

MEMORANDUM

TO: BOARD OF CITY COMMISSIONERS

FROM: NICOLE CRUTCHFIELD, PLANNING DIRECTOR 
KRISTI SYLSKAR, HUD GRANT ADMINISTRATOR

DATE: JULY 16, 2026

**RE: PUBLIC HEARING FOR FARGO'S 2025 HUD CONSOLIDATED
ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME
INVESTMENT PARTNERSHIPS (HOME) PROGRAMS**

Planning & Development Department staff has prepared Fargo's 2025 Consolidated Annual Performance and Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs. Announcement of the report is outlined in the public notice (attached for reference) that was published in *The Forum* newspaper on July 8, 2026.

The purpose of the CAPER is to report on HUD-funded activities that were completed during Program Year 2025 (the time period of May 1, 2025 through April 30, 2026). The report evaluates the City's progress toward the goals and objectives established in the approved 2025 Annual Action Plan. This progress is measured by reporting accomplishments (the number of families and/or persons assisted with HUD funds, the number of housing units resulting from HUD-funded activities, etc.), expenditures (the amount of HUD funds spent and reimbursed for these HUD activities), and beneficiary data (the demographics of persons and/or families assisted through these HUD activities).

HUD prescribes both the format and required content of this document, resulting in a standardized report with limited flexibility in presentation. The front portion of the report consists primarily of narrative responses to HUD's prescribed questions, and pages 51-57 provide numerical accomplishments resulting from HUD-funded activities completed during Program Year 2025. Pages 58-73 summarize financial expenditures. Although HUD funding is awarded by program year, it is often spent over multiple years. As a result, the financial sections of the report reflect expenditures from multiple program year allocations rather than only Program Year 2025 funds.

Program Year 2025 is also unique because it ends the City's previous 5-Year Consolidated Plan (2020-2024) and begins the City's new 5-Year Consolidated Plan (2025-2029). As a result, readers will notice changes in priorities and activity strategies between the two Consolidated Plan periods.

Per the HUD-required and adopted Citizen Participation Plan, this report is being presented at the July 20, 2026 City Commission meeting as a Public Hearing. The timeline, including the 15-day public comment period (July 9 – July 23, 2026), is outlined in the public notice. Access to the online link for the 2025 CAPER is available on the City website at www.FargoND.gov/plansandstudies (posted July 8, 2026). To date, no public comments have been received on the 2025 CAPER.

After the City Commission meeting and public comment period, the report will be submitted to HUD for final review and approval, as per Federal grant management requirements.

Attachments: Notice of Public Hearing & Public Comment Period
PowerPoint Slideshow

Recommended Motion: Receive and file 2025 Consolidated Annual Performance and Evaluation Report.

EXHIBIT
(for reference only)

Public Notice

City of Fargo
Notice of Public Comment Period & Public Hearing
Community Development Block Grant (CDBG) & HOME Programs
2025 Consolidated Annual Performance and Evaluation Report (CAPER)

The City of Fargo is opening a 15-day public comment period for review of the draft City of Fargo Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) for the 2025 Action Plan. Comments on this report can be submitted to the Planning and Development Department during the public comment period, which runs from July 9 - 23, 2026, or at the public hearing scheduled for Monday, July 20, 2026 during the regular Fargo City Commission meeting. A copy of the report, along with any current public comments received, is available to the public for review and comment at the locations listed below.

COMMENTS, SCHEDULE, ACCESSIBILITY & NON-DISCRIMINATION NOTICE

Comments and suggestions from the public are encouraged through the public comment period and/or at the public hearing. Comments may be submitted until 4:30 p.m. Central Daylight Time (CDT) on Thursday, July 23, 2026, by email, telephone, or mail. Contact information and schedule are provided below:

15-Day Comment Period:
July 9 - 23, 2026

Public Hearing Details:
Monday, July 20, 2026 - 5:05 PM
Fargo City Commission Chambers
225 4th Street North, Fargo, ND 58102

Contact Information:
City of Fargo
Planning and Development Department, 2nd Floor
Attn: HUD Grant Administrator
225 4th Street North, Fargo ND 58102
Phone: 701.241.1474
Planning@FargoND.gov

City of Fargo Website "Contact Us":
<https://fargond.gov/city-government/departments/planning-development/contact-us>

Draft Report Available At:
Online at www.FargoND.gov/plansandstudies; and
Fargo Housing and Redevelopment Authority at 325 Broadway North, Fargo, ND 58102; and
All Fargo Library locations; and
By requesting a copy through the Planning & Development Department

Accessibility – Fargo City Hall is serviced by public transit, fully accessible and can accommodate persons with disabilities. Alternative formats of this information (e.g., Braille, American Sign Language, etc.) or reasonable accommodations for persons with hearing/vision impairments and/or other disabilities will be made upon request. Contact City of Fargo’s Section 504/ADA Coordinator Bekki Majerus at 701.298.6966 to arrange for services (a 48 hour notice may be needed). To access TTY/ND Relay service dial 800.366.6888 or 711.

Limited English – Reasonable steps will be taken to provide persons with limited English proficiency (LEP) meaningful access, including the availability of interpretation and translation services. Contact the City of Fargo Planning and Development Department at 701.241.1474 or Planning@FargoND.gov if services are needed.

Non-Discrimination Notice – In accordance with Federal regulations and City of Fargo policies, services are provided without regard to race, color, religion, sex, disability, familial status, national origin, age, marital status, veteran status, sexual orientation, gender identity, public assistance, domestic violence, lawful activity, or condition protected by applicable federal and state laws. This recipient does not discriminate in admission or access to, or treatment or employment in, its federally assisted programs and activities. The City is an equal employment/equal housing opportunity agency.



City of Fargo

PUBLIC HEARING

for HUD CDBG & HOME

2025 Consolidated Annual Performance and Evaluation Report (CAPER)

July 20, 2026



Background on HUD Programs

- Fargo is an “Entitlement” community and a “Participating Jurisdiction (PJ)”, meaning it receives annual federal funding directly from the U.S. Department of Housing & Urban Development (“HUD”).
- The timing that funds are awarded to the City varies from year-to-year, depending on the federal budget and appropriations process.
- As a recipient of HUD funds, the City is required by HUD to develop various plans, which assess priority community development needs, determine strategies for spending the HUD funds, and set targeted outcomes for the use of these HUD funds.
- This includes plans that detail what the City will do each year to address the identified needs & goals, as well as reports on the progress & accomplishments of activities that address these identified goals.
- All activities and funds go through a citizen participation process, including a 30-day public comment period and a public hearing at City Commission.



Background on HUD Funding Sources

There are two separate funding sources that the City of Fargo receives from HUD each year. They are as follows:

1. Community Development Block Grant (or “CDBG”)

Projects typically include activities to support housing or community programs and facilities, such as, but not limited to: public infrastructure/public facilities improvements, property acquisition, or homelessness services.

2. HOME Investment Partnerships Program (or “HOME”)

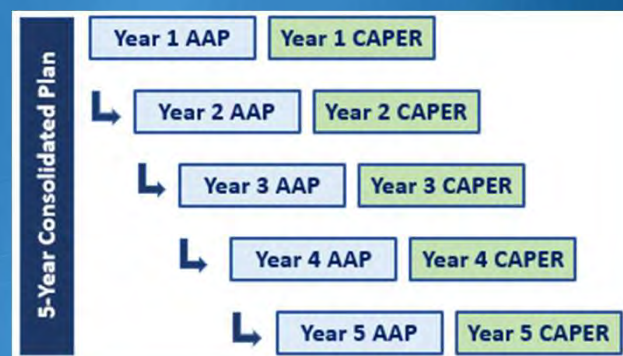
Projects are solely focused on housing (i.e., single & multi-family, homeownership & rental). Specific activities typically include rehabilitation, tenant-based rental assistance, construction, or demolition.



Background on HUD Plans & Reports

1. Every five years, the City creates a 5-Year Consolidated Plan (“Con Plan”) that identifies housing and community development priorities.
2. Each year, the City creates an Annual Action Plan (“AAP”) on how it will use its CDBG & HOME funding to fulfill the goals of the Con Plan.
3. Annually, the City reports on its progress through its Consolidated Annual Performance and Evaluation Report (“CAPER”).

We are currently in the public comment period for Fargo’s 2025 CAPER (the 2025 CAPER is the “Year 1 CAPER” of the 2025-2029 Con Plan).



Goals & Priority Needs for 2025-2029 Consolidated Plan & 2025 Annual Action Plan

Goals Identified in the 5-Year Con Plan & 2025 Annual Action Plan are as follows:

1. Affordable Housing (housing stability, housing preservation)
2. Ending & Preventing Homelessness (services for individuals with extremely low incomes)
3. Public Infrastructure-Public Facility Improvements (public infrastructure and facilities improvements in low- and moderate-income area neighborhoods)
4. Fair Housing (required)

The status and progress of the 2025 Annual Action Plan activities that address the above goals are detailed on the next slide.



Progress of 2025 Annual Action Plan Activities

The majority of activities identified in the 2025 Annual Action Plan are currently underway.

CDBG-funded activities:

1. Improvements to existing public infrastructure located in low-to-moderate income area neighborhoods – *planning and project coordination are underway & services for conducting this activity's HUD-required environmental review have been secured*
2. Operational support to maintain a neighborhood response team named the Homeless Engagement and Response Team (HEART) – *operations are underway & 33 individuals were assisted in the 2025 program year with more individuals to be assisted in the 2026 program year through this activity*
3. Operational support for fair housing services to provide ongoing education, outreach, test coordination, mediation, and technical assistance on fair housing in Fargo – *activity is underway*

HOME-funded activities:

1. Tenant-Based Rental Assistance – *development of program design, policies, and implementation framework for a TBRA program, to assist eligible households with their rental housing expenses, is underway*



Accomplishments from *Pre-2025* Annual Action Plan Activities

Pre-2025 Annual Action Plan Activities completed in the 2025 Program Year are as follows:

1. New construction of affordable, single-family housing – *1 homeowner housing unit completed*
2. New construction of affordable, multi-family rental housing – *3 rental units completed (in total, 52 rental units were completed, 3 of which are HUD HOME units)*
3. Substantial rehabilitation of an emergency shelter's HVAC system – *824 individuals assisted*
4. Operational support for street outreach services in downtown – *179 individuals assisted*
5. Funding for staffing a mobile medical unit – *55 individuals assisted*



HUD Public Hearing for 2025 CAPER CDBG & HOME Programs

15-day Public Comment Period: *Ends July 23, 2026*

Public Hearing at City Commission Meeting: *July 20, 2026*

If you have any formal public comments, please contact:

- Planning@FargoND.gov (Planning Dept E-mail)
- 701.241.1474 (Planning Dept Phone Number)
- City Hall Planning & Development Department, 2nd Floor (225 4th Street North, Fargo, ND 58102)

