

Assessment of Fair Housing in Moorhead, Minnesota

Housing discrimination has a profound and lasting impact on its victims, as access to housing affects not only where individuals and families live, but the education, employment and other opportunities that are available to them."

-Assistant Secretary for Fair Housing and Equal Opportunity, Gustavo Velasquez

City of Moorhead –Municipal/Entitlement Submission, CDBG Formula Grant Recipient Participant
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Departmental Approval: _____

Tia Braseth

3-2-15

Human Rights Commission Approval: _____

Chris Ogden

3/4/15



Note: HUD is in the process of modifying regulations regarding the Assessment of Fair Housing. Completion of this assessment will be guided by further instructions to be provided by HUD, which will provide definitions and contextual information. Future inclusions may include:

- *Adding consultation certifications*
- *HUD populated demographic tables and maps*
- *HUD populated housing tables and maps*
- *HUD populated community assets tables and maps*
- *HUD populated tables and maps related to disability*

If you feel you have experienced discrimination, please contact:



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HUMAN RIGHTS

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Executive Summary

The Fair Housing Act prohibits any person from discriminating in the sale or rental of most housing¹, the financing of housing, or the provision of brokerage services, including otherwise making unavailable or denying a dwelling to any person because of race, color, religion, sex, national origin, handicap, or familial status. The Fair Housing Act further requires the U. S. Department of Housing and Urban Development (HUD) to administer the programs and activities relating to housing and urban development in a manner to affirmatively further the policies of the Fair Housing Act.

Moorhead's Assessment of Fair Housing is an effort to identify barriers to fair housing choice as they may exist within the jurisdiction and control of the City of Moorhead.

Barriers to fair housing choice are defined as any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

Protected classes in Minnesota include:

- Race
- Color
- Creed
- Religion
- National origin
- Sex
- Marital status
- Familial status
- Disability
- Public assistance
- Age
- Sexual orientation



Minnesota Department of
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Barriers to affordable housing are distinct from barriers to fair housing choice; barriers to fair housing choice are analyzed without regard to income or affordability. Affordability issues are reviewed within the Community Development Block Grant (CDBG) Consolidated Plan for Housing and Community Development. Moorhead's Assessment of Fair Housing is a review of barriers to fair housing choice in the public and private sector, involving:

“a comprehensive review of laws, regulations, and administrative policies, procedures, and practices; an assessment of how these regulations affect the

¹ The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

location, availability, and accessibility of housing; and an assessment of conditions, public and private, affecting fair housing choice.”

The Assessment of Fair Housing (formerly Analysis of Impediments) is required by the HUD as a condition of receiving CDBG funds. The City of Moorhead certifies in the 2015-2019 Consolidated Plan for Housing and Urban Development that it will fulfill the following obligations:

1. Conduct an Assessment of Fair Housing (AFH);
2. Prepare a description of any steps taken to carry out the certification; and
3. Maintain evidence to support the certification.

The City has prepared this assessment in collaboration with local service providers, area agencies, and citizens who share a common goal to address Moorhead’s community development needs in a way that utilizes resources efficiently and thoughtfully. Although barriers to affordable housing are distinct from barriers to fair housing choice, a shortage of affordable housing was the most common problem reported by citizens, service providers, and area agencies when discussing housing. Based on the data and consultations, the populations or household types more affected than others by housing problems are low income households including:

- Single person and single parent households
- People fleeing domestic violence
- People with a criminal history, poor rental history, no credit or poor credit
- Larger families
- People with mental health and/or chemical dependency issues
- Native Americans who represent 27% of the local adult homeless population
- Black or African Americans who represent 14% of the local adult homeless population
- Veterans who represent 12% of the local adult homeless population
- People with a disability

The Moorhead Public Housing Agency (MPHA) reports a total of 178 public housing units in Moorhead. Public housing units are homes and apartments owned by the MPHA and available to low income households. Currently, there are 183 households on the waiting list for these units; 93% are waiting for a 1-bedroom unit. The MPHA also offers housing vouchers, which reduce the monthly rent paid by tenants and allow for very low income households to obtain private sector housing. The MPHA reported 95 vouchers, 70 of which are funded and in use. Not all vouchers are currently being used for a few reasons: 1) voucher holders are unable to find housing where the voucher is accepted, 2) high rental rates, 3) and decreased voucher funding.

Clay County Housing and Redevelopment Authority reported 413 households on their housing voucher waiting list. Most of their vouchers are used in Moorhead where there are 332 tenant-based vouchers and 29 project based vouchers. The Fargo Housing and Redevelopment Authority had 167 vouchers used in Moorhead in 2014 including 6 HUD Veterans Administration Supportive Housing (VASH) vouchers.

The Planning & Neighborhood Services Department of the City of Moorhead is the lead agency in the CDBG Consolidated Plan and Fair Housing Planning requirements. Requests for information and comments may be addressed to:

City of Moorhead – City Hall
Planning & Neighborhood Services Department
Attn. Community Development Program Administrator
500 Center Avenue, 4th Floor
PO Box 779
Moorhead MN 56560
Phone: (218) 299-5375



A coordinated effort of all organizations working in housing and community development will be needed to overcome barriers to fair housing. As the implementation of the CDBG Consolidated Plan is a joint effort of citizens, the City, neighborhood groups, businesses, and community organizations, this same coordinated effort will be needed to assure fair housing choice in Moorhead.

Changing conditions require ongoing examination of fair housing problems and other housing and community development issues. The process of fair housing planning and assessment of fair housing will continue in Moorhead. To the extent that additional barriers to fair housing choice are identified, additional actions will be recommended to overcome the effects of the barriers.

Community Citizen Participation

Citizens were engaged in the planning process by means of the Moorhead Community Survey, prepared and administered by the City. The purpose of the survey was to have citizens identify the most important housing and non-housing community development needs in Moorhead and gain insight into fair housing. The survey results were compared alongside notes taken during conversations/consultations with local service providers/agencies and statistical data provided by agencies or the US Census Bureau. The Moorhead Community Survey was ultimately used to illustrate correlations among citizens, service providers, agencies, and available data.

The survey was available from August 15-31, 2014 in both paper and online formats; paper surveys were circulated by 28 local service providers/agencies and online surveys were available through the City of Moorhead website. A number of the service providers that helped distribute the surveys work with clients who have disabilities and/or limited English proficiency. Many of the service providers have access to translators and case managers available to assist people. The community was notified in-person, by word-of-mouth, and through e-mail and social media. Though the survey was open to both residents and non-residents, 75% of the respondents were Moorhead residents. A total of 499 surveys were completed.

The City of Moorhead consulted with several local service providers/agencies in preparation of the Consolidated Plan. A total of 27 local service providers and agencies were contacted; of the 13 that responded, 12 were consulted in-person and 1 via email. Service providers/agencies were asked to complete a standard SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, which was conducted alongside an asset-based analysis asking respondents to rank the weight of seven community capitals known to offer sustainable and vibrant communities when equally weighted or balanced². Capitals include cultural, social, human, financial, built, natural, and political.

The Consolidated Plan is available at:

<http://www.cityofmoorhead.com/home/showdocument?id=1735>

² Flora and Flora (2014). Community Capitals. Retrieved on July 1, 2014 from www.soc.iastate.edu/staff/cflora/ncrcrd/capitals.html

Analysis

Demographic Summary

Moorhead, Minnesota is located in the Red River Valley where the Red River of the North serves as a state line between North Dakota and Minnesota. North Dakota's largest city Fargo is located across the river from Moorhead. Together, the cities form the Fargo-Moorhead community, one that is growing in population and diversity. Though the area is rich with Scandinavian heritage, the large influx of students, a growing labor force, Native Americans, New Americans, and refugees increasingly change the demographic picture of this area.

According to 2013 US Census Data, Moorhead has a population of 39,082 people and is included in the Fargo-Moorhead Metropolitan Statistical Area (MSA), which has an overall population of 223,490 people³; American Community Survey Census data counted 175,563 in 2005. Although Moorhead has a considerably smaller population than Fargo, both cities experienced growth at the same rate between 2000 and 2010 (1.8% annually; 18% total). Fargo was growing at a faster rate than Moorhead between 1990 and 2000 (22% total); Moorhead's population decreased at a -0.37% rate between 1990 and 2000. According to the 2013 Moorhead Homebuyer Survey, contributing factors to Moorhead's recent growth include value of home purchase, neighborhood features, peoples' preference to live in a small town with big town amenities, and to reside in Minnesota (See Appendix B for full survey); another is the increase in colleges and student body. Five Moorhead colleges and North Dakota's largest university in Fargo attract several students to the community each year. See Table 1 for 2014 college enrollment counts.

Though a large proportion of Moorhead's total population identifies as White (91%), the non-White population continues to increase (9%). In 1990, 4.7% of the population in Moorhead identified as non-White; in 2000 the percentage was 7.9%. See Table 2 for non-White populations from 1990 to 2013. There no concentrations of non-White or Hispanic/Latino populations higher than 6% of the overall population in any single census tract or neighborhood in Moorhead. HUD considers disproportionality as a difference of more than 10% of the jurisdiction as a whole. See Figure 1 for race/ethnicity density map; neighborhoods with higher numbers of racial/ethnic populations do not have characteristics that set them apart from neighborhoods with lower numbers of racial/ethnic populations. Each neighborhood has access to transportation, infrastructure, health and safety, and basic services.

Table 1: 2014 College Enrollment Chart

College	Enrollment Numbers
Minnesota State University Moorhead (MSUM)	8,140
Concordia College -Moorhead	2,400
Minnesota State Community & Technical College -Moorhead	8,798
Globe University Minnesota School of Business -Moorhead	135
Rasmussen –Fargo/Moorhead	720
North Dakota State University (NDSU) -Fargo	14,747 (6,572 MN residents)

*Data obtained on college websites or from college admissions staff in December 2014.

³ 2013 American Community Survey, US Census Bureau

Though the non-White population as a whole continues to increase, the 2013 US Census Bureau estimates for the number of Black or African American, American Indian or Alaska Native, Asian, and the “Some Other Race” category have independently decreased while the “Two or More Races” category has increased. This could be a result of more people reporting multiple races (e.g., someone reports they are both American Indian and White so they mark “Two or More Races” rather than one). In addition, the 2013 estimates are not collected the same way as decennial data (i.e., 1990, 2000, 2010 census data). Each year the US Census Bureau uses current data on births, deaths, and migration to calculate population change since the most recent decennial census; population, demographic components, and housing units are estimated. See Table 2.

Other facts regarding Moorhead demographics:

- In the past 20 years (1990-2010), Moorhead’s foreign born population has nearly doubled. Foreign-born residents increased from 816 in 1990 to 1,095 in 2000 to 1,607 in 2010.
- Average family and household sizes are slightly decreasing. See Table 3.
- Median age is increasing. See Table 3.

Table 2: Race/Ethnicity Chart (excludes White population to improve chart visibility of non-White populations. See Appendix Table A for full chart with percentage breakdowns)

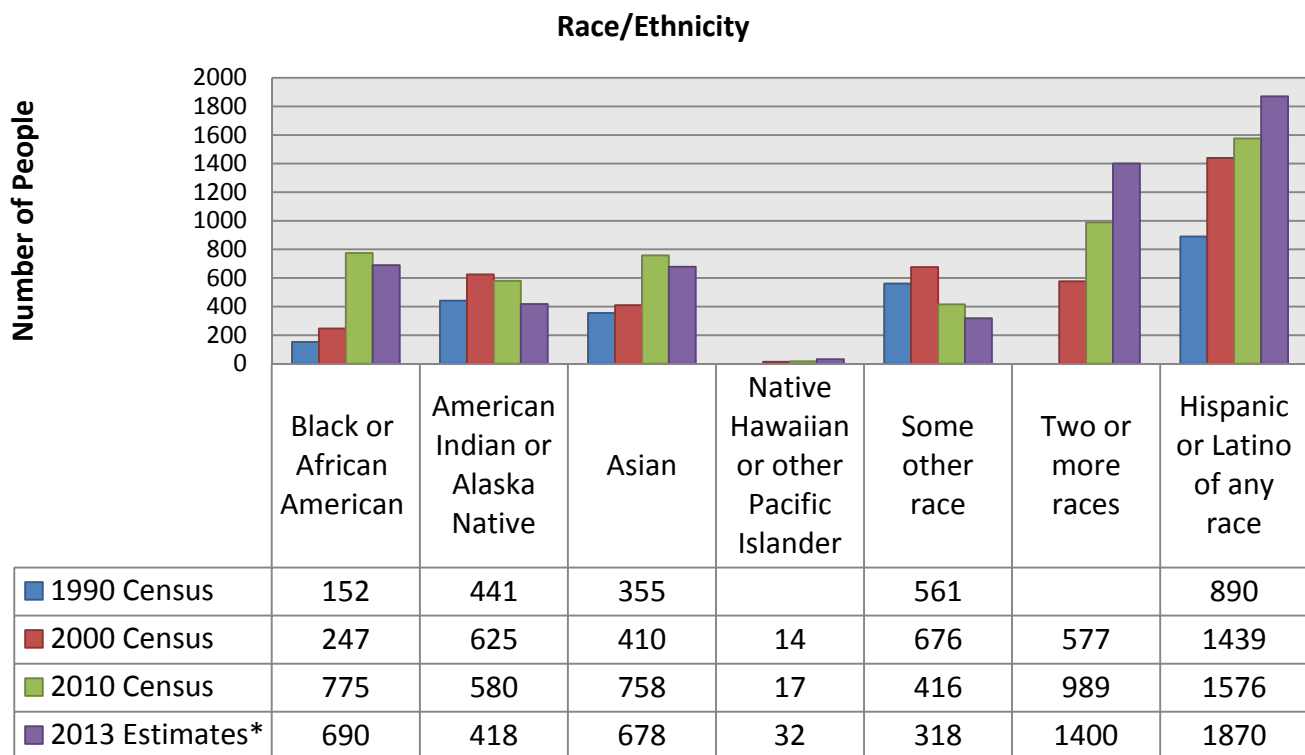


Table 3: Housing/Household Characteristics Chart

Housing/Household Characteristics	2000 Census	2010 Census	2013 Estimates*	2000-'10 % Change
Median Age	28.7	28.3	29.2	-
Total Housing Units <i>(Occupied/Vacant)</i>	12,180 <i>(11,660/520)</i>	15,274 <i>(14,304/970)</i>	15,500 <i>(14,481/1,019)</i>	1.25 <i>(1.23/1.87)</i>
Owner-occupied Housing Units	7,430	8,808	9,023	1.19
Renter-occupied Housing Units	4,230	5,496	5,458	1.30
Average Family Size	3.04	2.97	2.97	0.98
Average Household Size	2.43	2.41	2.41	0.99

* US Census Bureau 2013 population data estimates retrieved on November 28, 2014 from www.census.gov

Segregation/Integration and Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Segregation and integration is difficult to observe and there is no data currently available that indicates segregation and integration in Moorhead. There are small neighborhoods of various ethnic backgrounds and races dispersed throughout Moorhead, but they are not concentrated. HUD considers “concentrated” to be more than 10% of the overall population and the entire non-White population in Moorhead is less than 10%. See Figure 1 for the highest “concentrations” of ethnic/racial groupings in Moorhead; all represent less than 10% of the total population. Within each area shown on the map, there are a variety of housing types to choose from including apartments, condos, twin and town homes, and single family large and small. In some there is senior living, assisted living, nursing home housing, accessible housing, and student housing.

A different indicator of integration is seen through vacancy and income mapping. Much of Moorhead has a 5-10% vacancy rate, which means that a variety of housing, housing prices, and neighborhoods are available. People can be selective when looking for a place to live and housing choice promotes integration. The highest vacancy rates occur in housing that surrounds the colleges, mostly due to the seasonal nature of student renters (See Figure 2). Varying income levels are also scattered throughout the city (See Figures 3-5) and the maps do not indicate any concentrated areas of poverty (See Figure 6) or racially/ethnically concentrated areas of poverty. When vacancy and income maps overlap, the availability of housing and housing choice is demonstrated.

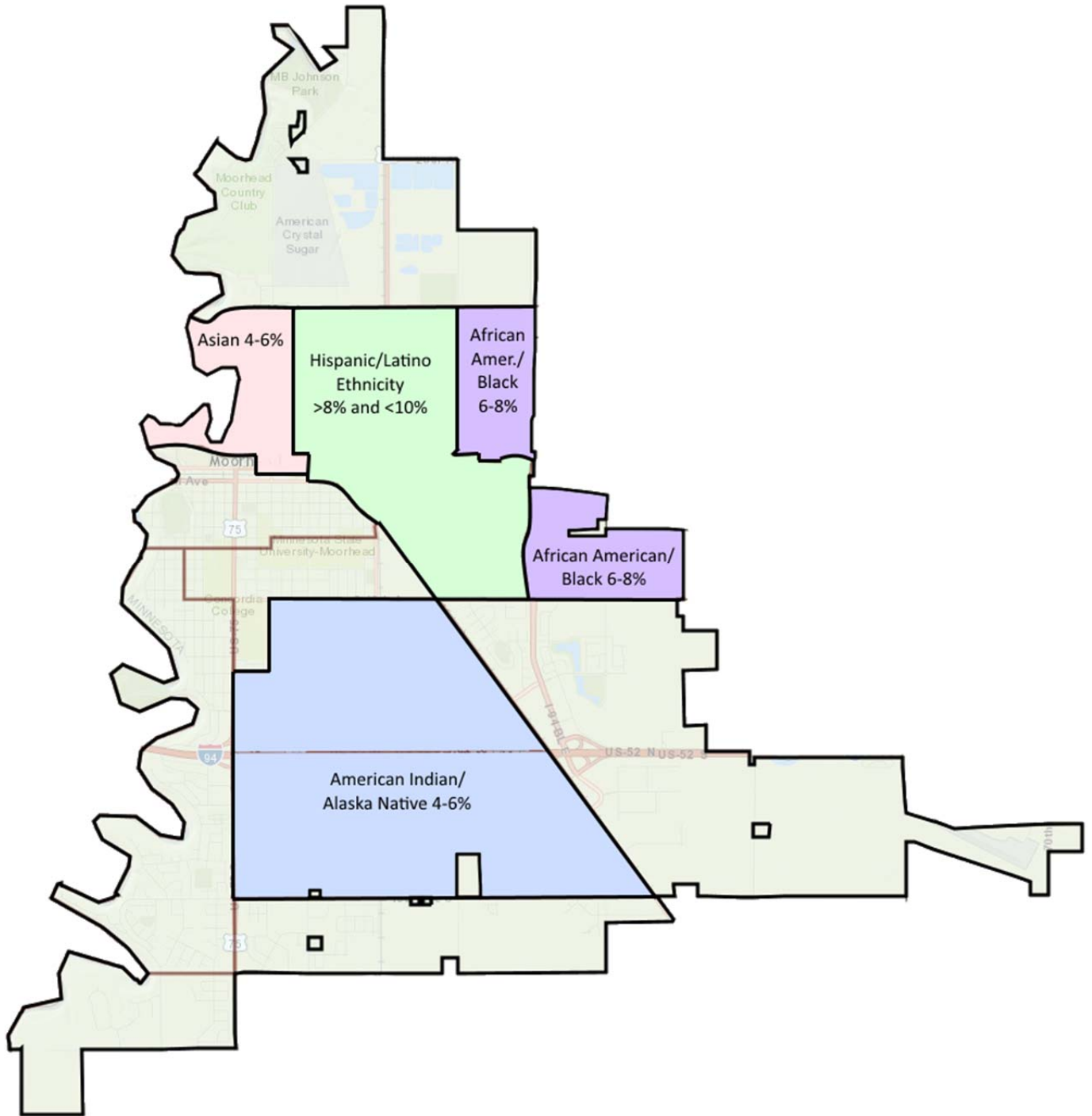


Figure 1. Racial/Ethnic Distribution in Moorhead, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

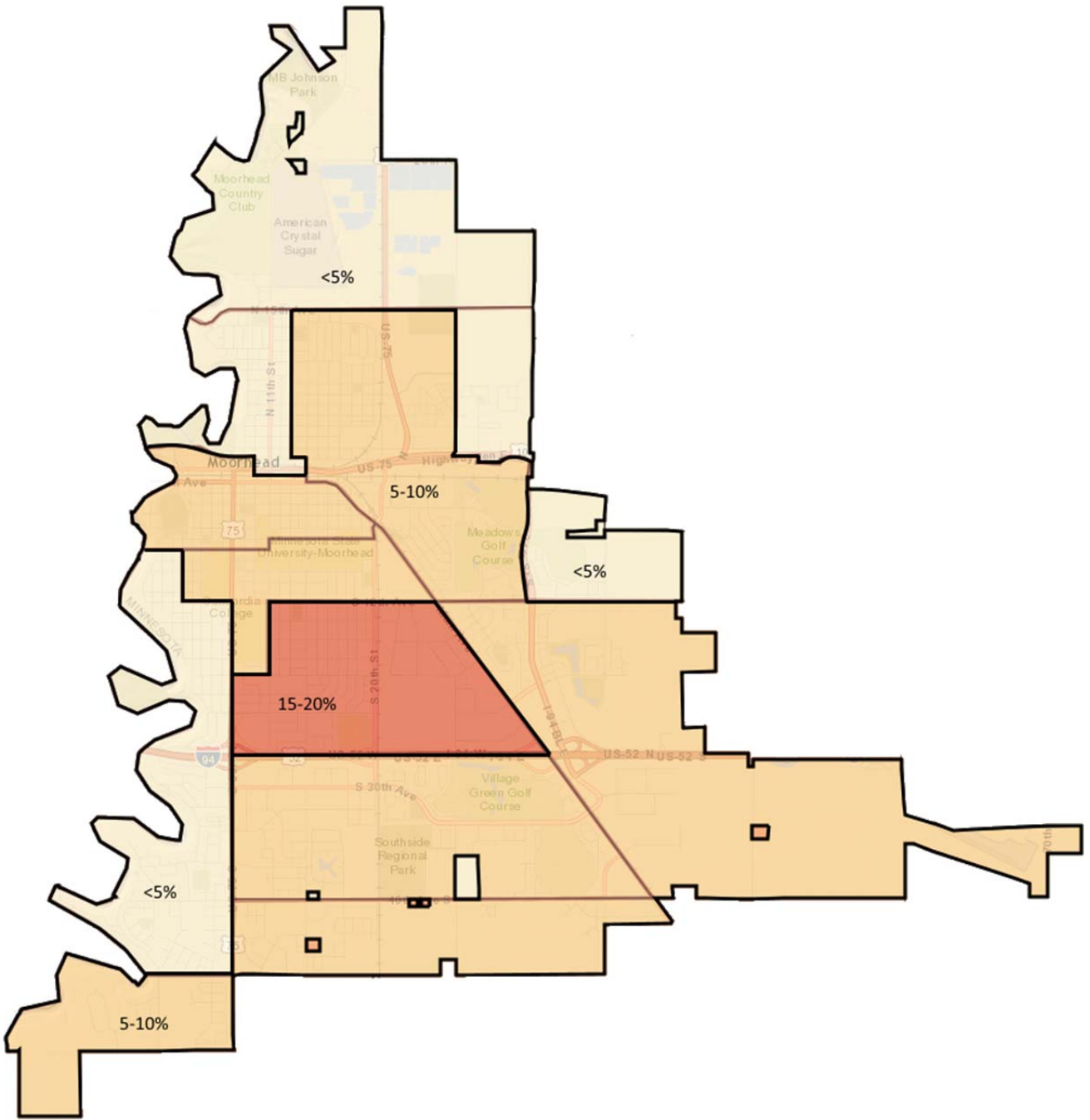


Figure 2. Vacancy Rates in Moorhead, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

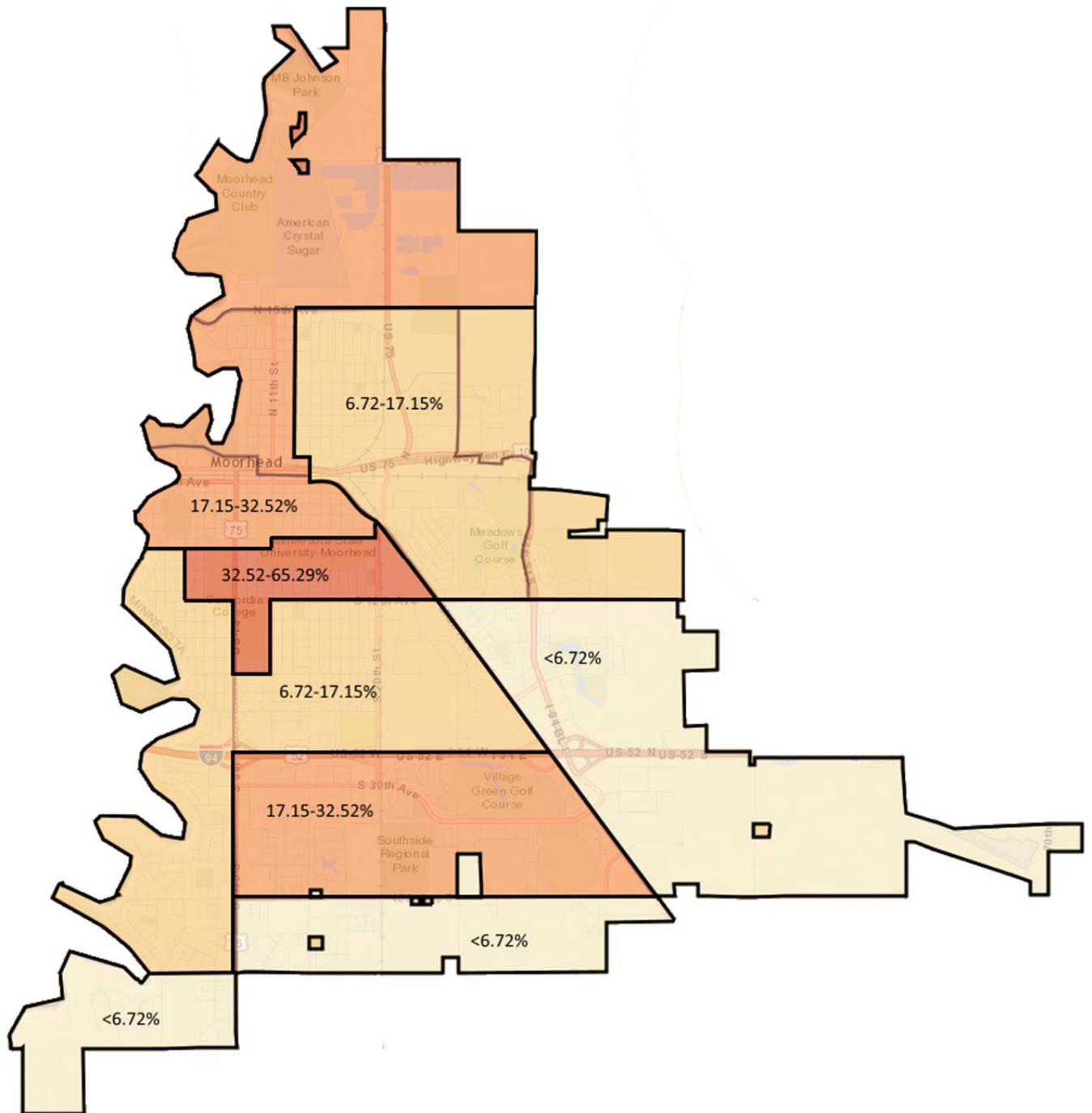


Figure 3. Extreme Low Income Households, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

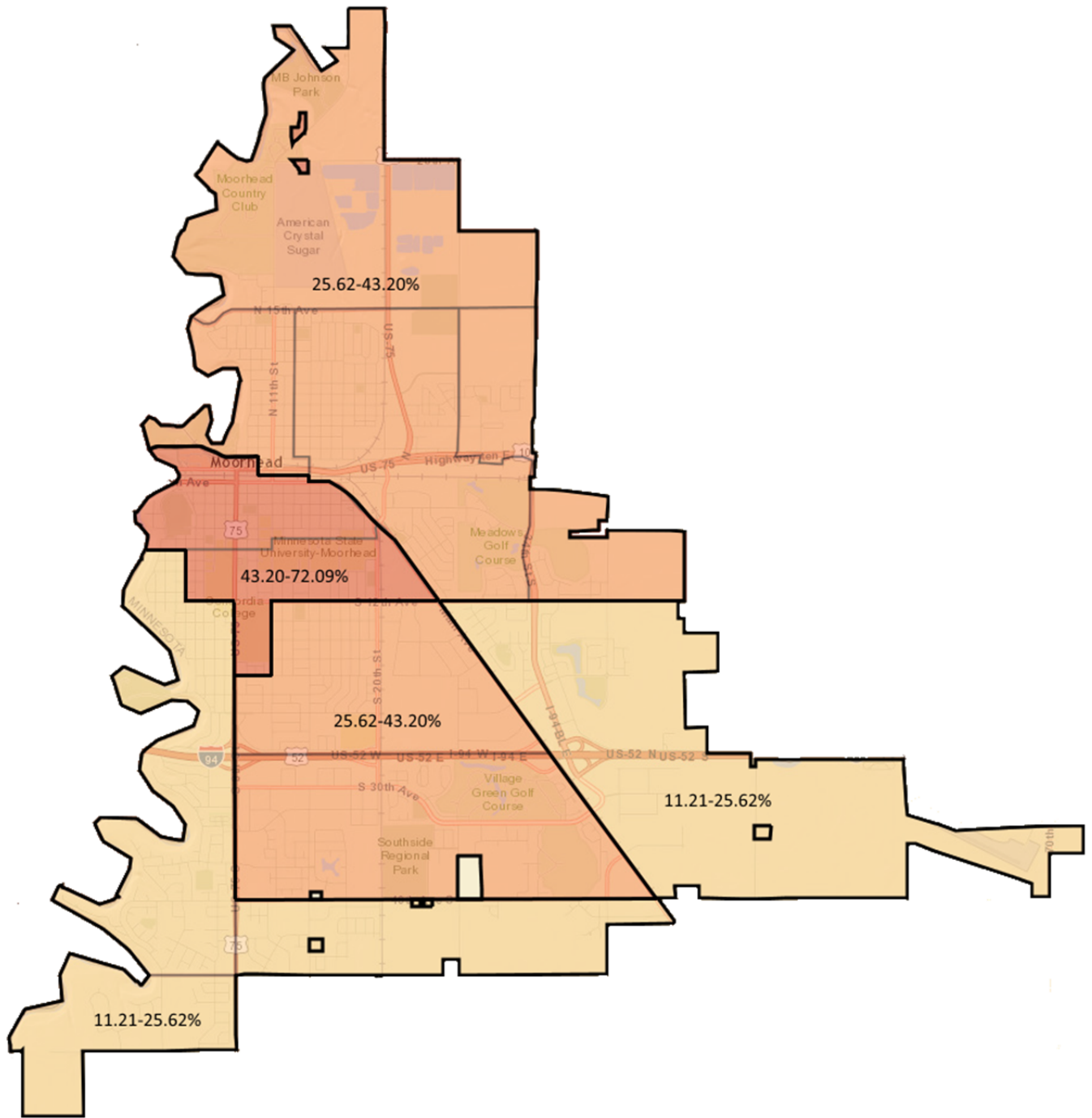


Figure 4. Low Income Households, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

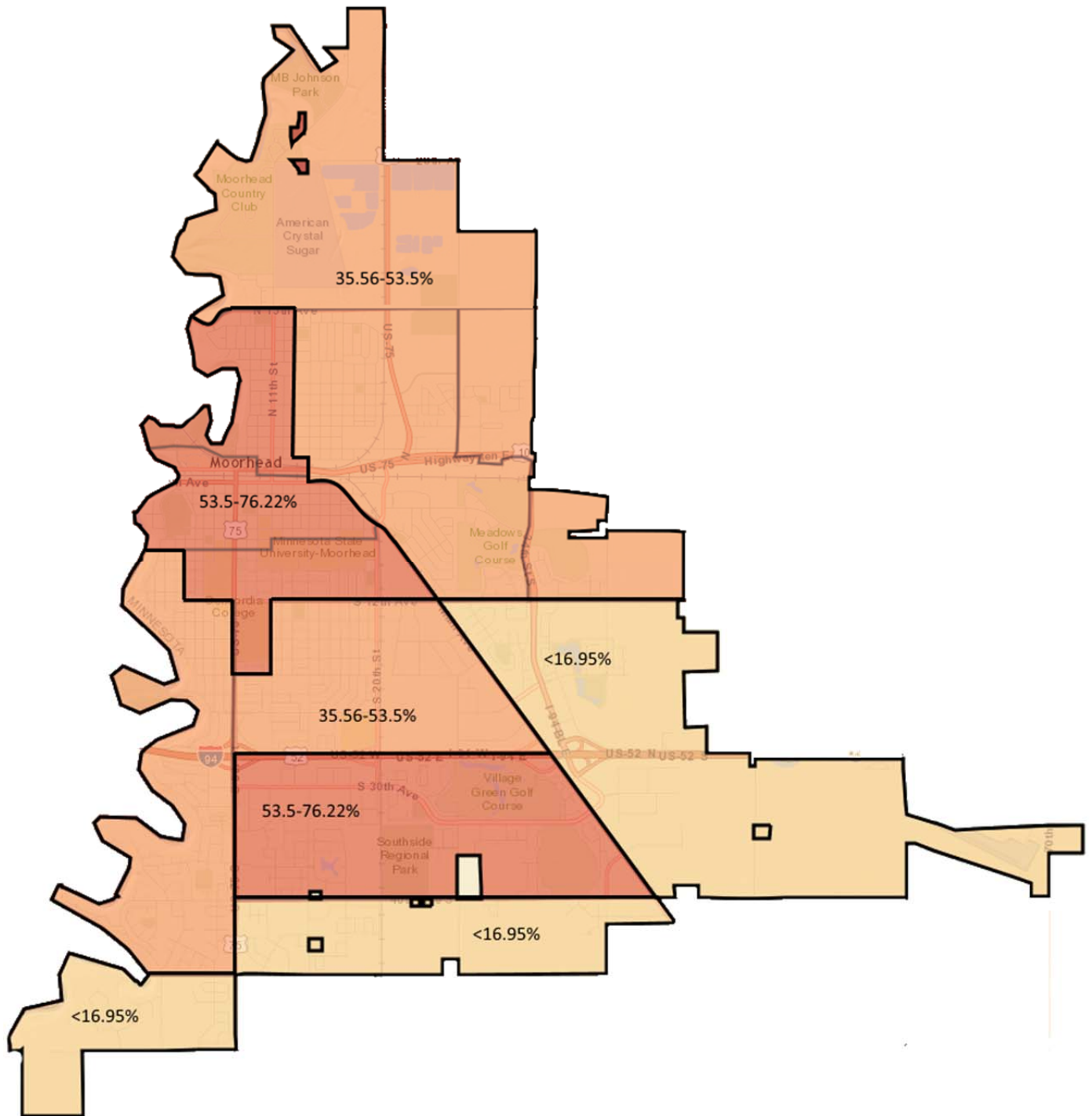


Figure 5. Moderate Income Households, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

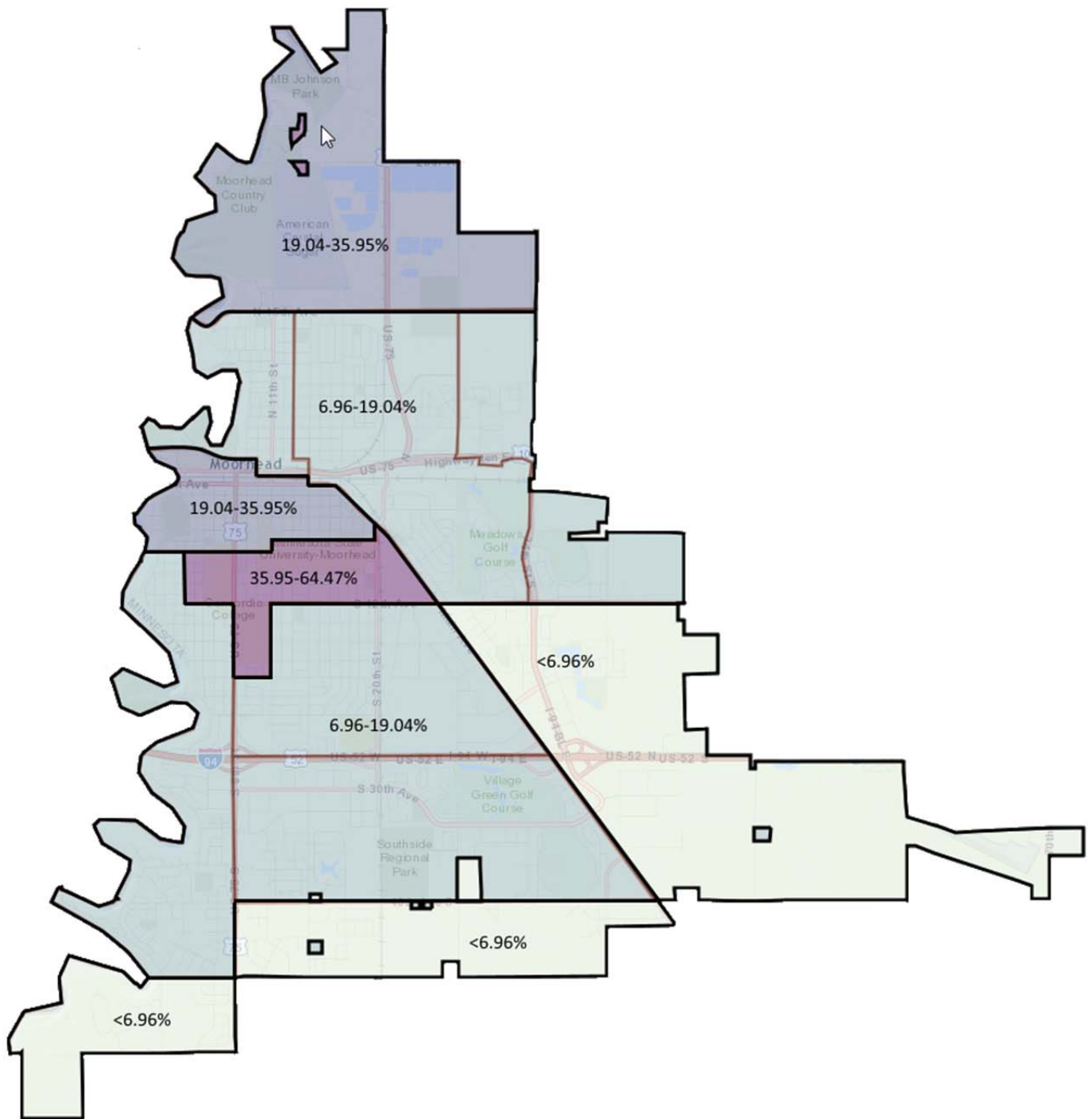


Figure 6. Moorhead Poverty, CPD HUD Maps.

Data retrieved on December 11, 2014 from <http://egis.hud.gov/cpdmaps/>.

Access to Homeownership Opportunity

In the past, the Comprehensive Housing Affordability Study (CHAS) Data Book (2000) reported data on homeownership statistics by household classification including homeownership rates by race. CHAS data is based on US Census data and this type of detail was not collected in recent data collection efforts. The Home Mortgage Disclosure Act (HMDA) provides similar homeownership data and is used in this analysis.

Based on HMDA data, the numbers of home purchase loans originated for people belonging to non-White racial categories are considerably lower than those originated for White people. There are also more home purchases reported for males than females. Generally, homeownership increases when income levels increase. This pattern is more recognizable for conventional loans than FHA, FSA/RHS, or VA-type loans.

Racial/ethnic ratios are not reflective of the racial/ethnic population ratios of the area. Between 2009 and 2013, homeownership among White people in Moorhead averaged 97% of the overall population. The remaining racial and ethnic categories ranged between less than 1% and barely over 1% of the population. The demographic of the area is 91% White and 9% non-White racial and ethnic backgrounds. Similar to the United States as a whole, there is a disproportionate number of White homeowners to non-White homeowners, higher than the individual population ratios reflected among the different races. All people are following a similar path throughout the five year period 2009 to 2013. Aside from African American/Black people, all other racial categories had declining homeownership between 2009 and 2010. Aside from Asians, most racial categories remained level or had a slight decrease in homeownership between 2010 and 2011. From 2011 to 2013, all categories had an increase in homeownership; Asians and Hispanic/Latinos had the most dramatic increases in homeownership during this time. See Figure 6 and Appendix Tables A-C.

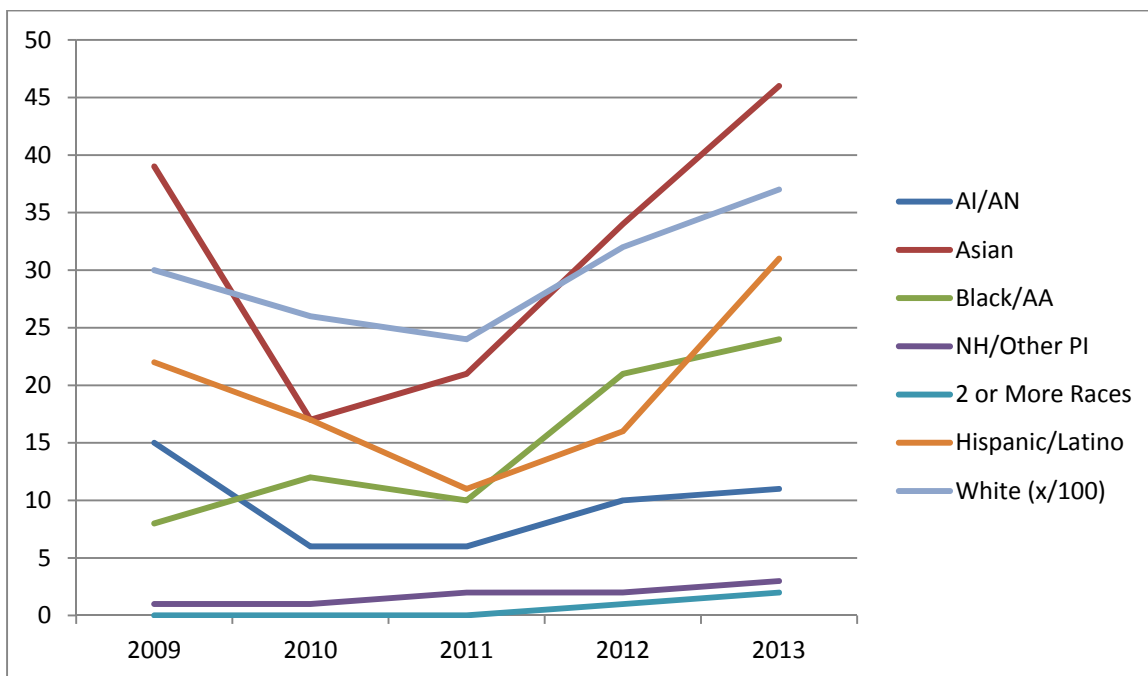


Figure 7. Racial/Ethnic Homeownership Graph -Fargo, ND-Moorhead, MN MSA.

Data retrieved on November 28, 2014 from www.census.gov

Disproportionate Housing Needs

Moorhead’s housing stock consisted of 14,304 occupied units as of Census 2010. There were 5,496 (38.4%) rental units and 8,808 (61.6%) owner-occupied units. The proportion of rental housing stock to overall housing stock has slightly increased since the 2000 Census (2.4%).

A total of 970 vacant housing units were counted in the 2010 Census in Moorhead. The homeowner vacancy rate was 2% and the rental vacancy rate was 8.6%. The US Census Bureau 2011-2013 American Community Survey 3-Year Estimates counted a 0.3% homeowner vacancy rate and a 6.4 rental vacancy rate. While comprehensive data on the current for-purchase home vacancy rate is not available, it is likely lower than the 2011-2013 estimates due to an increase in demand and sale activity. The current rental housing vacancy rate has decreased to 3.68% (Q3 2014), a drop from 2013 (4.5%) and 2012 (6.3%). In a September 2014 quarterly report on apartment vacancy and construction in the Fargo-Moorhead metropolitan area, approximately 4,313 apartment units were counted in Moorhead. A total of 114 units were constructed during the first 3 quarters of 2014 and 88 were under construction at the time of the report. See Appendix D for full report.

From 2003 to November 2014, 4,093 housing units were built in Moorhead. Multifamily construction totaled 1,734 units and single family home construction totaled 2,359 units. Total numbers varied from year to year. During the ten year period, multi-family construction ranged from building 0 units in a year to as many as 276 units. Single family units ranged from 80 to 329 units built per year. See Table 4 for each year.

Based on the data and citizen participation, the populations or household types more affected than others by housing problems are single person and single parent households, people with a criminal history or poor rental history, people with no credit or poor credit, larger families, low income households, people with mental health and/or chemical dependency issues, those fleeing domestic violence, Native Americans who represent 27% of the local adult homeless population, Black or African Americans who represent 14% of the local adult homeless population, veterans who represent 12% of the local adult homeless population, and in some cases, those with a disability. The Clay County HRA specifically reports that those with mental health issues and people of color are more affected by housing problems than others.

The inability to communicate and comprehend English can also be a significant barrier to housing and other life necessities. The Fargo-Moorhead community has seen a significant increase in the number of languages spoken with the relocation of many New Americans and refugees from around the world. Interpreters are often needed to assist with navigating the systems of education, housing, medical care, and other services.

For fair housing choice, tenant education is offered in many languages besides English, including Arabic, Bosnian, French, Vietnamese, Kurdish, Nepali, Spanish, Kirundi, Somali, Swahili, and Tigrigna. One-on-one educational sessions with deaf clients and people who speak some of the various languages previously listed are also made available. Homebuyer education is offered with interpreter services upon request.

Though there are Moorhead households with significant housing needs, the data⁴ does not demonstrate any racial or ethnic groups with disproportionately greater needs (more than 10% of the whole). As income increases, housing problems decrease.

⁴ 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) Data

Table 4. Moorhead Housing Units Constructed 2003-2014 YTD

Year	Multi Family Units	Single Family Units	Total Units
2003	164	195	359
2004	182	293	475
2005	194	320	514
2006	153	329	482
2007	106	225	331
2008	122	190	312
2009	124	175	299
2010	0	160	160
2011	81	80	161
2012	63	86	149
2013	276	129	405
2014 YTD	269	177	446
Tota Built	1734	2359	4093

City of Moorhead Construction Data/2014 YTD data to be updated at year end.

Disparities in Access to Community Assets and Exposure to Adverse Community Factors

Disparities in Community Assets

- School: No students of any particular race/ethnicity or national origin group(s) have far greater access to high-performing schools than students of different race/ethnicity or national origin group(s). All of schools in Moorhead (public, parochial, and Montessori) accept all students. Parochial schools have scholarships or financial aid for families in financial need.
- Public Transportation: Though there are some areas of limited service, there is no data available that demonstrates any differences in the availability of public transportation based on the predominant race, ethnicity, or national origin. No single race has less or more access to public transportation than another. Public transportation goes to all sections of Moorhead.
- Access to Jobs and Unemployment: There is no data available that demonstrates disparities in proximity to jobs and labor market engagement by race or ethnicity.

Exposure to Adverse Community Factors

- Exposure to Neighborhood Poverty: Though there are neighborhoods that have lower income than others, there are no racially/ethnically concentrated areas of poverty (R/ECAPs) in Moorhead. In some lower income neighborhoods there is free after school and summer park programming for children and regular police patrol.
- Environmental Health Hazards: There are no neighborhoods that stand out as having a particularly high levels of environmental hazards.

Moorhead does not have any R/ECAPs or any racially or ethnically concentrated areas in general. Moorhead is also a small community in both population and physical size. These two

factors combined result in the absence of neighborhoods experiencing poor access to assets and high exposure to adverse factors.

Disability and Access

2010 Census data on disability was not available, but 5-year estimates were available from the US Census Bureau American Community Survey 2008-2012. Less than 1% of the population under age 5 had a disability; 5.9% of the population with a disability was between the ages of 5 and 17, 7.8% was between ages 18 and 64, and 30.2% were over the age of 65. The most common disability in children and adults up to age 64 was a cognitive difficulty; for those over the age of 65, the most common disability was an ambulatory difficulty and then a hearing difficulty.

A disproportionate number of Black or African Americans, American Indians, Alaska Natives, and those who identified as “some other race” (other than White, Black, African American, American Indian, Alaska Native, Asian, Native Hawaiian, or Other Pacific Islander) have a disability. Black or African American people only represent 1.8% of the population, yet they represent 19.3% of the disabled population. American Indians and Alaska Natives combined only represent 1.1% of the population, yet represent 12.9% of the disabled population. Those who identified as “some other race” represent less than 1% of the population, yet represent 26.1% of the disabled population. People who identify as members of racial or ethnic minority groups have more people with disabilities and health disparities than Whites because of poor quality healthcare and/or lack of access to healthcare⁵.

When constructing, adding on to, or altering multifamily housing, the Minnesota State Building Code requires buildings to meet accessibility design standards (2015 Minnesota Accessibility Code). Some examples of the design standards are site and building access, accessible restrooms, accessibility between different floor levels, universal accessibility features for sight and hearing impaired persons, and accessibility for extremes of physical size. These standards do not apply to residential dwellings with three or fewer units in a building, but any CDBG-assisted units require adherence to Section 504 regulations. Section 504 is part of the Rehabilitation Act of 1973 and is defined by HUD:

No otherwise qualified individual with a disability in the United States...shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. (29 U.S.C. 794). This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives financial assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

⁵ The United States Department of Health and Human Services 2013 National Healthcare Disparities Report, retrieved on November 21, 2014 at www.ahrq.gov

In the Moorhead Community Survey, respondents were asked what were the 4 most important housing needs in Moorhead; housing for disabled persons ranked 7th most important housing need out of 8. Fair housing education ranked 8th. See the survey results in Appendix B.

While single family homes are not required to be constructed to accessibility standards, the City of Moorhead finances accessibility improvements through its single family rehabilitation loan program. The City also has a partnership with Freedom Resource Center to build permanent ramps or install temporary ramps for people who have a household member with a mobility difficulty. In 2013 CDBG funds were utilized to help Access of the Red River Valley build an accessible twin home 6 disabled people. More accessible homes could result from similar partnerships in the future. All of these programs are limited to persons who have income at or below 80% of median income.

During Homebuyer Education classes, City staff also promotes the Minnesota Housing Finance Agency's Fix Up loans which may be used for accessibility improvements. There is no income limit on eligible Fix Up loan applicants.

Fair Housing Compliance and Infrastructure

The Moorhead Community Survey conducted by the City of Moorhead in 2004 and 2014 asked respondents to indicate whether housing discrimination occurred in Moorhead. In 2004, 13.6% of respondents reported that housing discrimination was a serious or very serious problem in Moorhead. In 2014, 28% of respondents thought that housing discrimination often or always occurred in Moorhead, but the number of people who reported experiencing housing discrimination in Moorhead was less (13%).

Legal Services of Northwest Minnesota indicates that weekly complaints are received regarding housing discrimination and that the complaints have not decreased in numbers over the past ten years. Between 2007 and 2013, there were 14 discrimination reports to HUD from Moorhead. The Minnesota Department of Human Rights had 48 reports from Moorhead between 2004 and 2013. Some reporters had multiple issues in a single report (e.g., disability, sex). See Table 5.

Table 5. Discrimination Reports in Moorhead (2004-2013)

Basis (highest to lowest reported)	Reports
Disability	44
Race	34
Housing Related (minimum known)	31
Age	15
Sex	14
National Origin	10
No Basis	10
Marital Status	4
Familial Status	3
Sexual Orientation	3
Public Assistance Status	3
Religion	2

Data provided by Minnesota Human Rights Commission and HUD in November 2014.

There are numerous organizations and initiatives underway in Moorhead that educate and/or advocate fair housing rights for residents and fair housing responsibilities for providers of housing:

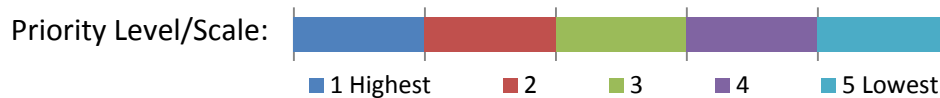
- **Moorhead Human Rights Commission:** recommending board to the City Council and a resource to the community for human rights education and resolution of human rights issues.
- **Fargo Moorhead Coalition for Homeless Persons:** works in partnerships to find permanent solutions to prevent, reduce, and end homelessness, serves as a voice for the local homeless population and ensures their fair housing rights.
- **Lakes and Prairies Community Action Partnership:** assists people and families with a variety of housing needs while ensuring fair housing rights.
- **Freedom Resource Center:** provides information on any disability-related topic, makes efforts to implement local, state, and federal policy changes to make facilities, services, and opportunities available and accessible to individuals with disabilities, helps with reports of discrimination.
- **Access of the Red River Valley:** offers innovative and caring programs for individuals with a variety of disabilities, builds accessible homes for people with disabilities.
- **Successful Outcomes for Tenants and Landlords Committee:** offers educational seminars to tenants and landlords on a variety of topics including fair housing and tenant landlord rights and responsibilities, strives to find ways to improve the relationships and interactions between tenants and landlords.
- **Cultural Diversity Resources:** nonprofit organization working with New Americans and recent immigrants on self-sufficiency

- **Legal Services of Northwest Minnesota:** Nonprofit organization offering legal services to low income persons in the community, including housing related legal issues
- **Village Financial Resource Center Homebuyer Education and Tenant Education Programs:** Nonprofit organization that provides free classes to persons interested in purchasing homes and to renters interested in learning more about their rights and responsibilities as tenants. Tenant Education has become a requirement for persons applying for public housing in Cass and Clay Counties.
- **Moorhead Crime Free Multi Housing Program:** Offered by the Moorhead Police Department as part of a certification program for rental properties; includes a fair housing component as part of the landlord training.

The number of organizations and their various constituencies working toward mutual goals strengthens the community's outreach on fair housing issues.

Fair Housing Goals and Priorities

Several people are involved in making persistent and significant efforts to affirmatively further fair housing in Moorhead; citizens, organizations, the Mayor and City Council, the Moorhead Human Rights Commission, and City staff. The City of Moorhead will continue to comply with the requirements of the Fair Housing Act by preventing discrimination as it provides housing assistance to any person because of race, age, religion, sex, sexual orientation, national origin, disability, marital status, familial status, or public assistance status. The City of Moorhead will continue to affirmatively further fair housing through fair housing planning and analysis of fair housing within the jurisdiction and region. Based on the results of this continued analysis, the City of Moorhead will take appropriate actions to overcome the effects of any additional issues identified and maintaining records of analysis and action. The following is a summary of Moorhead's fair housing goals and priorities:



1. Segregation/Integration and Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

Segregation and integration is difficult to observe and there is no data currently available that indicates segregation and integration in Moorhead. There are small neighborhoods of various ethnic backgrounds and races dispersed throughout Moorhead, but they are not concentrated. HUD considers “concentrated” to be more than 10% of the overall population and the entire non-White population in Moorhead is less than 10%.

Goals: Continue to be cognizant of the possibility/concept of segregation, integration, and racially or ethnically concentrated areas of poverty (R/ECAPs) in Moorhead.

Measurement of Success: Generate an annual race and ethnicity density map from CPD Maps. Should any R/ECAPs develop, the City of Moorhead will respond accordingly.

Time Frame: 2015-2019

Priority Level: 5 (not a current issue, will monitor)

2. Disproportionate Housing Needs

Though there are Moorhead households with significant housing needs, the data⁶ does not demonstrate any racial or ethnic groups with disproportionately greater needs (more than 10% of the whole). As income increases, housing problems decrease.

Goals:

- Continue to participate financially in the provision of tenant and homebuyer education and the crime-free multi housing program.
- Continue to encourage the availability of interpreter services for housing activities.

⁶ 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) Data

- Continue to support housing certificate/voucher programs.
- Continue to partner and support relationships with organizations concerned about fair housing rights.

It is recognized that homeownership is an important component of a household's financial stability and wealth generation, and the City of Moorhead must work to maintain availability of its affordable single and multifamily housing units, increase the supply of such units and affirmatively market the availability of down payment assistance and homebuyer education opportunities to persons of protected classes.

Measurement of Success:

- Provide homebuyer and tenant education classes for 3,800 households/people. Classes provide a section on fair housing rights.
- Rehabilitate 15 existing or construct new housing for income eligible households.
- Provide City-wide rehabilitation loan program assisting 50 owner-occupants of single family homes whose income falls below 80% of area median income.
- Construct 5 new housing for income eligible households through partnerships with area organizations (i.e., acquire/donate vacant lots/Habitat for Humanity).

Time Frame: 2015-2019

Level of Priority: 3

3. Disparities in Access to Community Assets and Exposure to Adverse Community Factors

Moorhead does not have any racially or ethnically concentrated areas of poverty or any racially or ethnically concentrated areas in general (greater than 10%). Moorhead is also a small community in both population and physical size. These two factors combined result reduce the likelihood of neighborhoods experiencing poor access to assets and high exposure to adverse factors.

Goals: Continue to be cognizant of the possibility/concept of disparities in access to community assets and exposure to adverse community factors.

Measurement of Success: Generate an annual race and ethnicity density map from CPD Maps. Should any R/ECAPs develop, the City of Moorhead will respond accordingly. Also analyze annually any disparities in access to community assets and exposure to adverse community factors.

Time Frame: 2015-2019

Level of Priority: 4 (not a current issue, will monitor)

4. Disability and Access Issues

The highest numbers of discrimination reports in Moorhead were related to disability, 10 (23%) of the 44 disability-related filings were specifically related to housing discrimination.

Goals:

- Annually distribute information on accessibility renovation and ramp installation information to all metropolitan organizations serving persons with disabilities.

- Continue to enforce requirements of Minnesota Building Code and Section 504 legislation.
- Communicate annually and seek opportunities to partner with organizations that offer disability services.

Measurement of Success: Complete 10 accessibility renovations and/or ramp installations.

Time Frame: 2015-2019

Level of Priority: 1

5. Fair Housing Compliance and Infrastructure

Goals:

- Continue to support and partner with organizations dedicated to fair housing and discrimination issues/reports.
- Annually distribute housing opportunities (education, down payment assistance, and low-interest mortgage financing) information to all metropolitan organizations serving persons of protected classes.
- Continue to affirmatively market the availability of homeownership opportunities to organizations serving a significant proportion of people with disabilities and/or diverse racial populations.

Measurement of Success:

- Provide homebuyer and tenant education classes for 3,800 households/people. Classes provide a section on fair housing rights.
- Assist in the Moorhead Human Rights Commission hosting 5 fair housing activities.
- Conduct annual communication regarding housing opportunities to metro organizations serving persons of protected classes.

Time Frame: 2015-2019

Level of Priority: 2

Appendix A: Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers

America’s Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2535-0120 (exp. 11/30/2014)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used to encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions, Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
<p>1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a “housing element”? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question # 4.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped “as of right” in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>4. Does your jurisdiction’s zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: “<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>” (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Total Points:	9	22

Appendix B: Moorhead Community Survey Results -CDBG

Community Survey Results –Community Development Block Grant

A total of 499 surveys were completed from August 15-31, 2014. The survey was available on the City of Moorhead’s website and paper copies were distributed at various agencies throughout Moorhead. Results to housing-specific questions are provided below:

In your opinion, what are the 4 most important housing needs in Moorhead? Total votes = 1968

Housing Needs	Percentage of Votes	Number of Votes
Affordable Rental Housing	18%	362
Affordable Housing for Purchase	16%	309
Energy Efficiency Improvements	14%	280
Home Rehabilitation	13%	264
Homeowner Assistance	12%	227
Senior Housing	10%	187
Housing for Disabled Persons	9%	181
Fair Housing Education	8%	164

How often do you think housing discrimination occurs in Moorhead? Total votes= 489

Frequency	Percentage of Votes	Number of Votes
Never	2%	11
Rarely	16%	79
Sometimes	53%	260
Often	24%	119
Always	4%	20

Have you ever experienced housing discrimination in Moorhead? Total votes = 496

Response	Percentage of Votes	Number of Votes
Yes	13%	64
No	87%	432

If you answered YES: Who do you believe you discriminated against you (choose all that apply)? Total votes = 86

Person or Agency	Percentage of Votes	Number of Votes
Landlord	70%	60
Real Estate Lender	10%	9
Mortgage Lender	6%	5
Other	14%	12

Other included staff, rental agency/manager, maintenance personnel, police officer, and homeless shelter.

What are the reasons you were discriminated against? Total votes = 141

Protected Classes in Minnesota	Percentage of Votes	Number of Votes
<i>Receipt of Public Assistance</i>	26%	37
Race	18%	26
Familial Status	12%	17
Physical or Mental Disability	10%	14
Color	9%	13
National Origin	6%	9
Marital Status	6%	8
Sexual Orientation	5%	7
Religion	4%	6
Sex	3%	4
Creed	2%	3
Age	1%	1

Did you report the incident? Total votes = 73

Response	Percentage of Votes	Number of Votes
Yes	14%	10
<i>No</i>	86%	63

If YES, to whom did you report the incident? Total votes = 28

Person or Agency	Percentage of Votes	Number of Votes
Business Owner/Manager	18%	5
Elected Official	7%	2
Moorhead Human Rights Commission	14%	4
MN Dept. of Human Rights	14%	4
HUD	21%	6
<i>Other</i>	25%	7

Other included a fair housing authority (Unknown agency, possibly HUD's Fair Housing and Equal Opportunity), supervisors, homeless shelter director, the City, and a VA Social Worker.

If NO, why didn't you report it? Total votes = 101

Reason	Percentage of Votes	Number of Votes
Afraid of retaliation	12%	12
<i>Don't believe it makes a difference</i>	39%	39
Don't know where to report it	30%	30
Too much trouble	11%	11
Other	9%	9

Other included waiting to report it and found another place to live.

Demographic Information

Are you a Moorhead resident? Total votes = 490

Response	Percentage of Votes	Number of Votes
Yes	75%	366
No	25%	124

Current Housing Status Total votes = 484

Status	Percentage of Votes	Number of Votes
Renter	43%	209
Homeowner	52%	252
Homeless	5%	23

How many people live in your home? Total votes = 475

Number of People	Percentage of Votes	Number of Votes
0	1%	4
1	23%	111
2	30%	142
3	17%	80
4	17%	81
5	8%	38
6	2%	9
7	1%	4
8	1%	3
9-12	0%	0
13	0%	2

How many of those are children under 18? Total votes = 399

Number of People	Percentage of Votes	Number of Votes
1	15%	60
2	18%	70
3	8%	33
4	2%	9
5	1%	4
6	1%	3

What is your age? Total votes = 468

Age	Percentage of Votes	Number of Votes
Under 13 years old	0%	1
13-17	0%	0
18-24	13%	62
25-34	25%	115
35-44	21%	100
45-54	18%	82
55-64	14%	65
65-74	6%	26
75-84	4%	17
85 years or older	1%	4

What is your annual household income? Total votes = 468

Income	Percentage of Votes	Number of Votes
\$0-\$21,650	32%	152
\$21,651-\$36,050	13%	61
\$36,051-\$57,700	16%	75
\$57,701-\$72,100	13%	60
\$72,101+	26%	120

What is your race (choose all that apply)? Total votes = 506

Race	Percentage of Votes	Number of Votes
White	86%	435
African American/Black	5%	24
Asian	1%	3
American Indian/Alaska Native	5%	23
Native Hawaiian/Other Pacific Islander	0%	1
Other Multi-Racial	4%	20

Are you Hispanic or Latino? Total votes = 470

Response	Percentage of Votes	Number of Votes
Yes	5%	22
No	95%	448

2014 Homebuyer Survey

In June and July of 2014, the City of Moorhead surveyed all 2013 purchasers (617) of existing and newly constructed homes regarding their home buying experience and their impressions of Moorhead. The survey was distributed by mail and respondents could complete a paper response (stamped return envelopes were enclosed) or complete it through the City’s website (hidden link). The response rate was 33% (205 responses). Responses to individual questions are detailed below. Please note that the total responses for individual questions may not total 205; some questions allowed for multiple responses and not all respondents answered each question.

1. Did you own a home prior to this home purchase?

Yes = 62% (126 respondents)

No = 38% (78 respondents)

Most respondents owned homes prior to their 2013 Moorhead home purchase.

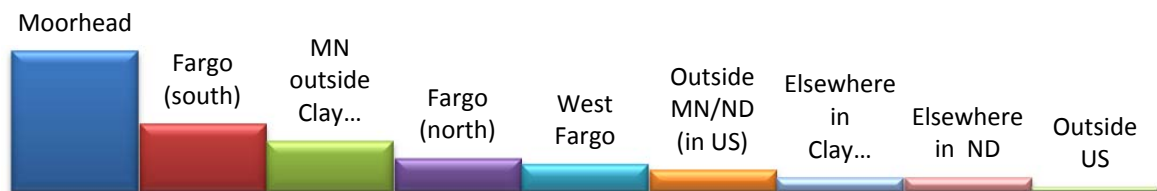
2. Is your current home:

Newly constructed (you are the first occupant) = 11% (23 respondents)

Existing/previously occupied = 89% (178 respondents)

A significant majority of respondents purchased existing homes.

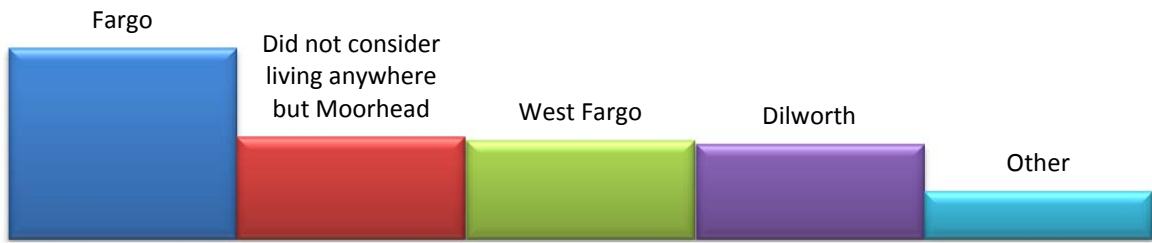
3. Immediately prior to purchasing your home, where did you live?



Location	Percentage	Respondents
Moorhead	36.8%	74
Fargo (south)	17.9%	36
Minnesota outside Clay County	13.4%	27
Fargo (north)	9%	18
West Fargo	7.4%	15
Outside MN/ND (in the US)	6%	12
Elsewhere in Clay County	4%	8
Elsewhere in ND	4%	8
Outside of the US	1.5%	3
	100%	201

37% of respondents most recently lived in Moorhead before buying their current home; 34% lived in Fargo or West Fargo; 7% came from states outside of MN/ND or from another country.

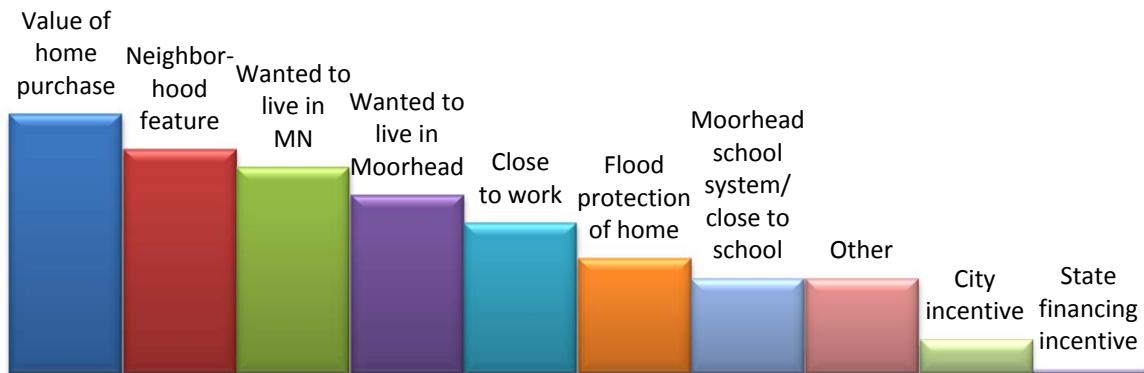
4. Where else did you consider purchasing a home?



Location	Votes (#)
Fargo	106
Did not consider living anywhere but Moorhead	57
West Fargo	55
Dilworth	53
Other	27

Most homebuyers are “shopping around” the metro area.

5. Besides the features of the home you purchased, what were the 3 most important factors influencing your decision about where to live? Please choose up to 3.



Reason	Votes (#)
Value of your home purchase	103
Neighborhood feature	89
Wanted to live in Minnesota	82
Wanted to live in Moorhead	71
Close to work	60
Flood protection of home	46
Moorhead school system/close to school	38
Other	38
City incentive (e.g., First & New, tax rebate)	14
State financing incentive/program	2
Welcome Home Pass	0

6. Now that you've lived in Moorhead for a while, how do you feel about these community features? 1=very dissatisfied to 5=very satisfied.

YOUR NEIGHBORHOOD

89% of Moorhead homebuyers surveyed said they were satisfied or very satisfied with their neighborhoods!

Rating	#	%
5	103	51.5%
4	75	37.5%
3	19	9.5%
2	3	1.5%
1	0	0%

200

AFFORDABILITY/COST OF LIVING

71.4% of Moorhead homebuyers surveyed said they were satisfied or very satisfied with Moorhead's affordability and cost of living!

Rating	Respondents	%
5	40	20.1%
4	102	51.3%
3	45	22.6%
2	7	3.5%
1	5	2.5%

199

K-12 EDUCATION

76% of Moorhead homebuyers surveyed said they were satisfied or very satisfied Moorhead's K-12 education!

Rating	#	%
5	27	27%
4	49	49%
3	17	17%
2	5	5%
1	2	2%

100

PARKS AND RECREATION

80.4% of Moorhead homebuyers surveyed said they were satisfied or very satisfied with Moorhead's parks and recreation opportunities!

Rating	#	%
5	66	35.9%
4	82	44.5%
3	32	17.4%
2	4	2.2%
1	0	0%

184

SHOPPING, ENTERTAINMENT, AND RESTAURANT OPTIONS

On a scale of 1 – 5, most Moorhead homebuyers surveyed rated Moorhead's shopping, entertainment, and restaurant options a "3."

Shopping			Entertainment			Restaurant		
Rating	#	%	Rating	#	%	Rating	#	%
5	18	9.2%	5	7	3.8%	5	10	5.1%
4	53	27%	4	34	18.4%	4	41	20.9%
3	63	32.1%	3	77	41.6%	3	72	36.7%
2	46	23.5%	2	39	21.1%	2	45	23%
1	16	8.2%	1	28	15.1%	1	28	14.3%
196			185			196		

6. What is your neighborhood's best attribute, amenity, or feature? The most common responses are listed in order below:

- 1) Near natural or recreational amenity (e.g., green space, water, golf course, pathways)
- 2) The neighbors (e.g., friendly, young families, few children, 55+ community)
- 3) Quiet and peaceful
- 4) Well established with mature trees
- 5) Connectivity within infrastructure/ease of access: I-94, HWY 10, major arterial streets

7. Homebuyers in 2013 received a “Welcome Home Pass”. Buyers of existing homes received a round of golf and buyers of newly constructed homes received an “all access” recreational pass.

- a) If you bought an **existing** home, did you use your free round of golf?
 Yes = 22% (40 respondents)
 No = 78% (138 respondents)

- b) If you bought a **newly constructed** home, which free activities did you use? Choose all that apply.

Activity	Votes(#)
Golf	11
Recreation Programs	1
Swimming	3
<i>I did not use my pass</i>	25
	40

- c) Now that you have tried Moorhead’s recreational programs and services, what will you purchase/participate in again next season? Choose all that apply.

Activity	Votes(#)
Golf –season pass	19
Recreation Programs	8
Swimming –season pass	18
<i>I’m not sure</i>	74
I will not purchase/participate next season	39
	158

2013 was the first year of the Welcome Home program. More data will be collected to determine the value and cost of the program for residential recruitment and post-purchase satisfaction.

8. What would you say to other potential homebuyers about buying a home in Moorhead? The most frequently reported responses are listed in order below:

- 1) Great neighborhoods and community, nice place to live
- 2) Better home value and quality than surrounding areas (e.g., larger homes/lots for less cost)
- 3) Do it! Move to Moorhead!
- 4) Moorhead has a small town feeling with large town opportunities and amenities, it’s quiet with great schools with school involvement, take your time looking, know your options, and do the math and comparisons
- 5) Tie: Income taxes are high; it’s a great community for families

9. Why did you buy in Moorhead? The most frequently reported responses are listed in order below:

- 1) Wanted to live or stay in Minnesota or Moorhead
- 2) Affordability, better home value and quality than surrounding areas
- 3) Found the right house
- 4) Neighborhood and/or location: close to work, school, family, friends
- 5) School system

Appendix D: Quarterly Report on Apartment Vacancy and Construction in the Fargo-Moorhead MSA

QUARTERLY REPORT ON APARTMENT VACANCY AND CONSTRUCTION - FARGO-MOORHEAD METROPOLITAN AREA - Conducted by Appraisal Services, Inc. – September 1, 2014

Multi-family development continues to be strong with revolving construction of over 1,000 units for the fifth straight quarter. The following table was developed using data from the American Community Survey (ACS)¹ to better estimate the supply of apartment units in the metro area.

The resulting total number of apartment units in Fargo-West Fargo-Moorhead-Dilworth via the 2012 ACS survey was 30,254. The table below indicates that 888 of the 1,218 units permitted in 2012 have been completed. A 330-unit facility on the east edge of West Fargo makes up the remainder of the 2012 projects that remain incomplete. As of September 1, approximately 1,239 of 1,644 units permitted in 2013 have been completed. Based on this information we estimate that the total number of apartment units available for occupancy as of September 1, 2014 was 32,381. Approximately 1,151 new units have come online since the beginning of 2014 with an additional 1,988 units being under construction as of September 1, 2014. An estimated 295 units have come online since June 1 of this year, all of them in the Fargo market. The individual community information is related in the following table.

*FM Metro Apartment Growth						
Year		Fargo	West Fargo	Moorhead	Dilworth	Metro Total
2009	Bldg Permits	741	12	124	0	877
2010	Bldg Permits	507	48	0	0	555
2011	Bldg Permits	683	96	60	0	839
2012	Bldg Permits	732	402	63	21	1,218
2012	Units Completed	732	72	63	21	888
2013	Bldg Permits	1,170	200	274	0	1,644
2013	Units Completed	807	200	232	0	1,239
Approx. Available Apartment Totals		24,870	2,836	4,313	362	32,381
5-Yr Avg Growth (Permits)		767	152	104	4	1,027
Completed Construction 1/14 - 9/14		837	200	114	0	1,151
Under Construction as of 9/14		1,306	594	88	0	1,988

*An "apartment" is defined in this table as a building with five (5) or more single-family units, based on ACS parameters

We conducted a survey of 59 local apartment owners and managers with 100% response rate. The overall vacancy rate for the metro area was 3.86% for the 26,598 units surveyed, which is over 80% of the total estimated apartment market. The survey results are summarized below.

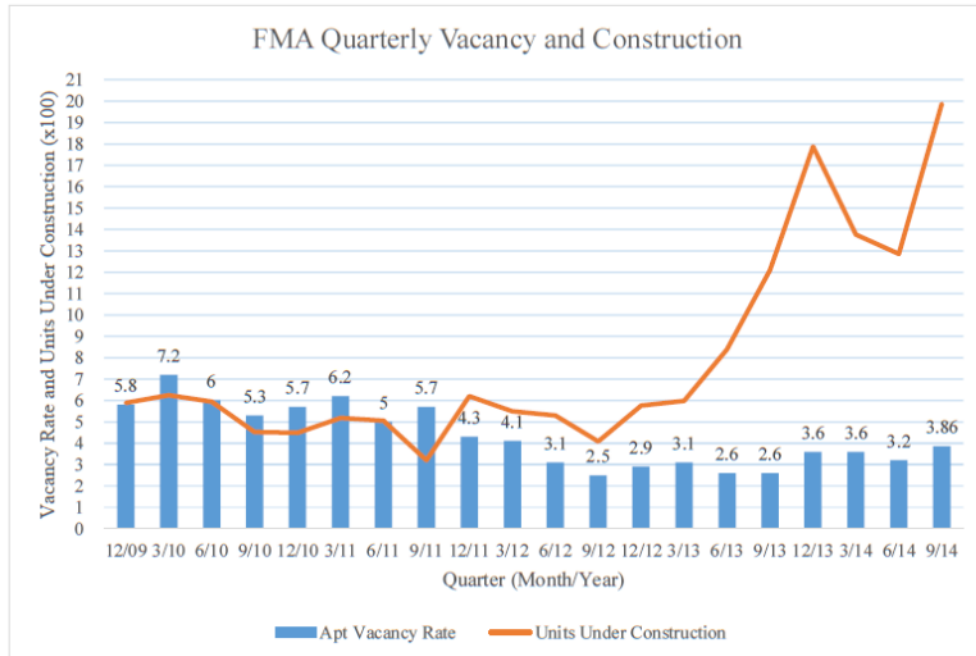
Survey Area	Units Surveyed	Percent Vacant				Average Annual Vacancy			
		9/14	9/13	9/12	9/11	2013	2012	2011	2010
S Fgo Area 1	4,604	3.41	1.1	7.3	4.1	2.5	2.1	3.9	5.0
S Fgo Area 2	1,886	3.34	3.4	5.8	4.3	2.1	3.4	4.6	5.3
S Fgo Area 3	1,765	4.93	3.1	5.7	6.6	3.3	3.3	4.9	6.6
S Fgo Area 4	4,838	3.84	2.5	5.1	4.2	2.6	3.1	4.9	6.0
S Fgo Area 5	2,958	3.04	2.2	3.6	6.2	3.5	3.6	5.8	6.8
N. Fargo	3,989	3.28	2.4	2.8	6.1	2.2	2.4	4.2	5.7
Total Fargo	20,040	3.56	2.3	5.3	5.0	2.7	2.9	4.7	5.8
West Fargo, ND	3,107	6.08	1.9	8.2	6.7	2.6	2.6	8.4	6.6
Moorhead, MN	3,260	3.68	4.5	6.3	5.6	5.0	5.2	7.2	7.0
Dilworth, MN	191	2.09	6.0	6.4	9.2	4.5	6.3	6.0	8.5
Total	26,598	3.86	2.5	5.7	5.3	3.0	3.2	5.5	6.0

This survey measures physical vacancy and does not consider rental incentives, delinquencies and lost rent from skips, which are also part of the true vacancy picture. The vacancy rate would be higher if the impact of rental incentives and tenants vacating prior to lease expiration was considered. It is difficult to quantify the economic vacancy factor, based on the scope of our survey.

The overall 3.86% vacancy condition indicates that demand still appears to be outpacing the existing supply in the metro area. The metro vacancy rate has increased 1.3% since this time last year, and is up 0.6% from the June 1, 2014 survey. We anticipate that the vacancy rate will continue to slowly trend upward with the expectation of another 500 new units coming to market by the end of this year.

Rental rates have been experiencing increases over the last two years as demand outpaced supply. Developers responded by taking out permits for over 2,800 units in 2012-2013. Thus far, in 2014, developers have acquired permits for 1,816 new apartment units. The new construction may result in supply outpacing demand in some portions of the market, resulting in flat or declining rental rates. Additionally, rental incentives continue to return in an effort to accelerate lease-up in new buildings.

The graph below provides a picture of the relationship between the metro area vacancy rate and apartment units under construction over the last four years. Owners and property managers offer better rates for yearlong leases, diminishing seasonal vacancy spikes associated with the college student population. More of the market is being occupied by young professionals who opt to rent rather than own, a trend being observed nationwide.

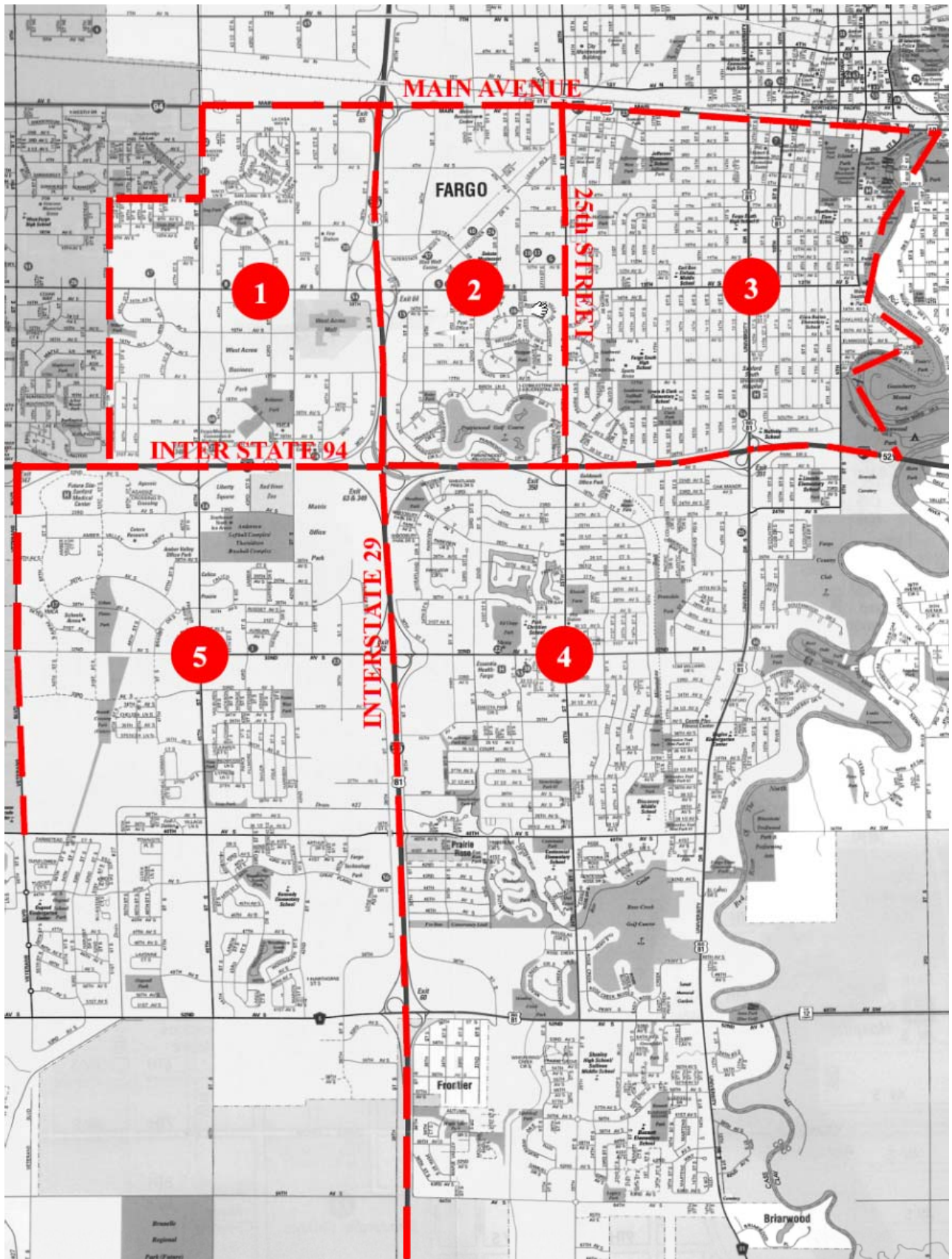


The multi-family rental market is the strongest it has been in a decade. Healthy state and local economies accelerated in-migration following the 2008 economic downturn. Strong education and healthcare sectors coupled with one of the lowest costs-of-living in the country also factor into the metro area growth rate. A recent presentation on population trends from the North Dakota Department of Commerce estimated that the population of Fargo alone has grown by over 13,000 residents since April of 2010.

Low mortgage interest rates, high occupancy levels and increasing population have been responsible for the aggressive apartment construction. It remains to be seen whether the recent boom in construction will overbuild the market or simply satisfy demand. Apartment sales activity continues to be strong, with multiple parties bidding on apartments offered for sale.

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¹ For information about the ACS visit census.gov/acs



Appendix Table A: Population Chart 1990-2013

Population	1990 Census (overall %)	2000 Census (overall %)	2010 Census (overall %)	2013 Estimate (overall %)	2000 to 2010 Growth Rate %
Total	32,295	32,177	38,065	39,082	1.8 ↑
White	30,786 (95.3%)	29,628 (92.1%)	34,530 (90.7%)	35,546 (91%)	1.7 ↑
Black or African American	152 (0.5%)	247 (0.8%)	775 (2%)	690 (1.8%)	21.4 ↑
American Indian or Alaska Native	441 (1.4%)	625 (1.9%)	580 (1.5%)	418 (1.1%)	-0.7 ↓
Asian	355 (1.1%)	410 (1.3%)	758 (2%)	678 (1.7%)	8.5 ↑
Native Hawaiian or Other Pacific Islander	-	14 (<.01%)	17 (<.01%)	32 (<.01%)	2.1 ↑
Some other race	561 (1.7%)	676 (2.1%)	416 (1.1%)	318 (0.8%)	-3.8 ↓
Two or more races		577 (1.8%)	989 (2.6%)	1,400 (3.6%)	7.1 ↑
Hispanic or Latino of any race	890 (2.8%)	1,439 (4.5%)	1,576 (4.1%)	1,870 (4.8%)	1.0 ↑

Data retrieved on November 28, 2014 from www.census.gov.

Appendix Table B: 2013 Conventional Home Purchase Loans by Race & Gender

Race or Ethnicity	Number of Conventional Home Purchase Loans Originated by Gender/Joint/Income					
	Total	Male	Female	Joint (Male/Female)	0-79% of MSA Median Income	80% or greater of MSA Median Income
American Indian/Alaska Native	5	2	3	0	1	4
Asian	42	22	6	14	9	33
Black or African American	9	6	1	2	5	4
Native Hawaiian/Other Pacific Islander	1	1	0	0	0	1
White	2707	671	463	1573	809	1,818
2 or More Minority Races	1	1	0	0	0	1
Joint (White/Minority Race)	21	0	1	20	2	18
Race Not Available	225	5	6	12	17	42
Hispanic or Latino	19	10	5	4	11	8
Not Hispanic or Latino	2751	694	470	1586	814	1,486
Joint (Not Hispanic or Latino/Hispanic or Latino)	17	0	0	17	2	14
Ethnicity Not Available	224	4	5	14	16	42

(Home Mortgage Disclosure Act –HMDA 2013 data for Fargo-Moorhead Metropolitan Statistical Area – MSA, retrieved on December 3, 2014 from <http://www.ffiec.gov/hmda/>)⁷

⁷ In some instances, the total female, male, and joint counts do not add up to category totals provided by HMDA.

Appendix Table C: 2013 FHA, FSA/RHS, and VA Home Purchase Loans by Race & Gender

Race or Ethnicity	Number of FHA, FSA/RHS, and VA Home Purchase Loans Originated by Gender/Joint/Income					
	Total	Male	Female	Joint (Male/Female)	0-79% of MSA Median Income	80% or greater of MSA Median Income
American Indian/Alaska Native	6	2	2	2	2	4
Asian	4	2	1	1	4	0
Black or African American	15	7	5	3	13	2
Native Hawaiian/Other Pacific Islander	2	1	0	1	2	0
White	1027	362	192	471	545	460
2 or More Minority Races	1	1	0	0	1	0
Joint (White/Minority Race)	19	0	0	19	5	13
Race Not Available	19	4	2	5	9	10
Hispanic or Latino	12	4	5	3	7	4
Not Hispanic or Latino	1059	372	196	490	567	470
Joint (Not Hispanic or Latino/Hispanic or Latino)	5	0	0	5	0	5
Ethnicity Not Available	17	3	1	4	7	10

(Home Mortgage Disclosure Act –HMDA 2013 data for Fargo-Moorhead Metropolitan Statistical Area – MSA, retrieved on December 3, 2014 from <http://www.ffiec.gov/hmda/>)⁸

⁸ In some instances, the total female, male, and joint counts do not add up to category totals provided by HMDA.

Appendix Table D: 2009-2013 Conventional, FHA, FSA/RHS, and VA Home Purchase Loans by Race for all Income Levels

Race or Ethnicity	2009	2010	2011	2012	2013
American Indian/Alaska Native	15 (<1%)	6 (<1%)	6 (<1%)	10 (<1%)	11(<1%)
Asian	39 (>1%)	17 (<1%)	21(<1%)	34 (1%)	46 (>1%)
Black or African American	8 (<1%)	12 (<1%)	10 (<1%)	21 (<1%)	24 (<1%)
Native Hawaiian/Other Pacific Islander	1 (<1%)	1 (<1%)	2 (<1%)	2 (<1%)	3 (<1%)
White	2,969 (97%)	2,627 (98%)	2,396 (98%)	3,150 (97%)	3,734 (97%)
2 or More Minority Races	0	0	0	1 (<1%)	2 (<1%)
Hispanic or Latino	22 (<1%)	17 (<1%)	11 (<1%)	16 (<1%)	31 (<1%)

(Home Mortgage Disclosure Act –HMDA 2013 data for Fargo-Moorhead Metropolitan Statistical Area – MSA, retrieved on December 3, 2014 from <http://www.ffiec.gov/hmda/>)