims again - example \$3MM parking lot over helping people who are struggling to pay bills rebuilding their homes. The City needs to reconsider what they are doing.

35. Sent on 7/2/12 at 7:59 a.m.

name: James Olson
email: jdo@min.midco.net
city: Minot

comments: I believe a more concerted effort is needed to get CDBG funding to flood victims who have exhausted other sources of rebuilding help. I suppose this falls under the "unmet needs" category. Cindy Hemphill says that HUD doesn't make direct payments anymore to victims because of funding "leakage" but I would suggest there are ways to work around that by proposing a plan where the city would pay mortgage companies or other creditors directly to make sure the money goes where it will help with the recovery. Let's not fund private developers or use CDBG as a "slush fund" for city projects. Let's get a vast majority of the money to the people directly to give them some hope of recovering from this financial disaster. Then the city can go back and seek more funding for its projects, rather than funding those projects now and hoping for more funds later for unmet needs.

36. Sent on 7/2/12 at 9:56 a.m.

name: Heidi Kurtze
company: Artspace Projects, Inc.
email: heidi.kurtze@artspace.org
address: 250 N. Third Ave Suite 500
city: Minneapolis
state: MN
zip: 55401
phone: 612-819-6754

comments: Please direct \$350,000 of the funds set aside for rental housing in downtown Minot toward the Artspace Project for infrastructure and parking improvements. That project is

100% affordable housing and will be under construction in 2012 - as a catalyst to economic redevelopment in the downtown. Artspace has leveraged over 93% of its financing from outside of Minot and is ready to close! Thank you for your strong consideration.

Respectfully,
Heidi Kurtze

37. Sent on 7/2/12 at 10:46 a.m.

name: F. Bruce Walker
email: Bruce@coldwellbanker.com
address: 1415 10th St SW
city: Minot
state: ND
zip: 58701
phone: 7018394834

comments: This is a response to the CBDG monies available for the City of Minot:

1. I feel the \$350,000 needed by ArtSpace to complete their project is very important. This leverages many dollars necessary to complete this project and seems like a great way to provide affordable housing for the Community.

2. I question the large amount of dollars committed to developing housing in NE Minot. This does not appear to be the "right" location to develop at this time. The Nathan Smith property, which the City of Minot has already invested many dollars into infrastructure seems like a better location for current expansion. Also, NE has been developing into Industrial use, why change that until we know how much more demand there will be for Industrial in that area. I suggest the money be earmarked for affordable housing but not specific for the NE project at this time.

3. I would love to see downtown Minot develop but not sure the dollars committed for the parking ramp is the "right" thing to do at this time. Again do we need to provide specific projects at this time for all of the dollars?

4. Has the City of Minot advertised or Requested Proposals for utilizing CDBG funds? There certainly seems like there are many ways the money can be used but by advertising and getting a list of total projects would help for future planning and developing. It appears that the money available does not come close to the needs. I would guess others are saying that but what is the "real" total need?

5. Is there a spreadsheet with a plan and list of needs for housing for Minot? It seems to me it would be very helpful to have this so planning can continue long into the future.

6. Challenging times in Minot and thanks to all of the City Staff, etc to have worked so hard on getting Minot back on track!

38. Sent on 7/2/12 at 1:57 p.m.

name: Leo Duchsherer
email: ljadinc@srt.com
city: Minot
state: North Dakota
zip: 58701

comments: Why are there comments of repair to infrastructure/roads in the Minot area that have been neglected since I first received my drivers permit 46 years ago? Where have the taxes gone to do these repairs over the years? Who plans the bottlenecked roadways around

this city? Where is the planning for free flow of traffic as the city grows? Has anyone on the council and/or administration ever driven in another city or been outside the state of North Dakota? Wake up to your surroundings a bypass is what it is, merge when needed, drive the speed limit or get out of the way. Spend the money to keep the good citizens of Minot here, lastly, we DO NOT need the redirecting of our river again just better water management so use THAT money for the neglected street/road repairs like 6th street underpass which will be gone with the new greenway.

39. Sent on 7/2/12 at 2:15 p.m.

name: Jerry

company: Minot State University

email: jerry.stai@minotstateu.edu

comments: We need your help requesting that \$350,000 of the funds marked for downtown infrastructure improvements to help affordable housing, be directed toward the Artspace Minot project.

As you all know, we ran into significant cost issues with the parking lot site and we cannot close and start construction of this great project without a commitment of an additional \$350,000.

40. Sent on 7/2/12 at 2:19 p.m.

name: Brent Mattson

company: Bremer Bank

email: bjmattson@bremer.com

comments: I am very supportive of this project and ask for your support. We are in the final stages of being able to provide affordable housing.

Sent on 7/2/12 at 2:27 p.m.

name: Brent Mattson

company: Bremer Bank

email: bjmattson@bremer.com

comments: In reference to my previous comments, That was regarding the Artspace project

41. Sent on 7/2/12 at 2:45 p.m.

name: Denise Rubbelke

email: rubbelke@srt.com

comments: I feel that the intended use of the CDBG-DR funds is unfair to a number of families who are already back in their flooded homes. These families have taken out loans, dipped into retirement accounts, or found other ways in which to return to their homes. They wanted to get back in their homes as soon as they could and now they are being penalized. They will not receive any funds.

42. Sent on 7/2/12 at 4:38 p.m.

name: Linda Spence
email: lindaspence@srt.com
comments: The grant was given for low income people like myself who have no home at all due to the flood. You've taken my home of 9 years. I'm living day to day looking for any place to live. Please use the funds for the designated intent. We need a place to live. I'm speaking for others too. Stop ignoring the people you displaced.

43. Sent on 7/2/12 at 7:25 p.m.

name: Nancy Langseth
email: nancy.langseth@gmail.com
address: 1408 20 AVE Suite 10
city: Minot
state: ND
zip: 58701
phone: 701-721-1071
comments: Regarding the CDBG funds - I feel very strongly that those who have property to be bought for the flood protection plan approved by the City Council a few months ago should be a priority. The plan needs to be implemented as soon as possible and people whose property is sitting there waiting to be bought out should be able to get their money and move forward. I hope the city is not dragging its feet so that if we are in danger again - this could easily happen - look back on Minot's history of flooding - nothing has been done and the citizens are placed in jeopardy. The flood victims should be the priority not the city's lack of taking care of the infrastructure throughout the years.

44. Sent on 7/2/12 at 8:27 p.m.

name: Erin Zahm
email: Trajik003@yahoo.com
address: 24 7th st sw
city: Minot
state: ND
zip: 58701
phone: 701-720-7413
comments: The CDBG money should be given to those in the buyout plan for the flood protection plan before anything else. People need to move on with their lives and can't with rotting houses and no money to pay for them and no reason to fix them up.

45. Sent on 7/2/12 at 9:39 p.m.

name: Kim Clarkson
email: Kimberly.clarkson@minot.af.mil
address: 1411 69th st NW
city: Minot
state: Nd
zip: 58703
phone: 833-5425

comments: CONCERNING CDBG FUNDS, IT DOESN't SEEM RIGHT FOR THE MONEY TO BE SPENT ON THE 16TH ST. UNDERPASS, ESPECIALLY WHEN THE PROBLEM IS NOT A RESULT OF THE FLOOD. IT IS WRONG TO USE THE MONEY TO SUPPLEMENT A DEVELOPER/CONSTRUCTION CO. SO THEY WILL PRODUCE HOMES PRICED FOR LMI. THE PEOPLE WHO WILL BENEFIT THE MOST FROM IT WILL BE THE OUTSIDERS FLOCKING TO THE MINOT TO FIND WORK. WHY AREN'pT WE LOOKING FOR WAYS TO ENSURE FLOOD VICTIMS ARE THE ONES DIRECTLY RECEIVING THE FINANCIAL ASSISTANCE? YOU ARE GIVING THE MONEY TO DEVELOPERS, CONSULTANTS, OUT OF STATTERS, AND FUNDING PROJECTS FOR THE CITY THAT THE CITY SHOULD BE PAYING FOR. WE PAY THE OUTRAGEOUS PROPERTY TAXES AND SALES TAX TO THIS CITY AND THEN WE GET ABSOLUTELY NOTHING BACK IN THIS GREAT TIME OF NEED. YOU ARE USING THE MONEY TO FUND GROWTH CAUSED BY OIL COMPANIES AND THEY ARE GETTING OFF SCOTT FREE! IT IS AS IF YOU THINK DEDICATING THE MANDATORY DOLLARS TO LMI IS ALL YOU NEED TO DO FOR THE FLOOD VICTIMS WHEN YOU COULD

USE THE MONEY TO OFFSET SOME OF THE LOSS INCURRED BY THE FLOOD VICTIMS WHO DO NOT QUALIFY FOR LMI FUNDING. JUST BECAUSE WE DO NOT QUALIFY, DOESN'T MEAN WE DON'T NEED HELP TOO! I REALIZE THAT 1200 VICTIMS IS A SMALL PORTION OF MINOT'S POPULATION AND IT IS EASY TO FORGET THE VAST DEVASTATION ENDURED BY THOSE OF WHO ARE FLOOD VICTIMS. IT IS EASY TO GAIN NONVICTIMS APPROVAL TO USE THE MONEY TO BENEFIT THE CITY MORE THAN THE ACTUAL VICTIMS, BECAUSE PEOPLE GET GREEDY AS TIME GOES BY AND THEY FORGET ABOUT THE LOOSERS IN THE PRESENCE OF MONEY. ALL I ASK IS THAT YOU REGROUP, REFRESH YOUR MEMORY, AND STOP ASSUMING THAT VICTIMS WHO ARE NOT IN THE LMI CATEGORY ARE IN A POSITION TO AFFORD THE FINANCIAL DEVASTATION CAUSED BY THE FLOOD. DON'T GIVE THE FULL PREFLOOD VALUE TO THOSE WHO PAID NEXT TO NOTHING FOR FLOODED HOMES. GIVE THEM BACK WHAT THEY'VE PUT INTO THE HOUSE AND SAVE THOSE DOLLAES TO HELP THE ACTUAL VICTIMS. YOU NEED TO DO SOMETHING TO HELP US, AS TAX PAYERS, WE HAVE EARNED

AT LEAST THAT MUCH! DO THE RIGHT THING THIS TIME, HELP THE VICTIMS, NOT THE OUT OF TOWNERS. THANK YOU FOR YOUR TIME, KIM

46. Sent on 7/2/12 at 10:16 p.m.

name: Rodney Razo
email: Razor1309@hotmail.com
address: 1411 69th st NW
city: Minot
state: ND
zip: 58703

comments: Where does one begin on this plan. This city has a habit of developing a plan, before asking for input, then follows it's pre-determined plan anyway. After all, what do you really care. Minot population is 40 to 50K, and those flooded are around 4000+. That won't change an election outcome; good for you. I manage 100's of millions of tax payer funding per year at the federal level. I understand, stewardship, and prudence. But this plan does not target help for flood VICTUMS, at the level it should. This plan is designed to support Minot's anticipated growth. Helping 60 houses out of ~4000, are you serious. Our state delegation fought for the CDBG funding, its to bad these funds won't help the number of flood victims it should. Questions, why, I'll just get some ad hock response that supports the pre-determine

plan. Don't be selfish, modify the plan and help Minot's citizens to the fullest, not the "developers"

47. Sent on 7/2/12 at 10:22 p.m.

name: Kurt & Ellen Knutson
email: kesknutson@srt.com
address: 919 1st Ave SE
city: Minot
state: ND
zip: 58701

comments: We are very grateful to so many who have helped us to rebuild our flooded home and we have watched our neighborhood do the same, however, we see the struggles of everyone dealing with the rebuilding. Many of us are at a point in our lives that we did not anticipate taking on this type of financial burden but were left without much choice. If these funds are truly meant to help a community rebuild, then why not help the long time, hard working citizens of this community that were affected. Unless you've gone through this, you can't even imagine the excitement of getting extra money to help cut all the out of pocket costs. I would love to see each household that loves this community, their neighborhood and are loyal to Minot receive funds to help defray some "real" costs to them. Because my 92 year old mother can no longer afford to live in her own apartment, after her apartment flooded, she is now living with us. We have added another member to this household, yet we will never fall into the income category to receive any funds. We are the "lost in the middle" people that will continue to work hard and struggle to get back on track. My husband is a school custodian and I work at a financial institution. We pay our bills and have food on the table, but our lives will never be the same. Who is going to help the many of us that just "survive" in the middle class, never will be poverty but never will be able to peak above the middle.

48. Sent on 7/2/12 at 10:45 p.m.

name: Kim & Toni Cady
email: kimc@min.midco.net
address: 1101 15th Ave. S.E.
city: Minot
state: ND
zip: 58701
phone: 701 839-2270
comments: Dear Mayor Zimbelman:

I would like to thank all of the people who helped in securing the Federal CDBG \$\$\$ for Minot to help with the Flood damage of 2011.

Both my wife and I attended the public info meeting at City Hall on last Thursday Night June 27th, 2012.

While we have not had any property directly affected by the flood, we have several Friends and Family that were. Both my wife and I lived thru the 1969 Flood, have been residents of Minot for over 55 years, and were confident that Minot had taken the steps needed to avert another flood of that kind here in Minot. We were wrong!!

My wife and I support the following items in the Infrastructure and public facilities portion: Landfill Expansion, Master Lift Station, Control Lift, Roosevelt Lift, Walders Lift Station, 3rd Street Sewer System, Domestic Violence Shelter Infrastructure

We do not support --- Northern Sewer Project, Airport Lift Station, 6th Street SW underpass and storm Drain Improvement, Fire Station and Apparatus

My wife and I support the following under Homeowner Housing portion: Acquisition of Flooded Properties, Rehabilitation of Flooded Properties, Reconstruction of Flooded Properties

We do not support ----Northern Housing Development Infrastructure, Acquisition for Affordable Housing Development

My wife and I do not Support any of the Rental Housing portion of the plan: SE Tax Credit Rental units Infrastructure, Imagine Minot Downtown Development Parking Facility, Infrastructure Repairs Downtown

My Wife and I support all, of the Relocation portion of the Plan: Relocation Assistance for Displaced Tenants

My Wife and I Question the Costs associated with the Project Delivery: CDM Smith

We believe the bulk of the money needs to go to the individuals in the valley that were flooded. Infrastructure expansion and repairs need to be funded by other methods and not these grant monies directed toward disaster recovery for the people affected during this horrible flood. If we could develop a plan with out all of the Government Regulations, we believe most people would support the dispersal of most if not all of the funds along the lines that the Minot Area Community Foundation followed.

That being, that you have to have owned the home prior to the flood of 2011, you have to currently own that home, and you have to commit to rebuilding that home and continue to reside in that home in Minot for a set number of years. Those people should share equally in the dispersal of the money regardless of income limits under HUD.

These are our feelings on the dispersal of the Tax monies returned by the Federal Government under the CDBG funding.

Sincerely Yours
Kim & Toni Cady

49. Sent on 7/3/12 at 7:14 a.m.

name: Rod Engleson
email: rengleson@midco.net

comments: With Minots tax base expanding its hard to imagine that more consideration is not being given to the home owners who have been stuck with most of the cost of rebuilding their homes. The CDGB funds could help the average citizens whom are struggling with inflated prices on labor and building materials

50. Sent on 7/3/12 at 8:20 a.m.

name: Danny Schuler
email: danny@srt.com
address: 304 17th St SE
city: Minot
state: ND
zip: 58701
phone: 701-240-0537

comments: I am writing concerning the CDBG funds. I would like to know what the city plans on trying to do to help the people that started rebuilding last fall and are about done with thier home. It does not seem fair that we would be penalized for rebuilding to early and not waiting to find out what kind of money the city was going to get in the form of grants. I think the city has enough to worry about without having to hire contractors for home owners. There has got to be a way for them to help the individual home owner. If they can't help directly then pay the money towards thier SBA or BND loans. There has got to be some way they can help.

51. Sent on 7/3/12 at 8:43 a.m.

name: Monte Reiner
email: reiner@srt.com
address: 1707 10th ST SW
city: Minot
state: North Dakota
zip: 58701
phone: 701-839-8803

comments: I believe all agree the funding Minot is receiving does not begin to cover the damage from the flood of 2011. However, the funding should be targeted directly to damage from the flood, not subsidize wealthy developers and the "Old Boys Club" parking ramp in disgusting downtown Minot. Senator Conrad asked that these funds go to impacted homeowners. Not only have they lost their homes, but are paying inflated prices to repair them due to energy development. Rents are not up because of the flood, it's energy development. The disguise of affordable housing is a great catch phrase, but again energy development not the flood is the cause of these high housing costs. More dollars need to be directed to individuals not downtown businesses and developers. These folks got hit hard and our politicians have failed to this point to get them any relief compared to Grand Forks and Katrina. The incomes levels being considered for assistance are too low also as the cost of living in this Bakken region is much higher now than it was 5 years ago. Much more funding needs to go to individuals trying to make a go of it in Minot after their homes were heavily damaged by this flood. Other funding methods need to be found for 6th ST which should be a part of the flood channel being planned just on the north side of this hole that should be filled in forever with a drainage field from the flood protection project. Any funds spent for projects outside of direct flood damage is not a fair place to spend it.

52. Sent on 7/3/12 at 10:50 a.m.

name: debra ripplinger
email: deb_kip@midco.net

address: 1325 27th st se lot 1007

city: minot

state: north dakota

zip: 58701

phone: 7018392727

comments: we had a trailor house in holiday village we had a morgage still on it we would like to purchase a trailor so what can be done to get assistance for this since we dont have a house to renovate??

53. Sent on 7/3/12 at 11:56 a.m.

name: Rochelle Van Ryn

email: rr.vanrynn@sbcglobal.net

comments: It seems a shame that when there is so much need in the flood zone-the valley still looks like a war zone-that 37% or more of these much needed funds are being used for things outside of the flood zone but described as necessary to promote growth in the northwest part of town. This growth was going on prior to the flood and is only affordable to oil workers who have moved into the area. It does not make sense that a developer is going to come in up there and put 51% affordable housing units in an area populated with homes over \$200,000 and apartments over \$1,000.00/month. This while the valley sits desperate for help-traffic lights still not working, debris in the river, on the banks, and in yards. What improvements have been made so far have been made by the hard working people desperately trying to fix their homes. This money should be used to fix the need in the valley. Not, among other things, a parking garage downtown, not the 6th street underpass which has been on the city's agenda for years, and not a firestation on the northwest side of town. Those things are extraneous. My understanding is that these funds are designated by HUD to be used for major disaster recovery in the most impacted and distressed areas. Just because Minot requested and received waivers of all the HUD requirements for the use of these funds, doesn't mean that they should be used for things that might be nice to have, but do not fix the problem.

If there are still over 600 people in Virgil Workman Fema Trailer Court, how much help is it to buy 50 lots, repair 60 homes and rebuild 56 homes? It is wonderful if you are one of the lucky 164 possible recipients. What about the other 4,000 or so other affected families? Who knows when the 51% development will be completed? When FEMA has told people they need to be out by 12/24/12 (really, Christmas Eve?) where are all of these people supposed to go? I know that this money won't fix everything for everyone, but of the remaining 37%, much more should be assigned to directly impacting the flood area and those families.

54. Sent on 7/3/12 at 1:16 p.m.

name: Walter Piehl

company: Minot State University

email: walter.piehl@minotstateu.edu

address: 500 University Avenue West

city: Minot

state: ND

zip: 58707

phone: (701)858-3109

comments: RE: Minot ArtSpace Project

The Artspace project is the most important cultural building project in Minot's history. It will provide live/work apartments in downtown Minot and is a feature that additionally addresses Minot's housing shortage at this critical time.

Please support the additional funding to overcome unforeseen construction costs associated with the site of the project.

Thank you for your consideration of this deserving project.

55. Sent on 7/3/12 at 1:20 p.m.

name: Breezy Schmidt

company: Legal Services of North Dakota

email: bschmidt@legalassist.org

address: 20 1st St. SE Ste 201

city: Minot

state: ND

zip: 58703

phone: 852-4369

comments: My name is Breezy Schmidt and I am submitting this comment on behalf of Legal Services of North Dakota. I grew up in Minot and recently returned to work at Legal Services of North Dakota after graduating from law school. Thus, I would like to share my comments about the City's Action Plan from a personal perspective of my familiarity with the area and community and a professional perspective as an employee of Legal Services of North Dakota advocating to protect and advance the rights of low-income and elderly North Dakotans. The City of Minot plans to build a Northern Housing Development of which 51% of the single-family homes will be sold to LMI residents at "affordable" prices. The Action Plan does not clearly explain how the City's agreement to pay for the infrastructure on behalf of the developer will lower the price of the homes to an "affordable" cost and meet LMI national objective requirements. Similarly, the City failed to define "affordable" housing as required by 24 CFR 570.208(a)(3), which states a recipient shall adopt and make public its standards for determining "affordable rents." It is not clear if the City intends "affordable" to be defined by HUD's LMI table or a definition of its own choosing.

Either way, there are concerns about what procedures the City will implement to sell the homes as "affordable." A large portion of the City's residents fall within the 80% LMI category. However, the residents most in need of housing are the low and very low-income residents, including seniors, disabled, handicapped, homeless, and those residing in FEMA trailers. The City does not explain how many residents living in FEMA trailers or had homes damaged in the flood are low or very low-income residents. Common sense dictates that many or most of the residents residing in FEMA trailers are low or very-income residents because if they were not, they probably would not still be living in FEMA trailers. They would have taken out loans to repair their homes or moved into one of the newly built apartment complexes with high rental costs.

These low-income residents are the least likely to be able to buy an "affordable" home in the Northern Housing Development or any other housing project proposed by the City in the Action Plan. For instance, it is very unlikely a senior with a fixed income of \$800 per month would be able to "afford" to buy one of these homes. It is unrealistic to expect someone who lives on fixed income of \$800 and can barely afford basic necessities to pay a mortgage of 30% of his/her income or \$240 per month. In other words, the City has failed to appropriately ensure that activities under the LMI area benefit national objective will actually and adequately benefit low-income persons and will not benefit moderate income persons to the exclusion of LMI persons as required by law.

In the big picture, the City's Action Plan pertaining to affordable housing is grossly inadequate to provide basic housing for residents under 80% LMI. The "Imagine Minot" revitalization project to build a parking ramp downtown has been in the works for years as parking downtown is limited. The project is completely unrelated to the flood. Many parts of downtown Minot were not even flooded. Legal Services' office is located downtown by the river and I worked every day during the 2011 flood. The Action Plan states Minot's downtown needs much development, such as parking and revitalized and new retail stores. Also, the Action plan states 20% or 54 of the housing units would be for LMI residents. The Action Plan fails to account for the hundreds of LMI residents in need of housing. It is clear the underlying object of the "Imagine Minot" project is for parking and increased business, not housing for LMI residents. The project simply fails to meet any LMI national objective, certainly not the LMI area benefit.

Like the Northern Housing Development Project, the City's plan to provide infrastructure for 30 units of affordable housing in southeast Minot and to purchase 50 vacant lots to rebuild and sell affordable housing units to LMI families is an illusive attempt to satisfy the HUD requirements. Overall, the City's intentions, as gleaned from the Action Plan, do not support the CDBG-DR's overall objective to assist LMI individuals. Frankly, the Action Plan may be perceived by many as yet another example of the City's flagrant disregard for the needs of LMI residents in Minot.

In addition, the City plans to utilize CDBG-DR funds for economic growth and revitalization. The City attempts to tie its economic development plans such as "Imagine Minot" and the 6th Street underpass projects into economic impacts caused by the flood as required by HUD. However, the City conveniently omits the fact that Minot is currently experiencing incredible economic growth. North Dakota is in the midst of an oil boom in which economic growth is unprecedented. There are many new businesses in town and many job opportunities available. The main problem associated with current economic growth in Minot is the lack of housing, which causes many job positions to remain unfilled. Minot is not short on economic growth or opportunity, it is short on housing to fulfill the economic growth and opportunity already here. Thus, the City's attempts to tie the above-mentioned projects into the CDBG-DR Action Plan is a guise to fund projects the City has been planning long before the flood occurred and to direct attention away from the elephant in the room - much needed LMI housing in Minot.

The City recites many sources of funds to assist in economic development. Specifically, the Action Plan includes the Renaissance Zone and Minot Area Development Corporation as sources of funds. However, the Minot Area Development Corporation and Magic Fund are used as incentives to attract out-of-state businesses to bring their businesses to North Dakota. In fact, they are unrelated to the flood and not a source of funding the City will actually utilize to assist residents of Minot affected by the flood.

Moreover, section three of the Action Plan pertaining to emergency shelter and transitional housing needs of homeless individuals and families, actions to prevent homelessness, actions for transitional housing, and actions to protect residents with special needs appears to be an attempt to include LMI in the Action plan; however, it is all smoke and mirrors. Specifically, the section pertaining to an emergency shelter and transitional housing needs of homeless individuals and families was a surprise to those in the community who have unsuccessfully pushed the City to address homelessness for years. The City includes the North Dakota Coalition for Homeless People in the Action plan as a "partner" in reducing homelessness; however, the President of the coalition was not even aware the coalition was included in the Action plan.

The City accurately explains there are several programs, mostly non-profits and religious organizations, that assist the homeless. Those organizations work individually to provide services funded by donations. Conveniently, the Action Plan glosses over the fact there is NOT a homeless shelter in Minot. On its face, the Action Plan may make it appear the

City will work with and currently works with many community organizations to prevent homelessness and provide shelter for the homeless; however, that is simply not the case.

The City is not really involved with these organizations. For example, the City has consistently refused the Homeless Coalition's request to provide funding to open a homeless shelter for many years. Generally, churches or other organizations do not allow homeless individuals to stay overnight. Another example is Legal Services of North Dakota, a non-profit organization funded to assist low-income individuals (<125% of poverty) with legal issues. Legal Services' federal funding has been decreased by nearly 20% in the last two years while the needs of low-income individuals have increased. In fact, housing issues have increased by 60%. Even so, Legal Services has not been contacted by the City regarding the CDBG-DR grant. Moreover, Legal Services of North Dakota does not receive any support from the City to assist low-income residents with housing issues. The organizations listed in the Action Plan rely mostly on donations and are hanging on by a thread to continue to provide services. The Action Plan fails to acknowledge that these organizations are in desperate need of funds to provide for the increased need for food, shelter, and basic necessities of individuals in Minot.

Furthermore, the City alleges, in one short paragraph, it will design programs with the CDBG-DR funds to make housing affordable to homeless persons who are transitioning into permanent housing, but provides no plan on how it will implement such a plan. It is not realistic nor feasible to take a homeless person off the street or a very low-income resident in a FEMA trailer and place them in permanent housing with rent or a mortgage to pay. Homelessness is a complex problem stemming from poverty, health issues, and unaffordable and unavailable housing. Low income, elderly, physically and mentally disabled or handicapped, and ill individuals are at increased risk to becoming homeless. In fact, one national study cited by the City of Manchester in its 10 Year Plan to End Homelessness found that 46% of homeless individuals reported chronic physical conditions. The City of Minot needs to implement emergency and transitional housing to promote stability and self-sufficiency into the Action Plan.

The community organizations listed are not a replacement for the City's responsibility to assist its residents. All of the organizations listed will continue the same battle to provide services as they did before the flood. Now, organizations are grossly overburdened and are struggling to survive. It is necessary for the City to allocate funding for a homeless shelter and housing that will meet the needs of the homeless, low, and very low-income residents of Minot.

Sent on 7/3/12 at 1:43 p.m.

56. name: Brian Reile
email: blr1729@hotmail.com
address: 1112 2nd ave sw
city: Minot
state: ND
zip: 58701
phone: 701 721-8495

comments: Money from cbdg funds should not be used to fix infrastructue that was not affected by the flood-6th st under pass. Why not buy Virgal Workman site from federal govt and use for low income housing. Don't muddy the waters by buying vacant lots and flooded homes. Let the market work. These lots and homes will be bought up by private interests. Don't subsidize development on north hill by paying for sewer and water with these funds.

57. Sent on 7/3/12 at 2:49 p.m.

name: lee

email: kenlee36@min.midco.net

comments: the city and county should use the CDBG money to help all flooded households instead of using it for the repair of the 16th street bridge underpass, to invest with developers for low income housing, to buy flooded lots for low income housing construction, and to help fund downtown parking garages. The money was meant to help those who flooded, not the population growth caused by the oil boom!

58. Sent on 7/3/12 at 2:57 p.m.

name: WILLIAM JAMES

email: PASPOTE2@SRT.COM

comments: The city and county should use the CDBG money to help all flooded households instead of using it for the repair of the 16th street bridge underpass, to invest with developers for low income housing, to buy flooded lots for low income housing construction, and to help fund downtown parking garages. The money was meant to help those who flooded, not the population growth caused by the oil boom!

59. Sent on 7/3/12 at 3:02 p.m.

name: Dennis Lundy

email: dennis_lundy2000@yahoo.com

comments: I believe those of us that lost our mobile homes in the flood should also be granted some of these funds. We had to replace our home just like others are having to rebuild theirs. We purchased a new mobile home so we could continue to live in Minot. Had we not been able to do that we would have had to move elsewhere. We have had to take out 2 different loans to be able to continue to live in Minot. We have not received help from any of the donations that have poured into the Minot community. Not sure where all of the \$6 million that was raised through donations went to but we didn't see a penny of that as we didn't have a "house". We did have a mobile home that was 11 years old and it was our "home". It just seems like mobile home owners are being discriminated against because these homes aren't permanent. Like everyone in the city of Minot, we didn't ask for this devastation and \$28,000 from FEMA sure didn't cover the damage.

60. (letter received on 7/3/12)

RE:CDBG-DR Action Plan

Dear City Leaders:

Thank you for allowing the residents of Minot to comment on the above plan.

I attended and spoke at the June 28, 2012 public hearing. Please let me reiterate several comments made by some of us affected flood victim residents:

1. Rebuilding: Disappointment was heard loud and clear regarding those who have already rebuilt and will not get reimbursed. It is understood that this is a federal grant and guidelines need to be

followed, however, some redirection needs to be taken. In the early spring of this year, and still now, residents are being "patted on their backs" for the near 50% of them being back in their homes. It is hard to feel good about all the hard work, costs and efforts when it seems as though one gets a monetary penalty for their efforts. The City is waiting for FEMA to pay for street light repair and for the State to pay for dike repair. Some residents were waiting for this grant to get started on their homes since it was announced in February. If more money comes available, it will come too late, as the trailers are scheduled to be taken in December and rebuilding an average home is taking up to 7 months for completion. The chance of the trailers staying is too big of a risk to take when you have not another place to move your family into in winter. Will the new possible grants have this same stipulation of non-reimbursement? (Our ND Legislators don't meet until January.) Another question is will the owner have to hire a contractor to do all the work in their home? Some are capable, willing and want to do their own work or hire their own outside help. This guideline puts many homeowners in an awkward position, as well as on another waiting list.

2. Advice: We have been fortunate to be able to receive monies and other compensations from the local volunteer services and outside services such as RAFT, LDS and SVR. Much can be learned from these organizations. This plan request 1.4M, 3.38M and 4.3M to into planning, consulting and implementing costs for a total of \$9.8 Million. This seems high compared to the \$18.3 Million going directly to only a small percent of the 11,000 evacuated residents.

3. Non-Flood related spending: Spending on projects not flood related is astonishing! The grant if for D - disaster related costs. I agree with the comment that the Administration costs are too high, and the question as to why a consulting firm is already in place, prior to approval. On another related issue, contractors should, and always have, paid their own costs in development. These developer costs should not be paid for with this grant. The housing crunch to this magnitude is not flood related, it is due to the growth of Minot. The new developments should not be associated with the flood grant money. A downtown parking facility (downtown for that matter) was not flooded, therefore a parking ramp is not an option. Nor are several other projects listed: 6th street underpass has flooded for years, it needs to be addressed, but not with this grant as well as landfill expansion. The landfill space is another Minot growth problem.

4. Low income housing: Affordable housing and rent is only that for so many years. Then the costs for the housing increases. How is affordable housing accessible? Who regulates pricing? How are the income requirements determined? ... so many questions go into this. The low- income housing should be the same ratio as the ones lost in the flood. More than 500 units are being proposed. Middle income homeowners and renters also lost homes and rentals. How are they going to be able to find affordable housing when new construction does not include their price ranges?... so many more questions.. Although, I don't understand why, since Minot has record high salaries and unemployment is almost eliminated, but the housing crunch for low income range seem immediate, so why wait for new residential developments? Could a possible solution in low income house be in the City purchasing existing housing and making it low income districts.

5. Numbers: Homes in one-fourth of the valley were damaged. 116 homes (56 reconstruction, 60 repairs) will get 11.82M of the grant money, and 7.3M will go to purchase 50 vacant lots. The math on this amount does not seem fair. \$102,000 averaged for each the homes and another \$146,000 for each lot. I know these numbers were disputed by Ms. Hempill, but the number of proposed houses getting assistance, is a small fraction of what really needs to be done to help Minot recover.

Again the total spent directly to the victims, is an astonishing low percent of the \$67.5M in funds given for recovery.

In short, we do not have time to wait for another possible grant, or whatever the January, 2013 legislators will decide to do. Another "loan" is out of the question, as the grant money you have available would be sufficient, if only you could figure out a way to actually give it to the ones who need it ...now.

Thank you again for allowing me to share my thoughts. Connie Samuelson
226 Souris Drive
Minot, ND 58701
701-852-5773

61. (comment card received on 7/3/12)

Peter Schieferdecker
#18 24th St. SW
Minot
839-4458, afpete@gmail.com

What is going on in our city? Talk of investigations of fraud, corruption, hush money/kickbacks, even mentioning of the Mafia! Why are funds meant for flood victims syphoned, redirected (subsidies?) toward development, new construction, infrastructure? Why do we contract consultants for the most common municipal activities/responsibilities? How have people from previous city positions, unable in 2011 to predict, prevent, control the flood suddenly become well paid experts while working for the private sector? Why did the mayor during the June 28 Public Hearing on the proposed Action Plan seem so bored?

There are a lot of people for which the 2011 disaster was and continues to be an almost welcome occurrence. So was that proverbial goose that laid the golden egg(S)!!

62. Sent on 7/3/12 at 3:33 p.m.

name: Connie Samuelson

email: cssam@srt.com

comments: City Leaders:

Once again, I write to you. Thanks!

My opinions, suggestions, comments and disagreements have been made by me on several issues, but I have had time to review several comments from others and I would like to give a bit more input. Again, thank you.

Mobile homes: Although some mobile home park residents paid lot rent during the evac and rebuilding stages, homeowners continued to pay mortgages, property insurance, property taxes and incurred utility expenses during that same time, and even still do, in houses deemed currently unlivable. Therefore, the fuss by owners of mobile homes over lack of compensation from FEMA and the City seem unwarranted. Dollar for dollar and percentage wise, the owners of the homes lost a lot more financially than those living in 10K to 30K mobile

homes, some received the max from FEMA for damages. I haven't found a homeowner that received the same percentage of loss with FEMA reimbursement. If a mobile home park is developed through this grant, due to the increases in lot rent, it would be prudent that lots be available for purchase at a nominal price and not have the owners of the mobile homes at the mercy of the park owners.

Fix the streets: In addition, the streets of Minot suffered severely during the flood. A portion of the funds could go to some types of street repairs, as that would be considered "flood related".

Well, my time is up. Thanks again... Good Luck!

63. Sent on 7/3/12 at 3:48 p.m.

name: Shane Grondahl
email: slgrondahl@min.midco.net
address: 5171 2th St SW
city: Minot
state: ND
zip: 58701
phone: 701-721-5798

comments: The plan for the CBG money is horrible!!!! As far as I can see if you are a middle income taxpayer you are not getting any help at all. That is despicable. We are the ones who have been building this city with our tax dollars. This money should be used to reimburse all of the homeowners who are rebuilding their homes, not just residents who make under \$40,000. If under the federal guidelines you have to use 65% for low income then the other 35% should go directly to assist residents who are rebuilding or have rebuilt and who earn over \$40,000. This money should NOT be used for new developers or infrastructure, including the 6th street underpass which my tax dollars should have went towards many years ago. All of this is a kick in the face to those of us who have done nothing wrong but pay our taxes and in return been lied to and left out to dry by our government who was supposed to protect us.

64. Sent on 7/3/12 at 4:04 p.m.

name: F. Bruce Walker
email: Bruce@coldwellbanker.com
address: 1415 10th St SW
city: Minot
state: ND
zip: 58701
phone: 7018394834

comments: CDBG funds are a wonderful way for our Community to develop for the long term stability of affordable housing for Minot. One idea to get the maximum return on the CDBG funds would be to loan the dollars to developers at a 0% or 1% rate. So instead of giving them one time they could be utilized for future development as the dollars were paid back over a certain term of the loan.

An example may be, developers invest 40% or 50% and the CDBG funds finance the balance. This concept could be a very attractive method for solid investors to invest in the future of Minot.

65. Sent on 7/3/12 at 4:55 p.m.

name: audrey collins
email: acollins@srt.com
address: 4644 wendy way
city: minot
state: nd
zip: 58701
phone: 701-500-1838

comments: How will the 50 vacant lots be chosen? I have a vacant lot and wonder if I am on this list or if not, how do I get on it? I am very interested in this portion of the plan and await to hear your response. Thank you

66. Sent on 7/3/12 at 9:03 p.m.

name: sara mitchell
email: mitchells@srt.com
address: 2616 1st ave sw
city: minot
state: nd
zip: 58701

comments: I would like to comment on the CDBG grants for home owners. I dont believe it is fair to those of us that took the initiative to start work on our homes right away. We ran thru our savings, FEMA money & took a loan out from our bank. I'm not looking for a "blank" check. But I am not looking to be penalized because I was lucky enough or determined enough to rebuild my home when I had the opportunity. If you are paying contractors for work, why can't you pay my bank for the loan I had to take out to pay my contractors and buy materials.

Thank You

67. Sent on 7/3/12 at 11:21 p.m.

name: JUDY STEEVES
email: judysteeves@hotmail.com
address: 620 4th ave NW
city: MINOT
state: ND
zip: 58703
phone: 7015785822

comments: why is there no funds available to people whose homes have been destroyed (condemed) and do not have the option to rebuild. It is really hard to see your home, the foundation and structure both destroyed while you watch others rebuild. While there is no option for drywall, or receiving any funds. I believe with the newest funds available to minot there should be a portion available to property owners with no home

68. Sent on 7/4/12 at 12:26 a.m.

Form : [FloodForm]
registered at 2012-07-04 12:26:15

Name : Kim Pross

Email : kjgross@email.com

Question Category : Support/Assistance

Question : Where can I submit a request for CDBG funds to be spent for affordable housing for those who rent?

IP Address : 165.234.159.252

Article ID : 135

Public Hearing Transcript – June 28, 2012

1. Gary Panasuk, 208 13th SW. Took out over \$100K in loans to repair home; will this program take over some of the bills? Per Cindy, No, has no unmet needs, per Cindy he doesn't qualify CDBG does not allow re-imbursement. Expense already incurred. If he has unmet needs he may become eligible. Says he's been a contractor for 38 years, this Northwest/Northern sewer project; developer should provide his own sewer water and streets. Money should not be taken out of CDBG funds and help developers, are you guys getting kick backs. 6th street underpass should be done with taxes. His street was plowed one time last winter; it was nothing but a skating rink. City doesn't do anything with taxes.
2. Shirley Dykshoorn - Works with Lutheran Disaster Response, a non-profit working in conjunction with a lot of different ecumenical agency efforts through Hope Village. She says they are rebuilding homes in the valley and she has a couple things she encourages as the city goes forward with the development of the block grant. She knows there is non-profit developer interested in building scattered site affordable homes. There is non-profit interest in rebuilding more homes in working in conjunction with other developers to get the work done. We do need affordable Rehab development funds, 60 homes is a small number relative to the need in that community. I do also encourage you to look at your case management process they already have a RAFT (Recourses Agencies Flood Team) system for case management that has been developed for vulnerable citizens. She would encourage the City to make sure that citizens aren't re-victimized in they have already gone through RAFT, that we do whatever we can to coordinate the case management process for home owners. We are already doing some work with the other funding streams that have come into play to help people in the valley rebuild and retain. She is working with RAFT and she encourages us to not duplicate that effort. Also urges us to use the plan the housing committee had done some work on a while ago and look at some of those ideas and make sure that the affordable housing development leverage as much as possible the other efforts that are working in the community on rehabilitation of properties. The only other concern she has is the first come/first serve on the rehab efforts. If there is a way to look at prioritization of a more vulnerable population, she would encourage us to do so.
3. Mr. Stacey Burkle, 625 15th St. SE Lot 96. He is curious about funding going on right now. Is it similar to the Magic Fund? For those of us that live in mobile home/modular home, are we getting nothing? Or is it going to actually help some of us that did own our home in the

parks? It was the Minot Community Foundation. Cindy: they are going to make some apartments available and hopefully be able to make some low to moderate income homes available for people to be able to purchase. Right now the plan does not provide any assistance to go out and buy a new a new modular home, no.

Mr. Burkle: So those of us that own mobile homes and modular homes are kicked to the curb. He is in a FEMA home and believes that December 24th is the date to be out, coming into crunch time. As everyone knows there is no place for them to go; there is nothing around that a lot of us can afford. What do we do and where do we go? Who's going to help us out and take care of us or at least try to assist us? Cindy: I can't speak for FEMA but she knows they have been in their offices and are concerned also about what is going to happen. From the understanding she has, they want to encourage everyone to find permanent housing which we can all respect, but not aware that they will forcefully kick any one out of the homes if they have nowhere else to go. They have a new individual on board named Daniel Alexander that was into her office just yesterday (June 27th). Cindy gave him a couple of ideas, she knows of a developer who is trying to start a new mobile home park and she suggested that he go and talk to him and work with him because it would be out in the general facility where the Virgil Workman's Village is located. She did not know if we could get something worked out in that method. She said with the vacant lots the City hopes to purchase, they will build housing and it will be available to be purchased by someone as you. You may be able to purchase a home if you meet the affordable home criteria that we have to establish with the HUD regulations. Mr. Burkley: Okay will this be before the December 24th deadline? Or when does the information actually come out there on who will or who won't? Cindy: Well, first we have to find willing sellers and that type of thing. She does not want to give any false hope but she doesn't believe they will not be able to have any homes constructed before winter. It will be hard for us to do that. But certainly something the City will work towards.

4. Pastor Debra Ball-Kilbourne, Case Management/RAFT, Faith United Methodist Church She first thanks everyone for spending endless hours on this and for their leadership in the community. She has worked 11 floods and 4 tornadoes in this state, she has worked for 15 years with case management and the RAFT program is used in South Dakota as well. It has been proven and we have presented many times in the national VOAD (Voluntary Organizations Active in Disaster) and have served as vice-president for VOAD. So she has worked with this grant money many times, in many different communities. She has lived in Jamestown and Fargo and has lost part of her parsonages twice due to floods so she very well versed in this grant money. What she sees here is an attempt to provide affordable housing and kudos to you for doing that. As I work with our cases and our applicants, I hear their stories. I think what you have done is commendable, but here is my concern. My concern is that it is overly invested in administrative costs. That is a concern to her. It's a concern when she sees her church administration go high. It's a concern when I work with a 4 star program called UMCOR, United Methodist Committee on Relief, which receives that 4 stars because it does not spend in administrative costs and it receives that as an independent rating from charitable organizations for 15 years now worldwide. I think your administrative costs are really out of whack. And that is a concern to me. It is also

concerning that you have presented this project, asked for our feedback but you have already moved into an office the group that is going to be overseeing this. And I think that says something. I know that you have to move quickly, I know that you felt it was important but you already have somebody that has moved into the office that is going to be overseeing this and I think that tells something to our community. And maybe I am out of line on that. I see that you feel that is. But that is a concern. So on one end I do commend you for your efforts but secondly I do think the administrative costs are very very difficult for me to feel good about. I do feel that some of the things that you have in this program could be taken care of with taxes and other communities' funds. So I have some concern there as well. Finally, my other concern is that if we re-victimize our victims by asking for this same paper work all over again and that is a second concern for me. In our files we have many of the things you are going to be asking for them and from them. Their verifications' have been good and adequate. And having worked with this program before you are going to be asking for the same things we already have in our files.

Mark: Pastor Debra, he knows the City has addressed, or have spoken with a hand full of individuals about making sure that we don't re-victimize and have them have to duplicate that paperwork. We have already said that your group and some of the other groups will help so people will only have to sign an authorization form, requesting that we share paperwork. And therefore they don't have to go through process after process. So that has been addressed.

Cindy introduces Deb Siefert and Mike Doris from CDM Smith, the consultants procured to administer part of the CDBG Disaster program for the City of Minot.

5. Dan Meschke, 827 2nd Ave. NW. He said he is a little confused. Mr. Mayor, the last time I spoke to you was over at the auditorium and your last big meeting. At that time, I had told you that I couldn't even get my garbage picked up in front of my house and your words to me was "you started working on your house to late". Now today I am here trying to get this money from my house and I can't get it because I'm almost done with my house and now you are telling me I don't qualify because I started to soon. You guys have to decide how people are supposed to get this money. This is just stupid because we wait for you to decide what you are going to do with this flood money plan and all this stuff. Some of us didn't wait, we went in and worked on our homes and now I can't get reimbursed. That's not right; we shouldn't be penalized for that. We should be able to get money back. Anybody that has an address in this town that says they lived in a flood area should be able to walk in the City's finance office and get the money. There should be nobody who shouldn't be able to get this money. Because all the money that you spending is for infrastructure and you can get infrastructure money from the federal government. You don't need to take our money. We need our money for our homes First I started to late now I come in here and I started too soon! So which is it Mr. Mayor "did I start to late or did I start to soon?"

6. Connie Philipenko, Souris Valley Long Term Recovery Director, I am actually overseeing a \$3.5M grant we received from the State, and I have worked with HUD. Probably shouldn't be answering his question but I know what bind you guys are caught in. I know this money is for

certain areas and it is different from the state money, so it's a difficult spot for everybody to be in. But I know that money can't be used to pay back people because it is HUD regulations. I am sure if you guys had the opportunity to give them the money you would. But you can't. So I am speaking for them, not sticking up for them guys, so don't get me from the back...hehe. But the areas that I have seen along with the grant that we have, we have allowed reimbursements for people to come back in and bring in their receipts and that is working well. The area that I see with the really tough situation is for people that have modular homes like this young man, (Mr. Burkely) and mobile homes. Many of those people wanted to get their homes out before the flood but couldn't find anyone to pull it out so they were stuck. So they lost their home completely and now are living in FEMA trailers because they have no place to go. Now when they go to purchase a home to be able to come back in to the City, they have to be able to have a 2006 or newer and the lot rent I am guessing to live there is going up every day. So I don't know what can be done about that but is there a possibility for someone to build a mobile home park that would be affordable rent. Where every day it doesn't go from \$275 to \$350/\$400 and where it could go up forever. If you have a mobile home and that is all you have, it could end up being \$500 a month, now if you have a payment on that home, you have to have insurance, flood insurance you could pay more than most people are paying for \$250K homes. So I am suggesting those might be some areas. And along with Lutheran Disaster we also work with Hope Village. They do have volunteers coming in from across the country and if we could use some of those in the building process that might be beneficial to save a lot of money. Just some suggestions. Thank you...

7. Sherry Skeezs, from Burlington, she lives there on the river, she lost her home, three out buildings, and a little grain shed. Her husband will be 70 years old next week; he goes there every day by 9am stays still 6pm. Except on Sunday when they go to church. She has a couple questions. One of my concerns is the acquisition of flooded properties; there have been rumors that people bought property after the flood and now are going to receive money for that home. That doesn't make any sense to me. This money should be for the flood victims only. Not for people purchasing property. Her second concern, on River Road where she lives across from the small trailer park, it probably holds 28 trailers. 17 of their decks are in my yard. And we had to move them out ourselves because we never got a bit of help from the trailer park owner. That trailer park received over \$425K worth of infrastructure from FEMA. FEMA then went ahead and brought trailers in for people to live. The trailers are now being pulled out and people who used to live there called and are wanting to put new trailers in the park and they are being told no personal trailers are going in that park. He is going to fill them with their own trailers and rent them out. So we all know what is going to happen there. That is like this affordable housing that you are talking about. Do you have any guarantee that that housing is going to be affordable for these people? And for how long? Trailers are homes to people, not just houses on wheels. That is what they can afford and they should be treated with dignity. I don't live in a trailer but I do now because I have a FEMA trailer and I am very thankful for that. Helping low income people get help for their homes I have no problems about that at all. Probably if they were low income they had smaller homes, my damage is over \$400K, I am going to be 70 and you know I will never live long enough to pay it off. So something is wrong with this system. Thank you very much.

8. Mrs. Leonarda Schieferdecker, 18 24th St. SW. We were stupid too, we rebuilt our house, we got mortgages and we did whatever. Silly us. Because now you know we are really at the bottom of the list here. Nobody seems to care. I do have a couple questions. Where do these people come from CB Smiths (CDM Smith)? Whoever heard of them, where did they come from, who appointed them and how much are they getting paid? Cindy: We did a Request for Proposals in accordance with federal procurement regulations. Where was this published? It was published in the Minot Daily News and it was published nationally because we wanted to get the best firm that we could that had experience with disaster recovery to try to insure that we got the help that we the City of Minot needs and that the residents of the City need. They are getting a bundle of money, aren't they? We addressed the funds that they are getting - part of the administrative costs and some of the project delivery costs. The other question is why no reimbursement for any of us that has already done all this work and spent all this money? This is a shame, you wanted us to do something, my husband is 76, he's older than yours Sherry. He's 76 years old; he looks like an old man right now. He is so worn out from doing this, it's not fair, and somebody needs to get on it. We do appreciate the help from FEMA. We got tortured by SBA for getting a loan. I mean tortured!! Bank of North Dakota tortured us. We have banked at First Western Bank since we have been in Minot since 1978 and they treated us like we were just nothing really. Putting us through this and the poor girl that worked with us was so wonderful and she did her utmost to help us and to get it to go through. I have a husband that was in the air force, we have records that, I can't tell you the records we have...and he went to get money. One person thanked him, the one from the Magic Fund I guess or whatever it was and she said you are the only person I've seen that comes in and has everything organized. But he spent his whole life doing it, he doesn't even sleep anymore, he's up doing paperwork. This is nuts. Let's get something done and this 6th St. underpass...that's a big joke. You people should have fixed that a long time ago and because some stupid people cannot see flashing lights and they go in that thing every time it rains. Charge them a thousand dollars every time they do it and that will stop. That should have been fixed a long time ago, there's no question in my mind. And then what kind of a price is this \$146K you are going to give for all these empty lots because you have designated \$7.3 M to lots. Each person, you only have so many lots, 50 lots, so each person is going to get \$146K, WOW, and you can have my lot. I'll sell you my lot right now. Somebody needs to get together, I'm sorry, there's too many. What about all this affordable housing? Why are we not mentioning names? Something affordable, who's building it, IRET? IRET owns this town right now. And if it's not IRET it is some oil company coming in to build the homes. Nothing is published about who's building all these affordable housing and who it is going to go to? Cindy: lots of comments and questions so I will try to address as many as I can recall and make sure I address them correctly. We are not paying anybody \$144K for a vacant lot. Those individuals probably lost their homes because they were demolished and that type of thing. And so it will be on an individual by individual basis considering what size of home and that type of thing. It's not just a flat; we are going to give you \$144K. That is not the intent. We have to look at what type of home was there before hand and the pre-flood assessed value was and different things like that. And one more thing, for someone who has already demolished her home because she had no choice, born and raised in that house, lived in it for a million years, hehe, so to speak,

and she had to pay for it herself, and now she is sitting with an empty lot, doesn't know what's going on, doesn't know if she can do anything with this lot but she's not going to get paid for demolishing it? Why shouldn't she be able to be paid if you are going to demolish other houses? Will you pay her? Cindy: If I come in and buy her lot there's a potential that I could potentially provide her enough funds that would cover the costs of her demolition. But no I am not going to just go pay her demolition bill, no. What about the housing? All these investors or whatever? Everything is super secret in Minot, unless you know somebody. And if you know somebody you might hear something. Cindy: I'll tell you as much information as I know, because I am an open book. The thing is first we have to find lots that will be available. We have to then purchase them. Having a willing buyer/ a willing seller. We will do is request for proposals and the criteria for that developer will be that he has to build affordable homes. That home will be put up for sale; people will have to meet income requirements to be able to purchase that home. And it will be intended for a low to moderate income family to be able to purchase that home and it will be built at a cost that they can afford to build it. We don't have anybody selected to do that we will do our requests for proposals, we'll follow the federal procurement regulations and it will be all published and it will be public information. To my knowledge IRET is not involved in it, we are working with a private investor his name is Greg Johnson and I don't know if he is going to bring additional individuals in to help him with that development or not. I do not know, we're just starting to work through the plans, he is working on the layout of the properties and that type of thing. To my knowledge IRET is not involved in anything we are doing. Thank you.

9. Breezy Schmidt, Legal Services of North Dakota; First of all I'd like to say that Legal Services here in North Dakota are more than happy to assist in any way they possibly can as far as with fair housing, and any legal services associated there with. I would also like to briefly talk about the overall goal and my concerns associated with that. First of all the main goal of the community development block grant for disaster recovery is to benefit low to moderate income people in communities that have experienced a disaster. And of these three goals that are listed the low to moderate income category is the most commonly used. The urgent need category has been rarely used to quote HUD. They have said that it is rarely used. However, in reviewing the Action Plan created by Minot, the urgent need category is used much more than the other two categories. I believe more than 10 times in all the projects. Thus I'm concerned that the Action Plan doesn't adequately provide for the low to moderate income residents in Minot. In addition the urgent need category states that is has to be for serious and immediate threats to the health and welfare to the residents and I am concerned that some of these urgent need categories don't adequately meet that definition that you have put in the Action Plan. Also, next concern more specifically is with the Northern Housing Development, I am concerned about the housing definition of affordable, it's much too vague. How are you going to know that low to moderate income individuals are going to be able to afford this housing? For this project you did not list the 80% specifically, so I am wondering at what income levels you are referring to. And if you are referring to the 80% and less then how are you going to ensure that the very low income are able to afford this housing, including seniors, the disabled, and current homeless individuals. Also, the plan is very good in acknowledging the homelessness issue in Minot; however it skips over the crucial step of transitional and

emergency housing in Minot. Homeless individuals are not going to be able to pay even an affordable rate for housing. Very low income and low income are not accounted for in this plan. In addition in reviewing the plan, it fails to calculate for the required 51% of the low to moderate income within the area. I did not see a calculation for that what so ever, so how do you know that the areas where you have insured that it is low to moderate income is actually low to moderate income. Therefore the needs to low to moderate income individuals in this town may not even be met by the current plan in place. Also I would like to encourage you to expand the limited clientele area to include a homeless shelter or transitional housing for individuals' including seniors, disabled and actually homeless people on the streets currently. I applaud your effort for the domestic violence shelter with limited clientele; however that only services women and children who have suffered from domestic violence so a lot of other people are left out. I really appreciate all your hard work, thank you very much.

10. Scott Colp, 614 Forest Road, right down here by the water treatment plant, my question is the houses that were addressed initially for the acquisition process. The ones that were right on the river, the second flood print that was approved I believe at the end of February, the attorneys said these houses could possibly get bought out if we have the money. Right now they say we would like to buy out your homes but we have no money. The money that is being allocated to today or now is that for just the houses along the river or the houses that are underneath the flood prints of the new dyke system? Cindy: Are you talking about the \$6M that is being allocated for acquisition? Correct. Cindy: Okay that is for the ones that were initially identified and like I said we have been working on them since December, this is not a new identification of additional homes at this point. Gentlemen: okay, everybody that is under the new plan or the dyke, they are still in limbo. Cindy: we have not moved forward with that. I don't have a funding source at this point to move forward with acquiring any additional homes then what we have already identified. Thank you.
11. Terri Aldrich, 1528 20th Ave NW in Minot, and I'm here to speak on the issue of the rental housing and in particular the Imagine Minot downtown development parking facility. Looking and listening to some of the comments this evening regarding low to moderate income housing and knowing that there is a non-profit developer who has already purchased space in the downtown and just recently received \$800K grant to pull together all of the financing that is necessary to complete that and it would be the first new construction in downtown Minot that will provide housing for low to moderate income. They are short, I believe, \$300K dollars due to the lot, there were things that needed to be done because of the way the old hotel had been pulled down. So some of those CDBG funds could benefit that project that is ready to go that would provide low to moderate income housing in the downtown area rather than allocating \$3M to Imagine Minot that is not ready to go yet. So that is my comment and let me add as I look through your plan you've done a ton of work, there has been a lot of thought and careful attention and it is very, very, appreciated.
12. Pastor Bob Adkins, I have a flooded property at 108 8th St. SW, also have a damaged property on 4th avenue the east side. Plus a church building that was damaged. I am a pastor. I do have

a couple of questions that has not been asked tonight that I would like to see what the status is. In regards to the community block grant funds. As far as the properties that were damaged by the dyke system building on the properties, are any of the community block grant funds going to go toward that? Cindy: are you talking about the ones that may have been damaged because the levee was put near their home? Yes. Cindy: We do not have Community Disaster Block Grant funds allocated towards that but we are still working on that with the issue of some state funds. Okay, the instance of our church building in seems like in the midst of people's situation, we are all trying to recover in different ways and we have over \$70K repair to be done to our parking lot and sidewalks. We can't get back into our church building and meet our congregation needs without that being completed. As over on Main St. NE and the reality is a displaced church there and the spiritual needs of people we have missed through that process. And there is also a financial impact to the church because of it. The other thing, on the low to moderate income families, those families that have chosen to relocate instead of refurbish their homes or rebuild, would funds be available to those families if they have an unmet need for that location? Cindy, no, we have not allocated any funds for that. Pastor: like in my personal situation, we have a choice of either rebuilding at the costs of \$110K, a property that could be bought out under the maple diversion or to relocate. It seems feasible to relocate and we were hoping to do that, we have a closing for this coming Monday that we had to delay because of an acquisition. If there is a way to support people if they decide to relocate if that is available in HUDs programs, there is low to moderate income families in need of that assistance as well. The other is the 6th street underpass, given that is needs some major work done if the maple diversion plan is a reality, this could not wait until a final decision on the maple diversion project? Dan: Public Works Director-the diversion will actually be done on the other side of the 6th street underpass so the work would not be, I guess, wasted. It's work that needs to be done regardless.

Same woman again. This flashing light thing is causing bad accidents on Burdick. You mean to tell me that in this day and age somebody can't fix the lights because that is insane. I don't care how much it costs that is a matter of life and death. Now we are doing something on Broadway. Bet we will get them fixed for the fair, won't we? Or, for the Horst Fest? Just depends on what you want to do around Minot. I'm sorry. Mr. Mayor: Do we have an update, because I totally agree with the flashing lights, it's been going on over a year. Lance with Public Works: to answer the flashing lights question, project was bid through the North Dakota Department of Transportation to receive federal funds. The costs are significant, that is the only way we can come up with a sum of money that size to help keep the costs down. Contract has been awarded and started. All the components are in, being swapped out with the flood damage ones, new signal wires being run to all the signals and we are hopeful all the traffic signals along Burdick will be up before the Fair. Also the ones on 16th street are being targeted first because of the high traffic volume.

13. Debra Ball-Kilbourne, Breezy offered a concern that is already being worked on in our community but it is something that could be given a huge assistance through these federal block grants funding and that is a homeless shelter. The Y gives huge assistance to women, we do not have a men's shelter and we do not really have a family shelter.

But there is a project called the Welcome Table, which is value added since the flood. There were several pantries and food soup kitchens that were knocked out as a result of the flood many of them are back online. But as a result of that we realized that we have several projects throughout the community that serve many of the poor and marginalized and have the same values that they share in common. For example, First Lutheran's Town and Country free clinic, the food pantry called, whatever it is called, my church and it is 23 years old, it was knocked out and it served 47 meals last year and it was back up 2 weeks after the flood. As our community grows we cannot jeopardize any of those programs and we continue to work together, meeting every Thursday afternoon. About a month after the flood, we said one of the things we do not have in good shape in this community is a sheltering program. This afternoon I met with a group and we have a \$195K grant from UMCOR. UMCOR has said it is yours; just get a grant application and in two weeks we'll have that back and that money will be in our hands toward that sheltering. Another one we will be applying for is \$2.1M. But this would be a wonderful way to add the funding we need to bring all of those helpful pieces together, sheltering, food, hot food, pantry, free clinic all together in one place which case management and Community Action, which is one of our partners. Every time we have a disaster there is always a value added piece as a community says to one another "we don't have this online" and we identify ways that we can serve the hurting more effectively. The Welcome Table is one the ways to do that. And these funds which are primarily for the poor, primarily for those who are marginalized. That is why HUD brought it together in the beginning of disaster response and would be a welcome way to bring about the Welcome Table to serve our community much more effectively than it is right now. And that would be the value added piece from the flood and I would offer that to you should you want to look at your plan and say is there a way that we can re-juggle this. Now Welcome Table has been brought about by the work, recovery work, of the non profits and anytime people come together with government it is a thing and I would offer that to you to consider.

14. Gary Panasuk, Another thing to say is you could save a lot of this money in these buy outs and this channelization if you could take and build your dykes and control the dams in Canada. I don't know what your agreement was when you taxed the tax payers and sent the money up to Canada, what was the agreement with them? If you could control them dams and build your dykes you could save a lot of money on your buy outs and your channelization.
15. Sherry Skeezs again- Mr. Mayor there is not a doubt in my mind that this flood was devastating to you and everybody around here. And it was especially devastating to people that didn't have any place to go. I would ask you all to please look at the money that you are going to invest in this infrastructure, the low income housing, you are talking about people making \$40K and after the Supreme Court said today you are going to have medical care being taken right out of your check. How much is this low income housing going to be month? There isn't any figure.

Kent Conrad (Senator North Dakota) probably needs to hear about some of this stuff. Call your Congressman, call your Senator whatever else and let them know what we really think about all this.

16. Pastor Bob- What is the next steps after this public info meeting about this plan, that you have done a great job putting together and it is much appreciated. Everybody always has their own opinion and ways of looking at things and I hope and pray that you take the input from today and look at the plan, buts what's the next step? Is it going back to the City's table again to review input? Will there be a release? How long before HUD gets it approved and what is the next steps? Cindy- Comments will be taken until July 3rd, they will be reviewed and incorporated into the Action Plan. We have the opportunity to make changes on direction of my Alderman if they would like to make changes. July 12th will be a special meeting and I will seek their approval on it at that point. Once I get approval on the plan then it will be submitted to HUD for their review and like I said they have 45 days to review and award the grant. They have said they would like to turn it around quicker so it gets back to the City of Minot and that we can start moving on some of the activities more quickly. That's the process for right now.

Pastor Bob - Just one final question. The current homes that the City's already sent the offers out to, is this process delaying the funding to get those purchased or is it a different delay that is causing the delay on that? Cindy – no, the process is moving forward, it's very slow though, I will acknowledge that but environmental reviews have to be done on the homes, they have to be processed, they have to be tabulated and submitted to HUD for review. We also have the majority of the houses, all but 7 of them, are more than 45 years old, so we also have to coordinate with the our state historical society and they have to give us permission to purchase. We are asking them to give us permission to acquire the homes before they deem that a house may be eligible as historic. If the house is potentially historical, they may ask us to preserve that house and different things like that. So we have to work with the state historical society also. There are a lot of things that are going on but we are moving forward and it is very slow but we are trying to keep everything moving forward. Once we get the environmental then we can get the release of funds from HUD then we can actually close on those homes. Any estimated time? Deb- approximately the next 6 weeks.

17. Ms. Schieferdecker- When we have all these things with consultants, we need a consultant for this, we need a consultant for that. This one gets \$3 million and this one gets a million. Some of these things I would be glad to consult for a nominal fee, a thousand dollars, whatever, but why do we get all the consultants from Minnesota, from God knows where? None of them are from North Dakota. Is nobody qualified in the state of North Dakota to do this any of this consulting work for us?

Mark- My firm is from North Dakota. No doubt a disaster this nature requires more than just North Dakota to fix the problem.

18. Audrey Collins, 1506 4th Ave. NW, I have a question in regard to when this HUD program first came out, this CDBG, seems to me like I read somewhere that 70% of funds had to be allocated to low income and medium income? And then the city requested a waiver. Is this true or not?

Mark – correct me if I'm wrong Cindy, but the general CDBG dollars, the non-disaster recovery dollars do have a higher percent of LMI that has to be reached. Generally in a disaster recovery they knock it down to 50%, that has been sort of the rule of thumb lately since hurricane Katrina, the City did ask for a lower income waiver to try and get that number down even lower and they said no, we have to keep it at 50%. However, 63% of the project activities that are allocated from the Action Plan will go towards those that have a low to moderate income level qualification.

19. Connie Samuelson, 226 Souris Drive. I applaud you for looking at the low income, those people definitely need help. But what is happening to the people with the middle income that have suffered say \$160K worth of damages as well? Is there going to be another grant coming out and what qualifies low to moderate to middle to high income, where are those standards, where are those percentages? I understand that not all low income were affected by the flood because I am probably considered a middle income to moderate income but I certainly don't fall in these standards here. Cindy – we have to follow the HUD income levels and they are published incomes for Ward County which has the medium family income in it. Those are published numbers that are accumulated and put together by HUD. Those are independently obtained numbers that we have to follow based on the guidelines. As for additional grants we sure hope we are going to get additional grants based on the results of the proposed Unmet Needs Assessment and the Affordable Housing Assessment studies. Like I have said, we have already started on the Unmet Needs Assessment so we can demonstrate to our congressional delegation, our legislators, our Governor that there is more need for assistance. More funds are needed in Minot to help all of the citizens.

Okay, so if these funds become available is it going to be just for the middle income or are you going to discriminate then with the lower income? It just doesn't seem fair that those of us that are suffering just as much don't get help. I pay my monthly bills to try to get ahead and now I am low income because I have no discretionary income left. And it just seems that we are focusing so much on that and this grant I understood was for the flood. The residents of the flood...and a lot of the projects that you have been in the works for years and now we are all of a sudden going to use this grant money for that. Let's focus on the flood, the recovery from the flood, the rebuilding from the flood, the protection from flood and worry about these other fun things later. A parking garage for downtown, that's been talked about for like five years. And parking with apartments, are you renting? I don't understand that really and then the firehouse in a new district. They are not going to have to pay property taxes for these new homes for two years, is that still not exempt when you have new homes? That you don't have to pay taxes on the home for several years on the new home or in the new development? Cindy – The property tax exemption that is in place with the City of Minot is for the first

\$75K for two years. It is exempt, but anything over that you do pay property taxes on. Two years on new homes, that is it. Connie - So that will go with the new developments as well. Cindy, as it stands right now, yes.

And I also ask there used to be a property tax exemption on taxes when you had to reconstruct your house to like 50% or so? Is that true, I mean someone was just saying that. That if you had to renovate your house up to 50% then you were eliminated somehow from property taxes or a percent of property taxes. Cindy - I am unaware of that, and Kevin Turner is our city's assessor is not here. The city assessor has all that information for programs available for renovation. There are certain programs available I don't know the details but you could certainly call them and get that detail. Mark - In Ward County the median income is \$61,300 so 80% of that \$51,050 for a family of 4, for a family of 6, \$59,250. Two people, is \$40,850. Yes, this was in the paper the other day. Cindy - 80% low income. Speaker - the new housing developments, the people will have to fit into these guidelines? Mark - yes. Speaker - Is there a lot of people who fit that? Homes will be built for all incomes, per Cindy, some will be affordable to low income.

Deb- When we say its affordable housing for low-to-moderate income households; that means that the developer can only sell those homes to homeowners that fit into those HUD income levels/ranges. To be considered affordable, you also look at what the cost burden is going to be for that family. HUD doesn't want to see more than a 30% burden on the monthly family income for a mortgage. So you have to then make sure that home can be purchased where the monthly payment is not going to be more than 30% of the income based on the family's size. When working with the developer, by providing part of infrastructure, it can reduce the costs he needs to recoup through the price for the housing. Costs for streets and some of the infrastructure go into his costs are overall and then if you can take away some of those costs, then you can lower some of the housing prices to make them affordable. It will be mixed income, so there will be other houses that will have some upgrades, may have granite counter tops or some other features that go for higher prices that wouldn't necessarily be affordable to people in that income level. But then there will be some houses in that neighborhood that will be just as good quality but will be affordable. And it will not burden them more than 30% of their income. And that is the goal.

Mr. Mayor, meeting closed...

Next City Hall meeting is July 12th.