



City of Grand Forks  
Staff Report

Committee of the Whole - March 9, 2025  
City Council - March 16, 2025

**APPROVED & ACCEPTED**  
by City Council

03/16/2026

*Maureen Storstad*  
Maureen Storstad  
City Auditor

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**Agenda Item:** 2025 Consolidated Annual Performance and Evaluation Report (CAPER) & CSG Annual Report

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**Submitted By:** Collin T. Hanson, Community Development Manager

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**Staff Recommended Action:** Hold a public hearing on the 2025 CAPER on March 16, and to receive and file the 2025 CSG Annual Report.

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**Committee Recommended Action:** Motion by Sande, second by Osowski to refer to City Council with recommendation to receive and file. Motion passed unanimously.

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**Council Action:** Motion by Berg, second by Fridolfs to approve consent agenda. Motion carried unanimously.

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**BACKGROUND:**

The Consolidated Plan is the City's overall strategy for using US Department of Housing and Urban Development (HUD) funds for a five-year period. Each year, the City must submit to HUD an annual report on its progress in implementing the Consolidated Plan. This report, the Consolidated Annual Performance and Evaluation Report (CAPER), evaluates activities undertaken in the past year, focusing on the City's use of HUD Community Development Block Grant (CDBG) funds.

Part of the evaluation process is soliciting public input, which includes holding a public hearing. This is the only action required of City Council. Following the public hearing, staff will submit the final CAPER to HUD, including any comments received.

The CSG Annual Report is included alongside the CAPER on the City's website.

**FINDINGS AND ANALYSIS:**

- HUD requires the City to prepare an annual report (CAPER) evaluating its progress in implementing the Consolidated Plan. It is submitted using HUD software with a prescribed format. The 2025 CAPER reports on actions taken in the 1st year of Grand Forks' 2025-29 Consolidated Plan.
- Notice of the availability of the draft CAPER and of the March 16 public hearing were advertised in *The Grand Forks Herald* and on the City's website, where a draft can be found at

<https://www.grandforksgov.com/government/city-departments/community-development/community-development-reports>.

- Due to congressional delays in passing a budget and delays due to the federal government shutdown in October and November of last year, the City did not receive a grant award from HUD until December 17, 2025. Receiving the grant award that late in the year means that the projects approved in the 2025 Annual Action Plan will not start until 2026, thus any beneficiaries of 2025 funding cannot be included in this CAPER.
- The CAPER is due to HUD by March 27.

**FINDINGS AND ANALYSIS:**

- DRAFT CAPER Executive Summary
- CSG Annual Report

**CITY OF GRAND FORKS**  
**DRAFT**  
**2025 CONSOLIDATED ANNUAL PERFORMANCE AND**  
**EVALUATION REPORT (CAPER)**  
**EXECUTIVE SUMMARY**

**Progress made in carrying out the 5-year strategic plan and 2025 action plan:**

Eight priority needs are identified in the 2025-29 Consolidated Plan (Con Plan): Affordable Rental Housing; Affordable Homeownership Opportunities; Housing Rehabilitation; Accessible Housing; Homelessness Services; Emergency Shelters; Community Services; and Public Facilities, Infrastructure, and Improvement. These needs informed the five goals articulated in the Con Plan. The goals are listed below, followed by progress toward meeting them in 2025.

1. **Affordable Rental Housing** - 18 Household Housing Units: This goal is to increase the supply of affordable rental units. No projects addressing this goal were funded in 2025, Year 1 of this Con Plan.
2. **Affordable Homeownership** - 5 Household Housing Units: This goal is to increase the supply of affordable owner-occupied housing units. No projects addressing this goal were funded in 2025.
3. **Housing and Shelter Facilities and Services** - 1,100 persons assisted: This goal is to provide a full continuum of housing and shelter facilities and services (e.g., emergency shelter, transitional housing, permanent housing, eviction prevention) to stabilize special needs populations and those who are homeless. Two projects addressing this goal were allocated funds in the 2025 Annual Action Plan (AAP), but neither has started.
4. **Preservation of Existing Affordable Housing** - 10 Household Housing Units (rental units rehabilitated) and 5 Household Housing Units (homeowner housing rehabilitated): This goal is to preserve existing affordable housing stock, both rental and owner occupied, through rehabilitation and accessibility modifications. One project addressing this goal was allocated funds in the 2025 AAP, but the project has not yet started.
5. **Community Facilities, Infrastructure, and Services** - 3,000 persons assisted: This goal is to invest in community facilities and public improvements that benefit LMI families and special needs residents, including health care facilities, behavioral, mental, and addiction services. No projects addressing this goal were funded in 2025.

The 2025 Annual Action Plan contained three projects, as referenced above: Northlands Rescue Mission Infrastructure Rehab, United Way Emergency Family Shelter Rehab, and Grand Forks Homes Winterland Apartments Balcony Rehab. None of these expended funds due to delayed congressional appropriations and the federal government shutdown in October and November of 2025; the City's 2025 grant award was not issued until December 17, 2025.

CDBG expenditures in 2025 are listed below by priority need. These are all associated with the 2020-2024 Con Plan, and therefore the related accomplishments do not count toward current Con Plan goals.

## **2020 – 2024 (Previous) Consolidated Plan:**

**Special Needs Populations:** 2023 Senior Citizen Center remodel/expansion expended \$903,972.85.

**Homelessness:** 2024 Northlands Rescue Mission Security Upgrades expended \$62,928.53.

### **Affordable Housing:**

- 2024 GFHA Site Acquisition for Permanent Supportive Housing expended \$630,000.00.
- 2024 Elevator Rehab at Stern Place expended \$29,873.00.

## **How CDBG funds addressed the priorities and objectives in the 5-year plan:**

The 2025-29 Consolidated Plan contains five specific goals; each goal falls under one or more of eight priority needs. The Con Plan does not prioritize any of the identified priority needs or goals over the others. While no 2025-2029 Con Plan activities have reported beneficiaries, several activities from the 2020-2024 Con Plan were completed under those goals and priority needs. Below is accomplishment/beneficiary data that was reported for 2025.

*Note: The following beneficiary data was reported in 2025; however, it relates to goals/projects from the 2020-2024 5-year plan.*

### **Projects Under 2020-2024 Consolidated Plan**

#### **2023 Annual Action Plan**

##### Senior Center Expansion

- Goal Addressed – Support facilities for special needs populations; 2,038 beneficiaries
- Priority Need Addressed – Special Needs Populations
- Note: Project to remain open to capture full year of beneficiaries

#### **2024 Annual Action Plan**

##### Northlands Rescue Mission Security Upgrades

- Goal Addressed – Provide capital support to homeless facilities; 581 beneficiaries
- Priority Need Addressed – Homelessness

##### Elevator Rehab at Stern Place

- Goal Addressed – Rehab affordable rental housing; 9 households assisted
- Priority Need Addressed -- Affordable Housing

## 2025 Community Services Grant Annual Report

The purpose of the CSG Program is to provide funding to agencies that serve the human needs of Grand Forks, particularly its low-income populations, and enhance the quality of life for Grand Forks residents. The program was established in 2019 as a means to supplement, then supplant, shrinking CDBG Public Service (operating) funds. The CSG funds are allocated from the Human Needs line item of the City's 2163 Economic Development fund.

In 2025, City Council approved a total of \$159,135 in CSG grant awards to 5 non-profit organizations. Awarded agencies were recommended by the Community Advisory Committee and approved by City Council who prioritized the need to address homelessness and homelessness prevention in the community.

Across all awarded agencies, **1,282 low-to-moderate income (LMI) persons were assisted**. Details regarding each awarded agency's programs & accomplishments are detailed below.

### CSG Grant Awards Completed in 2025:

- **St. Joseph's Social Care (\$47,500):** Emergency assistance to prevent homelessness, including repayment of delinquent rent, providing portion of 1st month's rent.
  - o 147 LMI persons assisted.
- **Northlands Rescue Mission (\$40,000):** Operating funds to provide emergency shelter for individuals experiencing homelessness.
  - o 581 LMI persons assisted.
  - o 291 individuals were placed in secure housing upon exit.
- **United Way of Grand Forks, East Grand Forks, and Area (\$36,500):** Start-up and operating funding for an emergency shelter for families experiencing homelessness. Funding included \$23,500 of reprogrammed 2023 CSG funds and \$13,000 of carryover funding from fund 2163.
  - o 79 LMI persons (23 families) assisted.
  - o Grant start date of November 1, 2024, with completion date of December 31, 2025.

- Grant served as community match that unlocked two grants from the Bank of North Dakota (BND) totaling \$67,755.64. The BND grants buy-down the interest on the mortgage payments for the shelter properties. BND and CSG grant funding assisted in getting the project across the finish line on a tight timeline.
- **United Way of Grand Forks, East Grand Forks, and Area (\$34,000):** Operating funds for an emergency family shelter for families experiencing homelessness.
  - 79 LMI persons (23 families) assisted.
    - These are the same beneficiaries as the grant above since both grants were utilized for operations of the emergency family shelter.
  - Allocated by 2025 annual allocation process with a grant term of 1/1/2025 to 12/31/2025.
- **Spectra Health (\$27,635):** Personnel funding for social work FTE to assist clients with housing navigation.
  - 330 LMI persons assisted.
- **Homeless Helpers (\$10,000):** Operating funds to provide temporary emergency shelter, food, and other assistance to homeless individuals and families.
  - 145 LMI persons assisted from 1/1/2025 to 6/30/2025.
  - 138 nights of shelter provided to individuals and 38 nights of shelter provided to families from 1/1/2025 to 6/30/2025.