

# FYI on NDR

National Disaster Resilience



March 2025

## Resilient Housing Program Brings Affordable Homes for Minot's Seniors

In the years since the 2011 flood, the City of Minot has done an exceptional job at creating affordable housing options for low- and moderate-income individuals. Through two of its federal-funding allocations, the National Disaster Resilience (CDBG-NDR) funds and its first allocation of CDBG-DR funds, the City has brought about a variety of affordable housing projects, giving additional focus to senior housing. By leveraging these federal CDBG-NDR and CDBG-DR funds alongside state and private investments, the City partnered with nonprofit developers and the Minot Housing Authority (MHA) to bring several new and improved housing options to fruition—an effort that has greatly benefited Minot as a whole. Today, Minot's seniors who live in these buildings, enjoy safe, energy-efficient housing as a direct result of these projects.

### New Homes for Senior Residents

Souris Heights, a 54-unit apartment complex for residents 55 and older, was made possible through Minot's contribution of \$5.5 million in CDBG-NDR funds. This \$14 million development was created in partnership with local housing organizations, bringing modern, affordable homes with amenities that help seniors live comfortably and independently. Residents praise its friendly, peaceful atmosphere, noting that Souris Heights provides a tranquil place to call home while keeping them close to family and community. By addressing the growing demand for quality senior housing, Souris Heights is making a lasting impact, offering older Minot residents both security and a vibrant social environment.

### Revitalizing an Iconic Tower

Minot's resiliency work wasn't limited to new construction—it also revitalized existing housing for seniors. Milton Young Towers, MHA's 14-story affordable housing high-rise that has served low-income seniors and disabled residents for more than 50 years, underwent extensive modernization

activities with the help of NDR funds. This landmark building's multi-phased renovation, which began in 2020 and was completed in 2024, brought major improvements. Every one of its 221 apartments was fully refurbished, including the conversion of 24 smaller units into larger two-bedroom apartments to better meet residents' needs. Accessibility was expanded by increasing the number of ADA-compliant units for those with mobility challenges. Critical infrastructure was also upgraded, including high-efficiency heating and plumbing, backup power generators, and enhanced fire safety systems. Now, Milton Young Towers is brighter, safer, and more comfortable, with new interiors that one longtime tenant described as "really fresh" and "homey." This transformation was made possible by \$5 million in CDBG-NDR funds, without which "we couldn't have done it," noted MHA's Kerry Candrian, emphasizing the crucial role of NDR funding in the project. Now fully reopened, Milton Young Towers is filling its newly renovated units and stands ready to serve Minot's seniors, as well as other eligible tenants for decades to come.

### Cook's Court Affordable Senior Apartments

After the flood, Minot's need for affordable rental housing could not have come at a more dire time. With so much of its housing stock damaged by the flood and an ongoing oil boom that inflated housing prices tremendously, the City dedicated \$8.3 million of its first allocation's CDBG-DR funds to assist with multiple affordable housing activities, which included four apartment complexes, one of which is the Cook's Court Affordable Senior Apartments project. The City worked with MHA and a nonprofit to develop these apartments, which benefit 100% low-and-moderate income senior citizens. This 40-unit

apartment complex project used the CDBG-DR funds to provide water and sewer lines, road improvements, site development and foundation remediation work, as well as assisted with the purchase of the land.

### A Stronger Community for Seniors

From new developments like Souris Heights to the comprehensive renovation of Milton Young Towers, Minot's CDBG-NDR and CDBG-DR funded housing initiatives have significantly improved living conditions for the city's seniors. These projects have added almost 100 new affordable apartments for older residents and upgraded more than 200 existing units in Minot's public housing tower, ensuring safe and affordable homes for those on fixed incomes.

City officials emphasize that these efforts extend beyond just providing housing. They enhance the quality of life. "Partnering with local organizations allowed the City to improve the quality of life for residents while addressing the need for additional affordable housing options, which is the intent of the federal funding," says Chris Plank, the NDR Grant Manager for the City of Minot, regarding the housing partnerships in the NDR program.

Across Minot, the impact of these senior housing projects is clear: long-term residents no longer face concerns about unsafe living conditions or having to leave the community to find suitable housing. Instead, they can enjoy their golden years in familiar surroundings, close to friends and family, in homes built on a foundation of resilience. As the NDR program draws to a close, its legacy endures—creating a stronger, more affordable Minot, where seniors are not priced out of housing options, rather they can count on having a secure, welcoming place to call home.

# PROJECT HIGHLIGHTS

## Acquisition Program

- Currently, the NDR Team is working to acquire the Park View mobile home park, which is needed for the flood project; as of February 28, all tenants have vacated the park. Also, the NDR Team is conducting appraisals for two new rounds of acquisitions. Overall, the City of Minot has acquired 231 properties to date: 91 properties using NDR-CDBG funds and 140 properties using State Water Commission Funds; 8 properties included in the 91 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The NDR Team is working on the next round of demolitions, which will commence in late spring. Overall, the City has demolished 170 properties, with 79 of those being funded by NDR-CDBG funds.

## Affordable Housing

- Construction of the Broadway Circle 17-unit affordable housing complex continues; major progress was made in the last month. Externally, siding installation is almost complete. For the interior, the 2nd floor is complete, and work is now dedicated exclusively to the 1st floor. So far, sheetrocking is complete, texture and painting work are almost done, and the flooring will be installed starting the third week of March. Remaining electrical work includes installation of the fire alarm panel; remaining mechanical work includes testing the fire sprinkler lines. The contractor anticipates substantial completion by April 7th. The NDR team conducts compliance reviews of the project on a regular basis.

## Family Homeless Shelter

- The Broadway Circle Family Shelter is in its last stages; final punchlist walkthrough to be scheduled with project managers imminently. The NDR team conducts compliance reviews of the project on a regular basis.

## Completed Projects

- **Blu on Broadway**
- **Milton Young Towers**
- **Park South Phases I & II**
- **Souris Heights**
- **Resilient Homebuyer Program**
- **Center for Technical Education**
- **City Hall Relocation**
- **Economic Resilience Strategic Plan**
- **Souris River Decision Support Tool**
- **Benefit Cost Analysis and IMPLAN Economic Model**
- **Funding and Financing Strategies Plan**
- **Affordable Housing Neighborhood Master Plan**
- **Affordable Housing Supply & Demand Study**

# PROJECT OVERVIEW

## Reduce Flood Risk/

## Improve Water Management

### A. Buyouts / Acquisitions/ Demolitions / Relocations

- a. Total NDR Funds Budgeted - \$21,086,018
- b. Spent to Date - \$21,077,707

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$26,850,470
- b. Spent to Date - \$26,357,357

### B. Single-Family Affordable Housing

- a. Total Budget - \$6,296,429
- b. Spent to Date - \$6,179,365

### C. Family Shelter

- a. Total Budget - \$4,364,482
- b. Spent to Date - \$4,201,029

## Foster Economic Resilience and Diversification

### A. Center for Technical Education

- a. Total Budget - \$3,540,000
- b. Spent to Date - \$3,467,345

### B. Relocate City Hall

- a. Total Budget - \$8,222,593
- b. Spent to Date - \$7,526,965

## Planning

- a. Total Budget - \$1,604,796
- b. Spent to Date - \$1,258,275

## Administration

- a. Total Budget - \$2,965,450
- b. Spent to Date - \$2,932,467

Total Budget - \$74,930,239

Total Drawdown - \$73,000,513