

City of Grand Forks

# Consolidated Plan City Council Briefing

PRESENTED BY

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- How were needs determined? **Data sources.**
- What housing and community needs were identified? **Summary of needs.**
- What does the Community Advisory Committee (CAC) recommend? **Guiding principles, prioritized needs, desired outcomes.**
- How can we best address housing and community needs? **Eligible uses of CDBG. Need for local funds?**

# Agenda

- HUD-provided data
- American Community Survey/Census data
- Resident survey—625 participants, 43% homeowners, 45% renters, 11% precariously housed
- Focus group with residents with disabilities
- Focus group with New Americans
- Focus groups and interviews with housing and community stakeholders
- Workshop with CAC

**How were needs determined? Data sources.**

**WHAT HOUSING AND COMMUNITY  
NEEDS WERE IDENTIFIED?**

Housing Costs  
(2017 ACS)

# Median Contract Rent



65%  
since  
2000

**\$785**

# Median Home Value

**\$186,500**



94%  
since  
2000

## Housing Needs

**3,505** Grand Forks households (15%) are cost burdened.

**3,860** (17%) are severely cost burdened.

HUD's data suggest 450 fewer households are cost burdened than shown in the last plan. Lower student enrollment is the likely cause.

**2,775 (65%)**  
0-30% AMI renter  
households\* are  
**severely cost  
burdened**

**245 (60%)**  
elderly  
homeowners  
0-50% AMI are  
**cost burdened**

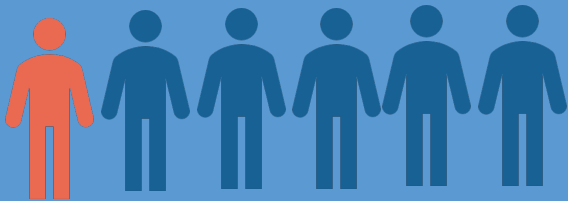
**1 in 10 (13%)** disability  
households live in housing that  
**does not meet accessibility needs**

\* ~ 20% students

# Disproportionate Housing Needs

# Yes.

(15%, or about 1 in 6 respondents)



**Most are  
family  
members  
(80%).**

**25% are  
students.**

**Does anyone over the age of 18 live with you  
because they cannot afford to live on their  
own?**



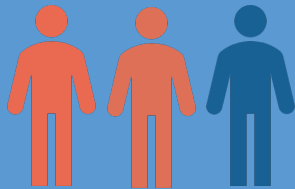
## Rental Gap

Income Range	Number and % of Renters		Maximum Affordable Gross Rent	Number of rental units		% of rental units	Rental Gap	Cumulative Rental Gap
	Number	%		Number	%			
Less than \$5,000	1,259	9%	\$ 125	105	1%	(1,154)	(1,154)	
\$5,000 to \$9,999	926	7%	\$ 250	206	1%	(720)	(1,874)	
\$10,000 to \$14,999	1,529	11%	\$ 375	525	4%	(1,004)	(2,878)	
\$15,000 to \$19,999	1,181	9%	\$ 500	903	6%	(278)	(3,156)	
\$20,000 to \$24,999	1,181	9%	\$ 625	1,959	14%	778	(2,378)	
\$25,000 to \$34,999	1,662	12%	\$ 875	5,152	36%	3,490	1,112	
\$35,000 to \$49,999	2,182	16%	\$ 1,250	3,504	25%	1,322	2,434	
\$50,000 to \$74,999	1,952	14%	\$ 1,875	1,532	11%	(420)	2,014	
\$75,000 to \$99,999	1,038	8%	\$ 2,500					
\$100,000 to \$149,999	660	5%	\$ 3,750	248	2%	(1,554)	460	
\$150,000 or more	104	1%						
<b>Total</b>	<b>13,674</b>	<b>100%</b>		<b>14,134</b>	<b>100%</b>			

**Rental Gap: (3,156) units renting for <\$500/month**

# Yes.

(67%, or about 2 in 3 survey respondents with kids under age 6)



Greatest  
need?  
*Affordable*  
**infant (#1),**  
**toddler (#2)**  
care

Quality  
matters too.

## Do you think there is a need for another childcare center in Grand Forks?

Nearly impossible to find infant care.

Because I am a single mom with no family around.

Home daycare is hard to find.

Mixed feelings. We have a lot of childcare facilities but they fill up fast and are high priced.

A lot of families need child care so more parents can work.

Not sufficient *quality* childcare available. Especially for infants.

Why is there a need for additional childcare? (parents of children < age 6)

**Lack of services  
to support  
stability**

**Lack of resources  
to treat mental  
health, addiction**

**Criminal  
history  
barrier  
to jobs**

**Affordable rental  
housing is in poor  
condition**

**Lack of \$ for home  
accessibility  
modifications**

**Working  
families who  
are homeless**

**Lack of child care  
is barrier to  
employment**

**Need for New  
American  
integration  
supports**

**Housing needs themes from resident,  
stakeholder focus groups**

**HOW WOULD THE CAC  
RECOMMEND ADDRESSING  
NEEDS? GUIDING PRINCIPLES,  
PRIORITIES, OUTCOMES**

# CAC GUIDING PRINCIPLES

## FOR STRATEGIES TO ADDRESS HOUSING AND COMMUNITY NEEDS

- THE PUBLIC SECTOR HAS A ROLE
- THE PRIVATE SECTOR, INCLUDING NONPROFITS, ARE VALUED PARTNERS
- THERE IS NO SILVER BULLET—MARKETS ARE DYNAMIC
  - ❖ HOUSING INVESTMENTS SHOULD FOCUS ON MARKET FAILURE
  - ❖ COMMUNITY DEVELOPMENT INVESTMENTS SHOULD FOCUS ON INFRASTRUCTURE
- RESOURCES SHOULD PREVENT A CRISIS FROM BECOMING A CATASTROPHE
- INVEST IN SERVICES TO SUPPORT HOUSING STABILITY AND RESILIENT HOUSEHOLDS
- DOES NOT END BUT EVOLVES AS NEEDS CHANGE.

# CAC HIGHEST PRIORITY HOUSING, ECONOMIC, AND COMMUNITY NEEDS

BASED ON THE FINDINGS FROM THE CONSOLIDATED PLAN

1. LOW WAGES, LACK OF HIGH PAYING JOBS
2. CHILD CARE
3. LANDLORD/TENANT MEDIATION RESOURCES, EVICTION PREVENTION
4. PUBLIC TRANSPORTATION
5. (TIE) HOMEOWNERSHIP GAP, LACK OF STARTER HOMES
5. (TIE) WORKFORCE SHORTAGE
6. LACK OF SUPPORTIVE SERVICES/STABILITY SERVICES
7. RENTAL GAPS
8. MARKET RATE AFFORDABLE RENTALS CONCENTRATED WITHIN CERTAIN NEIGHBORHOODS
9. ACCESSIBLE, AFFORDABLE HOUSING FOR ELDERLY AND PEOPLE WITH DISABILITIES

# CAC PRIORITY DESIRED OUTCOMES

## FROM STRATEGIES TO ADDRESS HOUSING AND COMMUNITY NEEDS

1. PEOPLE CAN FIND JOBS THAT PAY LIVING WAGES, AND ACCESS TRAINING FOR THOSE JOBS
2. LACK OF CHILDCARE IS NOT A BARRIER TO EMPLOYMENT
3. LOW INCOME HOUSEHOLDS CAN EASILY ACCESS NEEDED SERVICES
4. COMMUNITY PROVIDES CASE MANAGEMENT, COMMUNITY NAVIGATORS
5. MODERATE INCOME RENTERS WHO QUALIFY CAN ACHIEVE HOMEOWNERSHIP
6. MORE RENTAL UNITS ARE AFFORDABLE TO LOW INCOME HOUSEHOLDS



**HOW CAN WE BEST ADDRESS  
HOUSING AND COMMUNITY  
NEEDS?**

- Rehabilitation of residential property
- Property acquisition for public purposes
- Construction/rehabilitation of public facilities and improvements
- Demolition of property to prepare land for other (CDBG-eligible) uses
- Provision of public services (operating funds) for programs that assist LMI and special needs populations (persons with disabilities, persons who are homeless, seniors, etc.)  
(capped at 15% of funds)

## CDBG Eligible Activities

# CAN CDBG BE USED TO ADDRESS THE HIGHEST PRIORITY NEEDS?

YES, DIRECTLY; YES, BUT INDIRECTLY; NO

1. LOW WAGES, LACK OF HIGH PAYING JOBS
2. CHILD CARE
3. LANDLORD/TENANT MEDIATION RESOURCES, EVICTION PREVENTION
4. PUBLIC TRANSPORTATION
5. (TIE) HOME OWNERSHIP GAP, LACK OF STARTER HOMES
5. (TIE) WORKFORCE SHORTAGE
6. LACK OF SUPPORTIVE SERVICES/STABILITY SERVICES
7. RENTAL GAPS
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CONSIDERATION POSED TO THE CAC:  
SHOULD THE CITY PURSUE LOCAL FUNDS TO ADDRESS  
GAPS IN SUPPORTIVE SERVICE RESOURCES TO HELP  
VULNERABLE HOUSEHOLDS STABILIZE AND  
STRENGTHEN?

CAC SAYS YES:

- NEEDS EXCEED AVAILABLE CDBG PUBLIC SERVICES RESOURCES (HUD CAPS @ 15% OF FUNDS)
- SMALL GRAND FORKS ORGANIZATIONS LACK HUD-REQUIRED COMPLIANCE CAPACITY (FINDING FROM RECENT COMPLIANCE VISIT)
- CDBG FUNDS MAY NOT BE FLEXIBLE ENOUGH TO CREATIVELY ADDRESS NEEDS.

THANK YOU FOR YOUR  
TIME!

QUESTIONS?