

AGENDA ATTACHMENT 1

Summary of our market's Strengths & Weaknesses

(from January 10 mtg)

Housing Market "Strengths"

- Year round activity
- Rent levels are good relative to other places
- Plentiful supply of housing
- Good access to transportation
- Good quality/code enforcement - well maintained housing
- Dispersion of subsidized housing throughout community
- Strong neighborhoods

Housing Market "Weaknesses"

- Background checks are a barrier
- Competing demand from student population
- Losing lowest cost housing to redevelopment
- Decentralization of City of Fargo
- Number of people with very low income who are not eligible for or can't access subsidies
- Shrinking availability of rent subsidy
- Application of property tax to affordable housing projects
- NIMBY
- Construction of enough new on-campus housing to meet student wants
- Housing that is available to youth aging out of foster care
- Housing with harm reduction focus for substance abuse

Service Sector "Strengths"

- Relationship between providers
- Creative programming
- Workers know the system - strong referral network
- State line is less of an obstacle for support services
- Strength of "hidden system" (faith community)
- Participation of some attorneys who are willing to help with guardianship issues
- Critical mass of advocates statewide

Service Sector "Weaknesses"

- Lack of coordinated Guardianship/Representative Payee System
- Waiting lists to access services
- Connection between services and housing
- Support for youth aging out of foster care
- Complexity of eligibility/access
- Lack of services for "working poor" (people just outside of eligibility guidelines)
- Funders' preference for being "last money in"
- Adequate funding (Are the "cracks" systemic or related to adequacy of funding?)
- Duplication of services? Opportunities for consolidation?