

**MEMORANDUM**

**TO: BOARD OF CITY COMMISSIONERS**

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

**DATE: JUNE 4, 2026**

**RE: APPROVE HUD COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
/ HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) 2026  
ACTION PLAN, AND PROPOSED AMENDMENTS TO 2025 ACTION  
PLAN & CITIZEN PARTICIPATION PLAN, AND AUTHORIZE  
SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT**

Following the required 30-day public comment period and Public Hearing held during the May 26, 2026 City Commission meeting, staff is seeking approval of the proposed 2026 Action Plan for Community Development Block Grant (CDBG) and HOME programming and expenditures. In addition, staff have proposed amendments to the City's 2025 Action Plan and Citizen Participation Plan. A summary of the comments received to-date is attached.

The proposed 2026 Action Plan, and amendments to the 2025 Action Plan and Citizen Participation Plan have been drafted in compliance with federal regulations for the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs and are detailed in the public notice, which was published in *The Forum* newspaper on May 6, 2026 (attached). The draft plans are also available on the City website at [www.FargoND.gov/plansandstudies](http://www.FargoND.gov/plansandstudies) (posted May 6, 2026).

This proposed 2026 Action Plan represents "year two" of the current 2025-2029 Five-Year Consolidated Plan. The 2025-2029 Consolidated Plan, approved in 2025 by the City Commission, encompasses a five-year strategy in response to the City's adopted master plans and extensive public outreach. Goals are established as part of the Consolidated Plan, in response to priority needs that meet the funding objectives of the HUD programs.

With last year's adoption of the current Five-Year Consolidated Plan, the City of Fargo made commitments to set up two new programs in order to respond to increasing community needs, while at the same time, reduce financial risk and create more consistent operations. These two new programs are working with core neighborhoods that are low-moderate income qualifying neighborhoods to improve alleys and stormwater

utilities, and partnering with our local action agency for a tenant-based rental assistance program.

Next month, as part of HUD requirements, staff will present a report (the 2025 Consolidated Annual Performance and Evaluation Report or "CAPER") on its progress towards and accomplishments of the goals that the City of Fargo has committed to that took place in last year's program year. In addition, in the Fall, staff will begin planning for "year three" (the 2027 Action Plan) of its 2025-2029 Five-Year Consolidated Plan. All of these steps are memorialized with public hearings, public advertisements, routine meetings with our partners, and monitoring of recipients as we manage the funds allocated to the City of Fargo by HUD. Through all of these public processing steps, staff receives and considers testimonies and public comments.

Upon approval by the City Commission, the 2026 Action Plan, 2025 Action Plan amendments, and Citizen Participation Plan amendments, along with a summary of all comments received, will be submitted to HUD for federal approval. Due to the delay in Congress budget approval, in order to meet regulatory deadlines, the City is under a tight deadline for filing the plan.

**Recommended Action:** Approve the 2026 Action Plan for HUD Community Development Block Grant (CDBG) / HOME Investment Partnerships Program (HOME) funding, and proposed amendments to the 2025 Action Plan and Citizen Participation Plan, and authorize submittal to the U.S. Department of Housing and Urban Development.

**EXHIBIT**  
**(for reference only)**

Public Notice  
City of Fargo  
Notice of Public Hearing & 30-Day Public Comment Period  
Community Development Block Grant (CDBG) & HOME Investment Partnerships (HOME) Programs  
2026 HUD Action Plan & Budget  
Amendments to 2025 Action Plan and Citizen Participation Plan

The City of Fargo announces the opening of the 30-day public comment period for Fargo's 2026 Action Plan, which allocates the City's annual federal funds received from the United States Department of Housing and Urban Development (HUD). The 30-day public comment period will also include amendments to Fargo's 2025 Action Plan and Citizen Participation Plan. The public comment period begins on May 7, 2026 and includes a public hearing on Tuesday, May 26, 2026 during the regular Fargo City Commission meeting. All items will be given final consideration at the June 8, 2026 City Commission meeting. Comments on these draft plans should be provided during the public comment period (May 7 through June 5, 2026). Each item is summarized in this notice.

2026 HUD ACTION PLAN

The City of Fargo has prepared a draft version of the 2026 HUD Action Plan for Housing and Community Development for the Community Development Block Grant (CDBG) and HOME Programs. The Action Plan provides a summary of actions, activities, and specific federal and non-federal resources that will be used during the year to address priority needs and goals identified in the 2025-2029 Consolidated Plan and plans for allocating the U.S. Department of Housing and Urban Development Office of Community Planning and Development (CPD) formula block grant programs: Community Development Block Grant and HOME Investment Partnerships Program. The priorities established within the 2026 Action Plan resulted from community meetings and citizen participation in the development of the 5-Year Consolidated Plan, including a public input meeting held on April 29, 2026. The City of Fargo's 5-Year goals include affordable housing, ending and preventing homelessness, and public infrastructure-public facility improvements. The 2026 Action Plan describes how funds from these HUD programs will be distributed during the 2026 program year, which begins on May 1, 2026. Funds are expected to be made available to the City by the end of 2026.

**AVAILABLE RESOURCES FOR PROGRAM YEAR 2026**

**Community Development Block Grant (CDBG):**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| • \$828,465.00 | 2026 Community Development Block Grant (CDBG) allocation from HUD              |
| • \$ 6,922.54  | Available for Reallocation at Prior Year-End (unused 2025 contingency dollars) |
| <hr/>          |                                                                                |
| \$835,387.54   | Total CDBG                                                                     |

**HOME Investment Partnerships Program (HOME):**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| • \$447,443.90 | 2026 HOME PJ allocation from HUD                                               |
| • \$ 5,015.32  | Available for Reallocation at Prior Year-End (unused 2025 contingency dollars) |
| • \$ 55,840.00 | 2025 HOME PJ Program Income/Recaptured Funds (actual)                          |
| <hr/>          |                                                                                |
| \$508,299.22   | Total HOME                                                                     |

Total = \$1,343,686.76      CDBG & HOME

PROPOSED ACTIVITIES FOR 2026

**Planning, Administration & Fair Housing**

1. CDBG Planning and Administration - \$115,000 in CDBG funds. Planning, implementation, reporting, and monitoring of CDBG resources. Prior year admin dollars may be used for startup planning and

administration costs in future years. *National Objective: Not applicable for administration. Eligibility & Regulation Citation: 21A General Program Administration, 24 CFR Part 570.206(a).*

2. HOME Planning and Administration - \$42,000 in HOME funds. Planning, implementation, reporting, and monitoring of HOME resources. Prior year admin dollars may be used for startup planning and administration costs in future years. *National Objective: Not applicable for administration.*
3. Fair Housing Services - \$45,000 in CDBG funds. Support of fair housing services in Fargo, which may include fair housing education, outreach, test coordination, and technical assistance as part of the requirement to affirmatively further fair housing under the Fair Housing Act (42 U.S.C. 3601-20). *Eligibility & Regulation Citation: 21D Fair Housing Activities (subject to 20% Admin. Cap), 24 CFR Part 570.206(c).*

#### Capital/Neighborhood Improvements

1. Public Infrastructure Improvements - \$550,000 in CDBG funds. CDBG funds will be used for improvements to existing public infrastructure located within low-to-moderate income area neighborhoods. This project will address hazardous/deteriorated conditions and make preventative improvements in support of neighborhood safety and improved livability. The proposed service area of this project, subject to completion of environmental review requirements, includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03\* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

#### Public Service

1. Public Service Homeless Outreach - \$120,000 in CDBG funds. Provide operational support for homeless and housing-related outreach services, focused in the downtown and adjacent neighborhoods of Fargo, for people who are at-risk of homelessness, recently homeless, or who are currently homeless. *National Objective, Eligibility, & Regulation Citation: Low-Mod Clientele (LMC) Benefit [24 CFR Part 570.208(a)(2)], 03T Operating Costs of Homeless/Aids Patient Programs, 24 CFR Part 570.201(e).*

#### Affordable Housing

1. Tenant Based Rental Assistance - \$390,000 in HOME funds. Assist eligible households with their rental housing expenses. *HOME Eligible Activity under 24 CFR Part 92.205(a)(1).*
2. CHDO Set-Aside Placeholder - \$70,000 in HOME funds. In accordance with HOME Program regulations, fifteen percent (15%) of the annual HOME allocation must be set aside for an eligible housing activity, to be undertaken by a Community Housing Development Organization (CHDO). At this time, no CHDO projects have been identified. *HOME Eligible Activity under 24 CFR 92.205(a)(1).*

#### Contingency Funds

1. Contingency - Funds held in contingency for issues that may arise during the program year – \$5,387.54 CDBG funds and \$6,299.22 HOME funds.

#### CONTINGENCY PROVISIONS/POTENTIAL ADJUSTMENTS TO 2026 ACTIVITIES & BUDGET

- Budget adjustments transferring amounts from one eligible activity to another that are considered substantial amendments.
- Unanticipated program income may result in a substantial amendment to amend activities and budgets.
- Unused funds will be reallocated in an amendment or the following year's action plan, either of which may require a 30-day public comment period.

#### PROPOSED AMENDMENTS TO 2025 HUD ACTION PLAN

1. Project Sites/Service Area Identified for Public Infrastructure Improvements Project (CDBG) - the proposed service area, subject to completion of environmental review requirements, for the public infrastructure improvements project has been identified. The proposed service area of this project includes the blocks between 7 Avenue North to 12 Avenue North and 25 Street North to 29 Street North (located in the Madison/Unicorn Park neighborhood) in Fargo. *National Objective, Eligibility, & Regulation Citation: Low-Mod Area (LMA) Benefit [24 CFR Part 570.208(a)(1)]; 03\* Public Facilities and Improvements matrix codes: 03I Flood Drainage Improvements, 03J Water/Sewer Improvements, 03K Street Improvements, 03L Sidewalks, 03N Tree Planting, 03Z Other Public Improvements, 24 CFR Part 570.201(c).*

#### PROPOSED AMENDMENTS TO CITIZEN PARTICIPATION PLAN

1. HUD requires its Grantees to periodically update and adopt the jurisdiction's Citizen Participation Plan, which sets forth the City's policies and procedures for citizen participation related to its HUD HOME & CDBG programs. A draft copy of the amended plan may be reviewed at [www.FargoND.gov](http://www.FargoND.gov) or by request through the Planning & Development Department.

#### COMMENTS, ACCESSIBILITY, & SCHEDULE

Comments and suggestions from the public are encouraged through a public comment period and/or at the public hearing. Comments (including written comments) must be received by 11:59 p.m. Central Daylight Time (CDT) on June 5, 2026. Contact information and schedule are provided below:

30-DAY PUBLIC COMMENT PERIOD: May 7 through June 5, 2026

PUBLIC HEARING: Tuesday, May 26, 2026 - 5:05 pm  
Fargo City Commission Chambers  
225 4th Street North, Fargo, ND 58102

CITY COMMISSION VOTE: Monday, June 8, 2026 – 5:00 pm

CONTACT INFORMATION: City of Fargo  
Planning and Development Department  
Attn: HUD Grant Administrator  
225 4th Street North, Fargo ND 58102  
701.241.1474  
[Planning@FargoND.gov](mailto:Planning@FargoND.gov)

DRAFT PLAN AVAILABLE AT: [www.fargond.gov/plansandstudies](http://www.fargond.gov/plansandstudies)  
OR request through 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](mailto: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. The City is an equal employment/equal housing opportunity agency.

A summary of the comments listed below is included in the 2026 Action Plan.

| Summary / Log of Public Comments Received prior to / during<br>Wednesday, April 29, 2026 Initial Public Input Meeting |                                           |                                            |                                                  |                                                                                               |                                             |                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Topic                                                                                                                 | Date & Time<br>Comment<br>was<br>Received | Name of<br>Person<br>Submitting<br>Comment | Name of<br>Organization<br>Submitting<br>Comment | Method<br>Comment<br>Submitted (E-<br>mail, Phone,<br>In-person,<br>Meeting)                  | Comment Received                            | Staff Review                                                                                                                                                                                                                                                                                                                                                                                         |
| Housing &<br>Neighborhoods                                                                                            | 4/28/2026<br>(Tues) at<br>2:28 p.m.       | Katrina Lang                               | Fargo<br>Resident                                | E-mail                                                                                        | See attached e-mail.                        | As these comments were related to broader land use, zoning, and housing policy considerations that are outside of the 2026 Action Plan, no changes were made to the Plan itself in response to these comments. This input may be considered in future discussions regarding housing policy, development review processes, public engagement practices, and related planning efforts, as appropriate. |
| Housing &<br>Neighborhoods                                                                                            | 4/29/2026<br>(Wed) at<br>12:00 p.m.       | Trisha Pearson                             | Fargo<br>Resident                                | Letter read out loud and given to City staff at the 2026 HUD Action Plan Public Input Meeting | See attached public comment sheet & letter. | As the comments did not pertain to the proposed activities, priorities, or HUD funding allocations contained in the 2026 Action Plan, no changes were made                                                                                                                                                                                                                                           |

|                                          |                               |               |                      |                                                                                               |                                                |                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------|-------------------------------|---------------|----------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          |                               |               |                      |                                                                                               |                                                | to the Plan itself in response to these comments. The City may consider the comments during future discussions regarding housing policy, public engagement practices, and project oversight, as appropriate.                                                                                                                                                            |
| Housing & Neighborhoods                  | 4/29/2026 (Wed) at 12:00 p.m. | Jessica Alsop | The Historic Union   | Letter given to City staff at the 2026 HUD Action Plan Public Input Meeting                   | See attached public comment sheet & letter.    | As the comments did not pertain to the proposed activities, priorities, or HUD funding allocations contained in the 2026 Action Plan, no changes were made to the Plan itself in response to these comments. The City may consider the comments during future discussions regarding housing policy, public engagement practices, and project oversight, as appropriate. |
| Long-Term Affordable Housing Development | 4/29/2026 (Wed) at 12:00 p.m. | Dan Madler    | Beyond Shelter, Inc. | Statement read out loud at the 2026 HUD Action Plan Public Input Meeting and e-mailed to City | See attached public comment sheet & statement. | While affordable housing development remains an eligible activity under HUD programs, the City determined that the proposed funding allocations continue to                                                                                                                                                                                                             |

|                                |                               |                            |                                             |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------|-------------------------------|----------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                |                               |                            |                                             | staff after the input meeting                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                     | best address the priority needs identified through the Consolidated Plan planning and development process.                                                                                                                                                                                                                                       |
| Fair Housing                   | 4/29/2026 (Wed) at 12:00 p.m. | Kelly Gorz / Michelle Rydz | High Plains Fair Housing Center             | Letter read out loud and given to City staff at 2026 HUD Action Plan Public Input Meeting | See attached letter.                                                                                                                                                                                                                                                                                                                                                                                                | The City recognizes the importance of affirmatively furthering fair housing and will continue to consider fair housing education, outreach, technical assistance, and evaluation efforts as it implements HUD-funded programs and assesses community needs. No changes to the proposed 2026 Action Plan were made in response to these comments. |
| Tenant Protections & Evictions | 4/29/2026 (Wed) at 12:00 p.m. | Victoria Johnson           | Families United for Self-Empowerment (FUSE) | Public input provided verbally at the 2026 HUD Action Plan Public Input Meeting           | Public comments focused on concerns about tenant protections and the impacts of eviction. Expressed a desire for additional legal assistance and stronger tenant protections related to eviction proceedings. Concerns were raised that tenants often receive help only after an eviction has already been filed, leaving a negative mark on their rental history and creating barriers to securing future housing. | The City recognizes that eviction prevention, housing stability, and access to fair housing and legal assistance resources are important factors in helping residents maintain housing. The comments will be considered as the City continues to assess community housing needs and evaluate                                                     |

|                                                                                                        |                                                                          |                                   |                                         |                                                                                                                                            | <p>Concerns about landlord practices were also shared, including situations where landlords charge maintenance fees for needed repairs and deduct those costs from rent payments. This can leave tenants short on rent, potentially resulting in eviction for non-payment despite having initially paid their rent.</p> <p>Overall, comments highlighted the need for improved tenant advocacy, legal support, and protections against unfair housing practices.</p> | activities that support fair housing and housing stability objectives. No changes were made to the proposed 2026 Action Plan funding allocations in response to these comments.                                                                                        |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Summary of Public Comments Received during<br/>May 7 through June 5, 2026 Public Comment Period</b> |                                                                          |                                   |                                         |                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                        |
| Topic                                                                                                  | Date & Time Comment was Received                                         | Name of Person Submitting Comment | Name of Organization Submitting Comment | Method Comment Submitted (E-mail, Phone, In-person, Meeting)                                                                               | Comment Received                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Staff Review                                                                                                                                                                                                                                                           |
| Long-Term Affordable Housing Development                                                               | 5/26/2026 (Tues) at City Commission Meeting (which started at 5:00 p.m.) | Dan Madler                        | Beyond Shelter, Inc.                    | Statement read out loud at the City Commission Meeting and e-mailed to City Commissioners and City staff after the City Commission meeting | See attached e-mail & statement.                                                                                                                                                                                                                                                                                                                                                                                                                                     | While affordable housing development remains an eligible activity under HUD programs, the City determined that the proposed funding allocations continue to best address the priority needs identified through the Consolidated Plan planning and development process. |

**From:** [Katrina Lang](#)  
**To:** [Planning E-mails](#)  
**Subject:** HUD Grant Administrator 2026 Action Plan  
**Date:** Tuesday, April 28, 2026 2:28:04 PM

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**CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Please consider these comments to the HUD 2026 Action Plan. I am unable to attend the meeting in person. First, I want to stress the neighborhood involvement when proposing where HUD housing will be going, especially when the housing is exclusively used as HUD housing.

I reside in the Lincoln neighborhood and the introduction of transitional homeless housing in our neighborhood came with no notice to the neighborhood.

There needs to be reasonable regulation regarding the location of permanent supportive and transitional housing for the chronically homeless, similar to homeless shelters and group living facilities. The residents of any neighborhood should have the right to notice that a community agency intends to use its property for such housing.

For example, the YWCA applied for and received zoning approval as an Institutional Master Plan. The Institutional Master Plan stated the YWCA would be moving "domestic violence survivors from homeless to housed". However, men and individuals being released from incarceration qualify under the HUD permanent supportive housing vouchers. <https://fargohousing.org/housing/lantern-light/>. The neighborhood had no notice that this property was going to be used as transitional housing for residents of the city and not just those women and children involved with the YWCA's services.

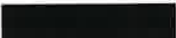
The YWCA has opened 24 transitional housing units for the chronically homeless known as Lantern's Light, which has dramatically changed the historic nature of the neighborhood. Only 4 of the housing units are occupied by individuals referred from the YWCA; the remaining units are occupied by recipients of HUD vouchers which allows most felons and non-lifetime registrant sex offenders.

Housing should not be exclusively low income or transitional. This stigmatizes the properties surrounding the housing and adds additional problems for the neighborhood residents. The proposed property across from the Boys and Girls Club should not be limited to those experiencing homelessness and low income housing.

Transitional homeless housing should not be in low density neighborhoods that are primarily residential in nature. It stigmatizes the neighborhood and puts increased burdens on the neighborhood for safety and decreases property values.

Best regards,

Katrina Lang



# Comment Sheet

City of Fargo  
Public Input Meeting  
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

## Contact Information

(Please Print)

Name: Trisha Pearson

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

see attached document.

As the City evaluates its low-income housing initiatives and partnerships, I am writing to advocate for increased accountability measures for nonprofit organizations receiving public funds. To ensure that taxpayer dollars are used effectively, it is essential that these organizations are held to rigorous standards regarding outcomes for their clients and the broader community.

I recommend that future funding agreements include clear, performance-based metrics that evaluate the following:

- **Client Outcomes:** Beyond just providing "beds" or "units," nonprofits should demonstrate measurable success in resident stability, such as progress in workforce integration, health improvements, and long-term housing retention.
- **Community Integration:** Organizations must be accountable for their impact on the surrounding neighborhood. This includes maintaining the physical property to high standards and actively participating in neighborhood safety and communication protocols. I urge the City to adopt a formal "Citizen Participation Process" for all housing assessments, including public hearings, community surveys, and stakeholder focus groups. Our goal should be to build a city that is not only affordable but also responsive to the voices of all its residents. While expanding affordable housing is a critical priority for our community, these projects are most successful when they are informed by the lived experiences and local expertise of the people who reside in the affected neighborhoods.
- **Transparent Reporting:** The City should require annual, publicly accessible reports detailing how specific goals were met. If a nonprofit fails to deliver positive outcomes for its residents or negatively impacts the community's quality of life, there should be clear mechanisms for corrective action or funding reallocation.

Public-private partnerships are vital, but they must be built on a foundation of mutual responsibility. By prioritizing results over intentions, the City can ensure that housing initiatives truly uplift those in need while remaining good neighbors to the existing community.

# Comment Sheet

City of Fargo  
Public Input Meeting  
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

## Contact Information

(Please Print)

Name: Jessica Alsop

Organization: \_\_\_\_\_

Address: [REDACTED]

E-mail: [REDACTED]

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

See attached document.

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# Comment Sheet

City of Fargo  
Public Input Meeting  
2026 HUD Action Plan

Wednesday, April 29, 2026 at 12:00 p.m. in Fargo City Commission Chambers

## Contact Information

(Please Print)

Name: DAN MADLER

Organization: BEYOND SHELTER, INC.

Address: 1393 25<sup>th</sup> Ave S, Fargo, ND 58103-0003

E-mail: [REDACTED]

For any additional comments, please note below and leave on table prior to leaving the public input meeting:

"See attached pages."

**Public Hearing Statement – City of Fargo Consolidated Plan Comments**  
**April 29, 2026**

My name is Dan Madler, CEO of Beyond Shelter. Thank you for the chance to comment on the City's Consolidated Plan.

I appreciate that CDBG and HOME funds come with heavy compliance requirements and real risk for staff. I also appreciate the City's stated focus on providing the greatest benefit to the community. With that standard in mind, I'm here with an objective recommendation: Fargo should re-center a meaningful share of these federal resources on affordable housing development in Fargo because it creates long-term community assets and lasting benefit.

I want to acknowledge and support the City's top three goals for the year:

- 1) Launching a Tenant-Based Rental Assistance program with a local community partner;
- 2) In the next year or two, bringing back a housing rehabilitation program in partnership with a local community partner; and
- 3) Starting a Public Facilities program to improve unpaved alleys in the Madison Neighborhood, where residents do not have the income to afford much-needed alley improvements.

Those are thoughtful priorities, and my recommendation is not "either/or." It's "yes/and." Yes, move forward on these goals. And, within that framework, set clear housing production goals in the Plan and dedicate a meaningful share of CDBG and HOME funds to long-term affordable housing development in Fargo, because that is how these federal dollars can create durable assets that serve the community for decades. (HUD's consolidated planning framework is intended to strengthen partnerships and expand decent, affordable housing.)

Here is why this matters in very practical terms:

- In Fargo, Beyond Shelter's senior portfolio as of 12/31/2025 is serving 406 households (423 residents)
- Average vacancy rate: 2% or less
- Average resident age is 73
- Average household income is about \$22,500 a year
- The typical household pays about \$530 a month, around 28% of income toward rent. 94% are at or below 50% of Area Median Income
- About two-thirds (66.75%) are at or below 30% AMI, extremely low-income seniors

One Fargo resident, Diana, age 76, has been on our waitlist for five years. She said her rent is “maxing my budget down to pennies,” that she buys food only on sale, and that she’s “trying to keep a roof over my head, but it’s getting more and more difficult.”

Tenant-based rental assistance can be a helpful bridge, and rehabilitation can preserve existing housing and stabilize neighborhoods. But once rental assistance is spent, it’s gone. In contrast, affordable housing development creates long-term assets, units that serve households year after year for decades, delivering the greatest benefit over time.

I also understand timeliness pressures, CDBG has a timeliness standard tied to undisbursed balances. That is a real constraint. But a predictable annual housing pipeline and partnerships with experienced developers can produce compliant, timely housing while reducing staff burden.

**My request:** Please keep moving forward on the City’s three priority goals, and also set clear housing production goals in the Plan and dedicate a meaningful share of CDBG and HOME to long-term affordable housing development in Fargo, because it creates long-term community assets and lasting benefit. Beyond Shelter is ready to be a low-burden partner.

Thank you for your time, the opportunity to comment, and for your consideration.



April 29, 2026

Dear City of Fargo Planning & Development Staff,

On behalf of High Plains Fair Housing Center, we appreciate the opportunity to provide input on the development of the 2026 Annual Action Plan. We value the City's continued commitment to supporting housing stability, infrastructure improvements, and community development through its use of Community Development Block Grant (CDBG) and HOME funds. We also appreciate the City's inclusion of fair housing activities within prior plans, including support for education, outreach, and technical assistance. These investments are meaningful and reflect an understanding that fair housing plays an important role in the overall housing ecosystem.

Building on these efforts, we encourage continued attention to fair housing as a foundational priority as the City prepares its 2026 Action Plan. We respectfully offer the following considerations to strengthen the impact of these investments:

### **1. Center Fair Housing Within Funding Priorities**

Fair housing is most effective when it is integrated across all housing and community development activities rather than addressed solely through a single line item or program. As funding decisions are made for 2026, we encourage the City to consider how fair housing principles can be incorporated into:

- Infrastructure and neighborhood investments
- Housing rehabilitation and rental assistance programs
- Public service funding and homelessness response efforts

Embedding fair housing considerations across programs helps ensure that public investments expand access to opportunity and do not unintentionally reinforce existing disparities.

### **2. Support Ongoing Fair Housing Education and Technical Assistance**

Housing providers, property managers, and community partners benefit from clear and consistent guidance on fair housing responsibilities. Continued investment in education and technical assistance can help prevent discrimination before it occurs and strengthen compliance across the housing market.

[www.highplainsfhc.org](http://www.highplainsfhc.org)

High Plains Fair Housing Center | [info@highplainsfhc.org](mailto:info@highplainsfhc.org)

PO Box 5222 | Grand Forks, ND 58206 | 701-203-1077

Nothing in this letter is legal advice, for legal advice please see an attorney.



We encourage the City to continue investing in:

- Housing provider and community partner training
- Policy and practice review
- Technical assistance and outreach

### **3. Strengthen Data and Evaluation Around Fair Housing Outcomes**

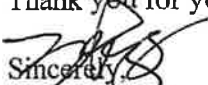
Continuing and expanding efforts to better understand and measure fair housing outcomes is crucial to advancing equitable access and opportunity within the community. As the City implements its Consolidated Plan goals, we encourage activities that may include:

- Tracking patterns in housing access and disparities
- Identifying barriers that impact protected classes
- Evaluating how funded programs contribute to equitable outcomes

Ongoing evaluation will help ensure that investments are aligned with the City's broader goals of equity, access, and community well-being.

We appreciate the City of Fargo's openness to public input and its continued partnership with community organizations. High Plains Fair Housing Center remains committed to supporting the City's efforts to expand access to fair and equitable housing opportunities for all residents.

Thank you for your consideration.

  
Sincerely,  
Michelle Rydz

Executive Director, High Plains Fair Housing Center

[www.highplainsfhc.org](http://www.highplainsfhc.org)

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**From:** [Dan Madler](#)  
**To:** [Tim Mahoney](#); [Denise Kolpack](#); [Dave Piepkorn](#); [John Strand](#); [Michelle Turnberg](#)  
**Cc:** [Michael Redlinger](#); [Brenda Derrig](#); [Nicole Crutchfield](#); [Kristi Sylskar](#)  
**Subject:** Follow-Up: 2026 HUD Action Plan Public Hearing Comments  
**Date:** Wednesday, May 27, 2026 3:01:03 PM  
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Mayor and Commissioners,

I am sharing this follow-up with the full Commission and City staff for awareness as you move toward final consideration of the 2026 HUD Action Plan on June 8.

Thank you for the opportunity to provide comments at last night's public hearing.

For your convenience, I've attached a written copy of my remarks for your consideration.

As shared during the hearing, my primary request is straightforward: prior to final adoption, I encourage the City to revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just as a placeholder, but through clearly defined, implementable projects.

As currently structured, the plan allocates the majority of resources toward public infrastructure and tenant-based rental assistance, with only a limited placeholder for housing development and no identified project. While those priorities serve important purposes, affordable housing development remains one of the highest long-term value investments the City can make, creating durable community assets that serve Fargo residents for decades.

The need in our community is clear. Beyond Shelter currently has only 3 vacancies across 406 affordable senior housing units in Fargo, less than a 1% vacancy rate, which reflects sustained demand for additional housing supply, particularly for extremely low-income seniors.

There are also near-term opportunities to put these funds to work. Beyond Shelter owns land in Fargo that could support development and allow for efficient deployment of CDBG funds, and we have an affordable senior housing development scheduled to

break ground later this year that could accommodate CDBG and HOME as part of the capital stack. More broadly, these types of development-ready opportunities demonstrate that housing investments can be structured in a way that is both timely and compliant.

Beyond Shelter stands ready to partner with the City to help identify and advance housing development opportunities that align with program requirements and community needs.

Thank you again for your time, your service, and your thoughtful consideration.

Respectfully,  
Dan



**Dan Madler**  
**CEO**  
Beyond Shelter inc.



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**Impacting Lives through the Power of Housing**



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Public Hearing Statement – City of Fargo 2026 HUD Action Plan

May 26, 2026

By: Dan Madler

Mayor and Commissioners, for the record, my name is Dan Madler, and I serve as CEO of Beyond Shelter. Thank you for the opportunity to comment on the City's 2026 HUD Action Plan.

I appreciate the work that goes into administering CDBG and HOME funds. These are important federal resources, but they also come with significant compliance requirements and risk for City staff. I also appreciate that tonight is a public hearing and that final action is scheduled for June 8.

I want to be direct: I strongly urge the City to revise this Action Plan before final adoption and re-center a meaningful portion of its CDBG and HOME funds on affordable housing development within Fargo. Based on the meeting packet, the City expects to have a little over \$835,000 in CDBG funds and a little over \$508,000 in HOME funds. As currently proposed, \$550,000 in CDBG is allocated to public infrastructure, \$390,000 in HOME is allocated to tenant-based rental assistance, and only \$70,000 is identified as a CHDO set-aside placeholder, with no project identified.

Respectfully, that is not a meaningful investment in housing production. It is a plan weighted toward short-term assistance and infrastructure, while the City's most limited federal housing dollars are not being used to create long-term affordable housing assets.

To be clear, I am **not** saying the proposed tenant-based rental assistance program lacks value. It can absolutely serve a purpose as a bridge for households in crisis. I am also **not** dismissing the need for neighborhood infrastructure improvements in the Madison/Unicorn Park area. Those are real needs. But **rental assistance once it is spent, it is gone, it does not create lasting housing**, and infrastructure projects, while important, do not expand the City's affordable housing supply. **Housing development does**. Housing development creates long-term community assets that can serve Fargo residents for decades and represents one of the highest long-term strategic investments the City can make.

The local demand is clear. Beyond Shelter has developed **406 affordable senior housing units in Fargo**, and as of **April 2026**, only **3 units are vacant**, that is a vacancy rate of **less than 1%**. That is not a soft market. That is a signal of sustained demand and undersupply. As of December 31, 2025, those 406 units were serving **423 residents**, with an average resident age of **73**. Average household income was approximately **\$22,500 per year**. These are extremely low-income seniors, and they need more options, not fewer. One Fargo resident on Beyond Shelter's waitlist, **Diana, age 76**, described rent as "**maxing my budget down to pennies**" and said she is "**trying to keep a roof over my head, but it's getting more and more difficult.**" Those are the voices this plan should answer.

I understand timeliness pressures and administrative constraints. But those challenges should not prevent the City from making strategic, long-term investments in housing. A predictable housing funding pipeline and partnerships with experienced developers can allow the City to remain compliant while still producing meaningful housing outcomes.

My request is straightforward:

Before the June 8 vote, revise the Action Plan to set clear housing production goals and dedicate a meaningful share of both CDBG and HOME funds to affordable housing development in Fargo, not just a placeholder, but through real projects that will deliver measurable housing outcomes.

Fargo needs more housing supply, and these federal funds are one of the few tools the City has to create it.

And Beyond Shelter stands ready to be a partner.

Thank you for your time and your consideration.