

City of Minot

COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY ACTION PLAN AMENDMENT #6



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)

October 2, 2013

City of Minot, North Dakota
Curt Zimbelman, Mayor

THE CITY OF MINOT ACTION PLAN AMENDMENT (NO. 6)

The City is just finishing an Affordable Housing Strategy. The study found there is a pressing need for affordable rental housing in Minot. Approximately 15 to 20 percent of the rental units in Minot were damaged by the 2011 flood. Housing recovery efforts to date have mainly focused on the owner-occupied needs. Recovery has been slow with rental housing, especially for meeting the needs of low and moderate (LMI) income households. With the unprecedented housing demands created as a result of the expansion of the oil industry in western North Dakota, the Minot area rental housing market is beyond the financial means of most LMI households and caters to influx of upper income residents. Because of this, the City is proposing to amend its Disaster Recovery Action Plan to assist in the development of affordable rental units. Through this amendment, the City is deleting the activity of "Acquisition of Vacant or Abandoned Lots for Affordable Housing" which was budgeted at \$7,300,000 in favor of a solution which will benefit many more rental candidates. The City proposes to provide funds to assist in the development of Affordable Rental Housing. The City is working with the Minot Housing Authority (Public Housing) and a non-profit to provide Affordable Senior Apartments (\$1,206,000) and a Mixed-Use Rental Development (\$850,000) leveraging low-income tax credits and State tax incentives. Both of these projects will benefit 100% low-to moderate income.

In addition the City proposes to use \$5,244,000 for the rehabilitation or reconstruction of small rental units (1-4 units) that were damaged by the 2011 flood. It will be required that the units will be leased to persons of low to moderate income for a minimum of five years.

Comment Period

Citizen participation is an essential component of the Citywide planning effort. The City of Minot strongly encourages public participation in identifying needs and the use of CDBG Disaster Recovery Funding. Citizens and other interested parties are invited to comment on Amendment 6.

A formal seven (7) day public comment period will began on October 2, 2013 for Amendment 6 to the Action Plan. Comments will be accepted until October 8, 2013. Comments may be submitted via email to pio@minotnd.org or by mail to Public Information Officer, PO Box 5006, Minot North Dakota, 58702-5006. Amendment 6 to the Action Plan will be posted on the City's websites at: www.minotnd.org and www.minotrecoveryinfo.com no later than October 2, 2013.

Non-English speaking individuals and individuals with disabilities may request auxiliary aids and services 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	800.435.8590 or 711: Spanish
877.366.3709 : 900 Services	877.366.3709: Speech To Speech	

City of Minot CDBG Disaster Recovery Action Plan Amendment #6

Table 2: Method of Distribution for Program Activities.

Project delivery costs are in green [AMENDMENT #2 – ADDED PROJECT DELIVERY TO EACH ACTIVITY]

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	\$5,871,471.49 <u style="color: green;">\$ 77,822.91</u> \$5,949,294.40	\$3,721,471.49 <u style="color: green;">\$77,822.91</u> \$3,799,294.40	\$2,150,000.00 ND Trust Lands (NDTL)	Public Facility Improvement [24 CFR 570.201(c)] Nat. Obj: Urgent Need [24 CFR 570.208 (c)]
Northern Sewer Project – provide sewer service to new affordable housing development outside of the flood area where 51% of houses will be affordable AMENDMENT #5- National objective changed to Urgent Need	\$28,415,000.00 <u style="color: green;">\$132,685.79</u> \$28,547,685.79	\$6,345,000.00 <u style="color: green;">\$132,685.79</u> \$6,477,685.79	\$5,000,000 NDTL \$3,600,000 Magic Fund \$13,470,000 City Bond	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.208 (c)]
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 AMENDMENT #1- FUNDING INCREASED FOR ACTIVITY FROM \$2,150,000 TO \$3,055,000 AMENDMENT #5- National objective changed to LMI	\$4,300,000.00 <u style="color: green;">\$63,885.75</u> \$4,363,885.75	\$3,055,000.00 <u style="color: green;">\$63,885.75</u> \$3,118,885,75	\$1,245,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.208 (a)(1)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
<p>Control Lift – conveys sanitary sewer flow from all other lifts to the Master Lift Station</p> <p>AMENDMENT #5- National objective changed to Low mod Area Benefit</p>	<p>\$495,000.00</p> <p><u>\$5,175.69</u></p> <p>\$500,175.69</p>	<p>\$247,500.00</p> <p><u>\$5,175.69</u></p> <p>\$252,675.69</p>	<p>\$247,500.00</p> <p>NDTL</p>	<p>Public Infrastructure [24 CFR 570.201 (c)]</p> <p>Nat. Obj: Low Mod Area Benefit [24 CFR 570.208 (a)(1)]</p>
<p>Roosevelt Lift – impacted during the flood, repairs and upgrade needed</p>	<p>\$550,000.00</p> <p><u>\$5,750.76</u></p> <p>\$555,750.76</p>	<p>\$275,000.00</p> <p><u>\$5,750.76</u></p> <p>\$280,750.76</p>	<p>\$275,000.00</p> <p>NDTL</p>	<p>Public Infrastructure [24 CFR 570.201 (c)]</p> <p>Nat. Obj: Urgent Need [24 CFR 570.208 (c)]</p>
<p>Walders Lift Station – inundated during the flood, repairs and upgrade needed</p>	<p>\$565,000.00</p> <p><u>\$5,907.60</u></p> <p>\$570,907.60</p>	<p>\$282,500.00</p> <p><u>\$5,907.60</u></p> <p><u>\$288,407.60</u></p>	<p>\$282,500.00</p> <p>NDTL</p>	<p>Public Infrastructure [24 CFR 570.201 (c)]</p> <p>Nat. Obj: Urgent Need [24 CFR 570.208 (c)]</p>
<p>Airport Lift Station – needed for economic revitalization and development outside the flood area</p>	<p>\$600,000.00</p> <p><u>\$6,273.56</u></p> <p>\$606,273.56</p>	<p>\$300,000.00</p> <p><u>\$6,273.56</u></p> <p>\$306,273.56</p>	<p>\$300,000.00</p> <p>NDTL</p>	<p>Public Infrastructure [24 CFR 570.201 (c)]</p> <p>Nat. Obj: Urgent Need [24 CFR 570.208 (c)]</p>
<p>13th Street Lift Station – impacted during the flood, repairs and upgrade</p>	<p>\$320,000.00</p> <p><u>\$3,345.90</u></p> <p>\$323,345.90</p>	<p>\$160,000.00</p> <p><u>\$3,345.90</u></p> <p>\$163,345.90</p>	<p>\$160,000.00</p> <p>NDTL</p>	<p>Public Infrastructure [24 CFR 570.201 (c)]</p> <p>Nat. Obj: Urgent Need [24 CFR 570.208 (c)]</p>

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
REMOVED BY AMENDMENT #1- Funds moved to Master Lift Station 3rd Street Sewer System —needed to flow sewage into the Force Main, necessary for long term disaster recovery	\$1,810,000.00	\$0.00	\$1,810,000.00 NDTL	Public Infrastructure [24 CFR 570.201 (e)] Nat. Obj: Urgent Need [24 CFR 570.208 (e)]
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 <u>\$47,051.70</u> \$4,547,051.70	\$2,250,000.00 <u>\$47,051.70</u> \$2,297,051.70	\$0 \$2,250,000.00	Public Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Urgent Need [24 CFR 570.208 (c)]
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 <u>\$66,917.97</u> \$3,266,917.97	\$3,200,000.00 <u>\$66,917.97</u> \$3,266,917.97	\$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 570.208 (c)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
<p>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</p> <p>AMENDMENT #3 – FUNDING INCREASED FROM \$200,000 TO \$600,000 FOR ACTIVITY AND FROM \$4,182.37 TO \$15,000.83 PROJECT DELIVERY</p>	<p>\$1,979,865.00 <u>\$15,000.83</u> \$1,994,865.83</p>	<p>\$600,000.00 <u>\$15,000.83</u> \$615,000.83</p>	<p>\$1,379,865.00 Donations and other funds</p>	<p>Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Limited Clientele [24 CFR 570.208 (a)(2)(i)(A)]</p>
Homeowner Housing				
<p>55th Street Crossing Affordable Housing Development Northern Housing Development Infrastructure – the city will provide infrastructure for a new housing development outside the flood area with 51% affordable housing</p> <p>AMENDMENT #4- NEW PROJECT WITH EQUAL FUNDING DUE TO DELAYS IN ORIGINAL PROJECT</p>	<p>\$60,000,000.00 <u>\$100,000.00</u> \$60,100,000.00</p>	<p>\$5,000,000.00 <u>\$100,000.00</u> \$5,100,000.00</p>	<p>\$55,000,000.00 Private Developer</p>	<p>Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.208 (a)(1)]</p>

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Acquisition for Affordable Housing Development —the City will seek to purchase 50 vacant lots to develop affordable housing AMENDMENT #6 – TRANSFER FUNDS TO: AFFORDABLE SENIOR APARTMENTS, MIXED USE RESIDENTIAL DEVELOPMENT & SMALL RENTAL PROGRAM	\$7,300,000.00 \$1,204,225.56 \$8,504,225.56	\$7,300,000.00 \$1,204,225.56 \$8,504,225.56	\$0	Acquisition [24 CFR 570.201 (a)] Nat. Obj: LMI Housing [24 CFR 570.208 (d)]
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 AMENDMENT #2- TRANSFERRED \$2,000,000 TO NEW DEMOLITION ACTIVITY	\$23,748,448.25 \$16,250,000.00 \$761,712.19 \$17,011,712.19	\$6,000,000.00 \$4,000,000.00 \$761,712.19 \$4,761,712.19	\$17,748,448.25 \$12,250,000.00 State Water Commission	Acquisition [24 CFR 570.201 (a)] Nat. Obj: Urgent Need [24 CFR 570.208 (d)]
Demolition of Flooded Properties – the City will use CDBG funds as match for State funds intended to Demolish flooded properties that will be used for green space. AMENDMENT #2- ACTIVITY ADDED \$2,000,000 MOVED FROM ACQUISITION	\$7,250,000.00 \$228,062.25 \$7,478,062.25	\$2,000,000.00 \$228,062.25 \$2,228,062.25	\$ 5,250,000.00 State Water Commission	Acquisition [24 CFR 570.201 (d)] Nat. Obj: Urgent Need [24 CFR 570.208 (d)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Rehabilitation of Flooded Properties – LMI households will be assisted with repair funds	\$4,546,502.83 <u>\$468,495.03</u> \$5,014,997.86	\$4,546,502.83 <u>\$468,495.03</u> \$5,014,997.86	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: LMI Housing [24 CFR 570.208 (a)(3)]
Reconstruction of Flooded Properties – LMI households will be assisted with reconstruction of their homes if not able to rehabilitate	\$9,525,000.00 <u>\$981,504.97</u> \$10,506,504.97	\$9,525,000.00 <u>\$981,504.97</u> \$10,506,504.97	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: Low Mod Housing [24 CFR 570.208 (a)(3)]
Rental Housing				
Southeast Tax Credit Rental Units Infrastructure – development of LMI rental units AMENDMENT #3 – TRANSFER FUNDS TO THE DOMESTIC VIOLENCE SHELTER ACTIVITY	\$6,621,201.00 —\$10,818.46 \$6,632,019.46	—\$400,000.00 —\$10,818.46 \$410,818.0.46	\$6,621,201.00 Tax Credit Financing	Infrastructure [24 CFR 570.201 (e)] Nat. Obj: Low Mod Housing [24 CFR 570.208 (a)(3)(i)(B)]

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 AMENDMENT #2 – FUNDING INCREASES BASED ON TRANSFER OF \$2,375,000 FROM INFRASTRUCTURE REPAIRS DOWNTOWN	\$19,000,000 \$26,875,000.00 <u>\$145,373.02</u> \$27,020,373.02	\$3,000,000.00 \$5,375,000.00 <u>\$145,373.02</u> \$5,520,373.02	\$16,000,000 EDA \$21,500,000.00 Developer Financed	Public Facility Improvement [24 CFR 570.201(c)] Nat. Obj: Urgent Need [24 CFR 570.208 (d)]
REMOVED BY AMENDMENT #2 – MOVED TO PARKING FACILITY Infrastructure Repairs Downtown – repair damaged storm sewers and support affordable rental units	\$2,375,000.00	\$2,375,000.00 \$0.00	\$0 \$2,375,000.00	Infrastructure [24 CFR 570.201 (e)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.208 (a)(3)(i)(C)]
Affordable Senior Apartments AMENDMENT #6 – FUNDING INCREASE BASED ON TRANSFER FROM ACQUISITION FOR AFFORDABLE HOUSING DEVELOPMENT	\$1,206,000.00 <u>\$120,600.00</u> \$1,326,600.00	\$1,206,000.00 <u>\$120,600.00</u> \$1,326,600.00	\$0	Public Infrastructure [24 CFR 570.201 (c)] Acquisition [24 CFR 570.201 (a)] Nat. Obj: LMI Housing [24 CFR 570.208 (d)]

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
Mixed-Use Rental Development AMENDMENT #6 – FUNDING INCREASE BASED ON TRANSFER FROM ACQUISITION FOR AFFORDABLE HOUSING DEVELOPMENT	\$850,000.00 <u>\$85,000.00</u> \$935,000.00	\$850,000.00 <u>\$85,000.00</u> \$935,000.00	\$0	Public Infrastructure [24 CFR 570.201 (c)] Acquisition [24 CFR 570.201 (a)] Nat. Obj: LMI Housing [24 CFR 570.208 (d)]
Small Rental Program AMENDMENT #6 – FUNDING INCREASE BASED ON TRANSFER FROM ACQUISITION FOR AFFORDABLE HOUSING DEVELOPMENT	\$5,244,000.00 <u>\$998,625.56</u> \$6,242,625.56	\$5,244,000.00 <u>\$998,625.56</u> \$6,242,625.56	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: LMI Housing [24 CFR 570.208 (a)(3)]
Relocation				
Relocation Assistance for Displaced Tenants – compliance with the Uniform Relocation Act requires relocation assistance for tenants displaced due to acquisition	\$250,000.00 <u>\$20,000.00</u> \$270,000.00	\$250,000.00 <u>\$20,000.00</u> \$270,000.00	\$0	Relocation [24 CFR 570.606] Nat. Obj: [24 CFR 570.208(d)(2)]
Project Delivery				

Proposed Project	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds Other Sources	Eligible Activity and National Objective Citation
AMENDMENT 2- REALLOCATED LUMP SUM TO INDIVIDUAL PROJECTS CDM Smith —case management, environmental reviews, construction management and other services necessary to implement an activity	\$4,339,191.48 \$0.00	\$4,339,191.48 \$0.00	\$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
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				
	\$202,342,030.00	\$67,575,964.00	\$134,766,066.00	

Summary of Public Comments on Amendment 6 to the 2012 CDBG Disaster Recovery Action Plan

The City received 5 official comments on the proposed Amendment 6, to the Minot Disaster Recovery Action Plan for the 1st allocation during the public comment period. Comments were received by email during the official comment period which began October 2, 2013 and ended October 8, 2013. Amendment 6 was posted to the City website on October 2, 2013.

All comments were logged in as they were received. These comments are available to the public at City Hall and are also attached to this Action Plan. A synopsis of the comments and responses follow. The City's written responses are in italics and bold. This summary will be followed by all 5 comments.

Comments and Responses

1. We owned an older converted house 3-plex near the zoo which was flooded. They have been low income units. Will we be eligible? People have waited long enough to be bought out. Those who are willing to be bought out for the approved flood protection plan should be bought out now. The state has given the City money for this. These funds need to get to the valley for recovery and clean-up. The city needs to get going as this is so unfair to those who have waited for two plus years.

City Response: Yes, as long as the units are outside the "footprint". The City wants to increase affordable rental housing for middle and low income families. Landlords will be required to sign five year commitment agreement to rent at rates which are affordable to low and moderate income families.

2. Minot needs apartments made available specifically to lower income people that aren't just efficiency. There are a lot of rental properties available currently but they are all above the reasonable affordability level.

City Response: The City agrees with your comment. The objective of the proposed small rental program is to increase affordable rental units within the City for persons just like you described. All landlords assisted will be required to sign a five (5) year affordability agreement.

3. If this change is made to the plan what will happen to the property acquisitions that are needed for the City's flood protection project? Why are the citizens of Minot of less concern than a new courthouse and other projects?

City Response: This amendment has no impact on the acquisition program. The first action plan contained monies for acquisitions. All monies budgeted for the first acquisition program were spent on acquiring properties. The activity in the first action plan for acquisition of properties for affordable housing is being revised by Amendment 6 to provide for development of affordable small rental housing. The Action Plan for the 2nd allocation contains \$12,891,650 in CDBG-DR funds for acquisition of properties in the footprint. These funds are being matched with \$38,674,950 from the State Water

Commission. A total of \$51,566,600 will be available to acquire properties when HUD approves the Action Plan for the 2nd allocation.

The City is very concerned for the welfare of its citizens and has attempted to find a balance to meet all of the various needs of all of its citizens. Please note that the Courthouse which you refer to in your comment was not funded by the City. This is a Ward County project which was funded with County monies.

4. After the 2011 flood and the housing situation created in part to the oil activity, the City of Minot encouraged the development of needed additional housing. The citizens of Minot, businessmen and property owners responded and provided this needed housing. The time has come that the supply has met or exceeded the demand.

City Response: Progress has been made in providing more units to the market. However, these units are market rates which are not affordable to many middle income and low income families. The objective of this program is to provide affordable units for these income groups.

5. It is totally out of line to use this money for anything other than its intended purpose; my life is on hold waiting for the buyouts.

City Response: See response # 2 above.

Complete List of 5 Comments

From: Ann Jussero [mailto:digger@srt.com]

Sent: Thursday, October 03, 2013 11:05 AM

To: jantzerward6@srt.com; magicblake@srt.com; dlehner@srt.com

Cc: Robert Lindee

Subject: CDBG Amendment 6

I have some questions regarding this. We owned an older converted house 3-plex near the Zoo which was totally flooded. We have spent the last two years trying to refurbish these units and still have not been able to complete it due to a contractor (Dom's Home Improvement) who has just taken our money and run. We have poured about \$200,000 into trying to make these habitable again. They have been/are low income units, prior to the flood were Section 8 eligible (because of contractor, not yet eligible).

Based on the wording of this amendment, it appears that there would now be some help to people like us who just own one or two units (we are not in the rental business). Would this extend to any current help and/or reimbursement for what we have done over the past two years? Could there be some type of real estate tax break to people like us who have tried to provide affordable housing before there was any government assistance?

Thank you for the courtesy of answers.

Duane & Ann Jussero

Minot, ND

From: tjELITE [mailto:tjelite@gmail.com]
Sent: Thursday, October 03, 2013 7:06 PM
To: Robert Lindee
Subject: Low income housing

Minot has become completely unaffordable for people that aren't working 2-3 jobs or have a roommate or two helping with rent. I have been looking to find a reasonable place to rent the past 2 years. Lately all I've seen that was available were 2 bedrooms at \$1300+ a month. Now sure I could get a couple more jobs but then I'd be spending my money on an expensive storage unit.

Minot needs apartments made available specifically to lower income people that aren't just efficiency. I have all but given up looking for an apartment that I can be able to afford at least somewhat comfortably. But what I see is that the new housing being added is that it will be taken quickly still leaving several people unable to afford rent. There are a lot of rental properties available currently but they are all above the reasonable affordability level. Just because oil people can afford 1200 a month doesn't mean someone that is working right here in this community to make it a better place everyday can. I've lived here my whole life show some backbone and help this town grow and support its community whether low income or oil rich.

-----Original Message-----

From: Brendon Walker [mailto:gwalker712@msn.com]
Sent: Sunday, October 06, 2013 4:53 PM
To: Robert Lindee
Subject: What now???

If this change is made to the plan what will happen with the property accusations that are needed for the city flood protection? These people have been waiting over two years for your decision and now will you expect these people to continue paying a mortgage they can't afford waiting longer?? And why are the citizens of Minot less of a concern then a new courthouse building and many other projects around town??? I am truly starting to feel that you continue to punish people that have continued to pay their mortgage and relocated instead of rebuilding in their property that is supposed to be part of the buyouts!!!!

From: Doug Pfau [mailto:dpfau@immapartments.com]
Sent: Monday, October 07, 2013 6:00 PM
To: Robert Lindee
Cc: 'Danny Hanson'; jaya@srt.com
Subject: Affordable Housing

Please see attached-thank you

October 7, 2013

Dear Sirs:

This letter is in response to the article written by Jill Schramm in the 10/03/2013 edition of the Minot Daily News titled DEVELOPING AFFORDABLE RENTAL HOUSING.

According to the 2nd quarter results from the Magic City Apartment Association, the vacancy rate in the city of Minot was 3.6%, which translates to approximately 300 vacant apartments currently available for occupancy. In addition to this number, it is estimated that between 600 and 700 new units will be available for rent in the next upcoming months. This does not include a number of flooded homes that will also be available for occupancy.

The question is whether this opportunity to partner with owners and management companies in conjunction with the Disaster recovery Action Plan should be looked at. Working with and partnering with property owners and property management companies should be a priority with the development of the Affordable Housing Strategy.

After the 2011 flood and the housing situation created in part to the oil activity, the city of Minot encouraged the development of needed additional housing. The citizens of Minot, businessmen and property owners responded and provided this needed housing. The time has come that the supply has met or exceeded demand.

The time is now that partnerships of all organizations need to collaborate to assist with and provide for the elderly and low income people that need housing. The needed housing is available now and a plan to benefit all parties involved needs to be developed. By working together, as part of the Affordable housing strategy, all parties involved can benefit.

Respectively,

Doug Pfau

IMM – Minot

700 North Broadway

Minot, ND 58703

From: dan griffith [mailto:griffithdan@hotmail.com]

Sent: Monday, October 07, 2013 8:45 PM

To: Robert Lindee

Subject:

This is in reference to amendment #6 to the cdgb plan. It is totally out of line to use this money for anything then its intended purpose, my life is on hold waiting for the buyout and the finance director has stated that this might be 3 to 8 years because of money, yet you are going to divert the money received for this which would buy a lot of homes either go with the intended plan or release us trapped citizens and let us get on with our lives do not leave us in limbo while you spend the money for something not allocated.