

# FYI on NDR

National Disaster Resilience

MAY 2019



## Following the Action Plan

The City of Minot's final application for the National Disaster Resilience (NDR) Competition, submitted Oct. 27, 2015, included a set of 72 pages called the Action Plan. In this Action Plan are all the projects that the city proposed to do if they earned a full \$174.3 million that they requested in the application. While the city was not awarded this full amount, the U.S. Department of Housing and Urban Development (HUD) did award \$74.3 million and required that the city execute its proposed scaled-down plan for these same projects.

The City of Minot's Action Plan has been available starting in October, 2015 as the Phase 2 NDRC grant application. More than 70 meetings both with an extensive group of stakeholder organizations as well as open sessions with the general public were held in 2015 to get ideas and feedback from the community on the application. Great lengths were taken to reach the public and HUD scored the city's application as earning the highest points possible for public engagement efforts.

The Action Plan available to the public on the city website identifies all the categories of activities and programs and the funds set aside for each one including the Gathering Space, City Hall relocation, acquisition and Low/Moderate Income single-family and multi-family projects.

City staff and elected leaders are required to follow the Action Plan as the road map for how project activities will be carried out. HUD monitors the grantees based on their action plan compliance and allows, with their

approval, amendments to the NDR Action Plan. The following information outlines some key aspects within the Action Plan for the major activities:

### Acquisitions/Relocations/Demolitions

To reduce flood risk and improve water management, the first project identified in the Action Plan is to acquire properties in low-lying areas of Minot and provide relocation services to move residents out of harm's way. A total of just over \$20 million is budgeted for this part of the plan.

### Build Affordable Resilient Neighborhoods

Several visible projects are part of this category within the Action Plan. This includes spending more than \$20 million on multi-family affordable rental housing. This portion of the plan is well underway, with projects like the Park South renovations that finished in August 2018. This effort and others that are underway will provide additional rental housing for low- and moderate-income (LMI) households in Minot. A second main project is to provide additional single-family affordable housing. With more than \$12 million set aside, the city will continue to rehab existing houses or support constructing new houses for LMI households in resilient neighborhoods.

As part of the Action Plan, the city has committed to build or rehabilitate a family homeless shelter with a commercial kitchen, and a community food pantry (as funds are available). The Vulnerable Populations Committee, made up of community

members, identified a family shelter as a critical need for Minot and the region. The NDR funds will make the family shelter a safe, temporary home for families and eliminate the need to separate families in times of crisis due to family members aging out of a traditional shelter or being a mixed-gender family.

The Downtown Public Gathering Space is identified in the Action Plan and described as a 2-acre public space where residents can enjoy special attributes of Minot and the surrounding region. The space may include the following: historical and cultural features of Minot; a fountain dedicated to the heroism of Minot's citizens, volunteers, and public servants; walking paths; or space to stage farmer's markets, local festivals or other applicable events.

### Relocate City Hall/Center for Technical Education

The city's Action Plan calls for relocating City Hall out of the floodplain into a rehabilitated downtown location and to create a one-stop shop for social services in the same building. A recently approved waiver from HUD allows the city to house the Action-Plan-approved Center for Technical Education in the same building as City Hall. The City of Minot is working closely with Minot State University, Dakota College at Bottineau, and other stakeholders to develop post-secondary training programs that will enable a more resilient and diverse workforce in Minot and the outlying region.

# PROJECT HIGHLIGHTS

## Acquisition Program

- 124 properties in the first three buyout areas have been acquired to date. These properties are needed to make way for flood mitigation projects.
- The city has demolished 86 properties in areas 1, 2, and 4. One of the four commercial demolition sites has been demolished with projected completion of all four by July. The 2019 Round 1 Structure Demolition and Site Restoration Project was awarded to Dig it Up by City Council on April 15.
- The city's structure and salvage auctions continue, and all sales generate program income which will be fed directly back into acquisition program for future purchases.

## Affordable Housing

- The environmental review is underway for Park South Phase II, Milton Young Towers, and Minot Area Community Land Trust agreements. Once the reviews are completed, the agencies will release a Request for Qualifications for architectural and engineering services.
- A Request for Proposals (RFP) for the Infill Mixed-Use Affordable Multi-Family Rental Housing is currently advertised, with a return date of May 10. This RFP will create additional residential presences to support commercial entities and induce private sector investments in commercial development. These rental units must meet HUD's affordability requirements for a minimum of 20 years and house only low- or moderate- income (LMI) residents.
- The Resilient Homebuyer Program for LMI households has had 36 applicants: 15 remain in the process of review and eligibility verification through a lender of their choice, 19 applied for the program but opted out, and 2 have closed to date. The program continues to take applications.

## Downtown Gathering Space

- The city has sent voluntary acquisition offers to the eight property owners in the council-selected site. Several responses have been received and negotiations are underway.

## City Hall and CTE

- The city is conducting a broad space analysis to determine what size property is needed. Needs will be compared to buildings available downtown. If a property is chosen, an environmental review will be conducted.
- Center for Technical Education (CTE) stakeholders met to discuss project funding, location space needs, and related topics. A future needs focus group is planned for May 30, with stakeholders re-convening in late June.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

### A. Buyouts / Acquisitions /

#### Demolitions / Relocations

- a. Total Budget - \$20,031,020
- b. Spent to Date - \$12,220,238

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$2,734,558

### B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$908,700

### C. Gathering Space

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$180,205

### D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$97,589

## Foster Economic Resilience and Diversification

### A. Center for Technical Education

- a. Total Budget - \$1,540,000

### B. Relocate City Hall

- a. Total Budget - \$3,750,000

## Completed Projects

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