

This amendment concerns receipting \$1.2 million dollars in unanticipated program income and reallocating \$685,000 of unused FY2016 and prior year disposition funds from the Property Maintenance activity. The funds will be allocated as follows: \$585,000 to Acquisition activities, \$400,000 to Commercial activities, \$200,000 to the Housing Real Estate Fund, and \$700,000 to Public Facilities activities.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Paul is considered an entitlement community by the United States Department of Housing and Urban Development (HUD). Eligibility for participation as an entitlement community is based on population data provided by the U.S. Census Bureau and metropolitan area delineations published by the Office of Management and Budget. HUD determines the amount of each entitlement grantee's annual funding allocation formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. The City anticipates receiving \$6,347,173 of Community Development Block Grant (CDBG) funding, \$1,482,826 of HOME Investment Partnership Program (HOME) funding, and \$574,696 of Emergency Solutions Grant (ESG) funding from HUD in 2016. In addition, the City estimates using about \$502,827 in CDBG program income. This document is the one year Action Plan for the City of Saint Paul, Minnesota, for program year 2016 to be submitted to HUD. The Action Plan includes the City's application for 2016 CDBG funding, which the City uses to invest in housing, public improvements, economic development, public services, and job creation activities. Saint Paul also receives HOME funds to assist in the provision of long-term, safe and affordable housing, as well as ESG funding, which provides housing opportunities for homeless persons. This document will be submitted to HUD by April 15, 2016, which is forty-five days before the City's June 1, 2016 program year begins.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Through the needs and market assessment undertaken through the consolidated planning process, the City of Saint Paul has identified twenty-one priority needs in the Strategic Plan. These priorities include:

1. Preservation of existing affordable rental housing;
2. Development of new affordable rental housing;
3. Housing rehabilitation assistance;
4. Non-housing community development (job training and small business development, youth services, financial planning assistance, renter education, credit repair assistance, and criminal record expungement);
5. Fair housing and housing anti-discrimination efforts;
6. Supportive services to help keep households housed;
7. Tenant and landlord education;
8. Increased homeownership opportunities;
9. Homeless prevention strategies;
10. Individual homeless persons' need assessment;
11. Emergency shelters and transitional housing;
12. Transitions to permanent housing;
13. Public facilities;
14. Public infrastructure;
15. Public service needs;
16. Economic development needs;
17. Planning needs;
18. Lead-based paint abatement plan implementation;
19. Acquisition, demolition, and clearance of property;
20. Property maintenance code enforcement; and
21. Community outreach to underserved populations.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The housing needs of low income, special needs, and elderly homeowners, as well as the needs of small, large, elderly, and special needs renter households are listed as high priorities in the 2015-2019 Saint Paul Consolidated Plan. The strategies identified in the housing section of the City's Comprehensive Plan were to preserve and construct affordable housing through partnerships, and retrofit for energy efficiency.

Historically, the City has expended the majority of its funding from the Department of Housing & Urban Development (HUD) on housing activities (primarily for rehabilitation), and it continued to do so in the last program year. During the 2014 program year, all of the City's HOME Investment Partnership Program (HOME) funding, and approximately 95% of the Community Development Block Grant (CDBG) project funding was used for housing related activities. A total of 324 housing units were constructed or completed rehabilitation this year. 93% of this housing work consisted of rehabilitation of existing

housing units and 7% was the construction of new affordable units. This total fell short of the proposed 2014 total housing unit goal identified in the 2010-14 Consolidated Plan, primarily due to a shortfall to the City's projected CDBG and HOME funding amounts in 2014.

The City and its subgrantees provided housing assistance to 61 (17 owner, 44 renter) extremely low income (30% of median) households, 93 (44 owner, 49 renter) very low income (50% of median) households and 166 (76 owner, 90 renter) low income (80% of median) households. A total of 50 Asian households, 177 Black households, 79 White households, and 14 other race households were assisted with housing activities during the program year. 19 of the households were of Hispanic ethnicity.

Housing programs administered by the City were available citywide, to income eligible households. The City provided funding to subgrantees, whose programs were available to income eligible residents residing in the subgrantee service area. These areas included Districts 2 through 9, and 11.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Saint Paul consulted with a diverse array of public, non-profit and private sector groups throughout the 2016 Consolidated Annual Action Plan process. The following groups were invited to participate in the process:

- City of Saint Paul Departments
- City of Saint Paul Capital Improvement Budget Committee
- City of Saint Paul District Councils (17 independent non-profit organizations)
- City of Saint Paul's Public Housing Agency
- Ramsey County Community and Economic Development
- Ramsey County Continuum of Care
- Ramsey County Department of Public Health

These groups represent a range of interests including:

- St. Paul residents
- affordable housing providers
- local government offices
- fair housing service providers
- homeless shelters and providers
- providers for elimination of lead-based paint hazards

- health and human service providers, including those focusing on elderly, veterans, homelessness, persons with disabilities and mental illness

The draft plan was posted on the City's website and plans were made available for review at each of the public libraries located throughout the City. Notification of the availability of the draft plan was sent out through the City's Early Notification System (ENS) and was published in the local daily newspaper. The notice included information for persons needing special accommodations and assistance for non-English speaking residents. The City held a public hearing on March 28, 2016 2:00-3:30 PM at City Hall Annex, Room 1303, 25 W 4th Street, Saint Paul, MN 55102.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Saint Paul's citizen participation plan is attached as an exhibit to this plan.

The public comment period ran from March 14, 2016 through April 13, 2016. No additional comments were made during the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

The public comment period ran from March 14, 2016 through April 13, 2016. No additional comments were made during the public comment period.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. PAUL	Planning and Economic Development
HOME Administrator	ST. PAUL	Planning and Economic Development
ESG Administrator	ST. PAUL	Planning and Economic Development

Table 1 – Responsible Agencies

Narrative (optional)

PED was established in 1977, and is responsible for the planning, housing and economic activities throughout the City. Our mission is to actively create opportunities and encourage investment for the benefit of Saint Paul residents and businesses, which preserve, grow and sustain downtown and the city’s diverse neighborhoods. We have 74.1 full-time equivalent employees that work on our four department teams – Administration & Finance, Economic Development, Housing and Planning (which includes Heritage Preservation and Zoning). PED has an annual operating budget of about \$10.2 million and the HRA annual budget is about \$45 million. PED also manages a \$9 million annual budget for HUD grants and a \$30.1 million annual budget for City Sales Tax. We finance affordable, and some market rate, housing development, implement economic development strategies including promoting commercial corridors, business retention and recruitment, small business lending, home rehabilitation lending and mortgage foreclosure prevention programs, emergency shelter grant programs, tax increment and bond financing programs, Neighborhood and Cultural Sales Tax loan and grant programs, and manage a \$90 million Parking and Transit program.

Consolidated Plan Public Contact Information

Question and/or comments on the Consolidated Plan may be directed to the following PED staff:

- Joe Collins: 651-266-6020
- Ron Ross: 651-266-6692
- Beth Ulrich: 651-266-6689

Written comments should be sent to the following address:

- Beth Ulrich
- beth.ulrich@ci.stpaul.mn.us
- Department of Planning and Economic Development
- 1400 City Hall Annex, 25 West Fourth Street
- Saint Paul, MN 55102

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Saint Paul has strong relationships with numerous organizations, local government agencies, and City departments. We consult with these organizations on an on-going basis. Specifically, throughout the year, the City’s Housing staff consulted with Saint Paul Public Housing Agency, community housing development corporations, and assisted housing providers to develop affordable housing developments citywide. The City’s ESG staff worked with mental health and community service providers to assist homeless residents challenged with mental illness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City's Emergency Solutions Grant (“ESG”) Program staff continually consults with the Ramsey County Continuum of Care (COC) Coordinator in addition to attending monthly committee meetings for Ramsey County COC Governing Board and the Ramsey County Family Homeless Prevention Assistance Program (FHPAP). The City ESG staff and Ramsey County COC Coordinator review all ESG, COC, and FHPAP funding allocations and service delivery programs. City staff will continue to work with the Ramsey County COC Governing Board and the Ramsey County FHPAP committee to discuss service priorities as established for Ramsey County COC, FHPAP, and the City's Consolidated Plan with its focus on ESG. The highest service priority is established to assist homeless families (with school age children), second highest priority is to assist homeless unaccompanied youth, and the third highest priority is to assist residents with mental illness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City's Emergency Solutions Grant Program staff talks weekly with the Ramsey County Continuum of Care (COC) Coordinator in addition to attending monthly committee meetings for Ramsey County COC and Ramsey County Family Homeless Prevention Assistance Programs. ESG funding allocations were developed to 1) promote a comprehensive delivery of homelessness services; 2) support programs for underserved communities; 3) complement services provided by Ramsey County COC and Ramsey County FHPAP, 4) reduce the number of emergency shelter residents at the Dorothy Day Center, and 5) meeting city housing objectives. The ESG funding allocations were also developed in consultation with the Ramsey County COC and FHPAP programs as well as ESG funding allocations were reviewed by the Ramsey County COC coordinator.

ESG staff and Ramsey County COC staff are currently working together to develop performance evaluation standards and outcomes for ESG, COC and FHPAP service delivery programs. At the same time, ESG staff, Ramsey County COC and Wilder Research Center (HMIS administrator) are considering funding allocations to develop a more responsive HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Ramsey County Human Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Emergency Solutions Grant (ESG) staff consults with the Ramsey County Continuum of Care (COC) Coordinator as well as ESG staff attends monthly Ramsey County COC and FHPAP meetings to implement comprehensive services that assist homeless and at-risk of being homeless residents. ESG staff reviews Ramsey County COC and FHPAP service proposals for funding recommendations. City and County staff are partnering to develop ESG, FHPAP, COC program evaluations and HMIS software improvements.
2	Agency/Group/Organization	MINNESOTA HOME OWNERSHIP CENTER
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Home Ownership Programs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	On quarterly basis HRA staff participates with the Home Ownership Board to consider home ownership programs such as home buying counseling, mortgage foreclosure prevention counseling and home buying initiative for underserved communities. The anticipated outcome is the development of home buying classes, mortgage foreclosure counseling, and development of new strategies for homeowner ship by communities of color.

3	Agency/Group/Organization	Metropolitan Fair Housing Implementation Council
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Furthering Fair Housing Initiatives
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	PED staff participates on the Fair Housing Implementation Council to develop initiatives that further fair housing in the metro area. The anticipated outcome is there will be an amended Analysis of Impediments and possible funding for fair housing initiatives.
4	Agency/Group/Organization	RAMSEY COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consults with Ramsey County Community and Economic Development staff in the areas of employment and training initiatives, regional fair housing initiatives, affordable housing development, and public service programs addressing public health services. In 1997, the City of Saint Paul's and Ramsey County's public health function was merged through a joint powers agreement. The City will seek comments from the county on the consolidated draft action plan.
5	Agency/Group/Organization	DISTRICT COUNCILS
	Agency/Group/Organization Type	Planning organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Seventeen separate 501(c)3 organizations make up the collective district councils. The City contracts with these organizations to provide planning and advising on the physical, economic, and social development of their areas; identifying needs; and initiating community programs. Each district council selects 6 residents to participate in the CIB Process of recommending funding for projects. The district councils are also requested to provide additional input as an organization on the project proposals during the selection process.
6	Agency/Group/Organization	Saint Paul Public Housing Agency
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Throughout the fiscal year, the City and PHA representatives participate on the Ramsey County Family Homelessness Prevention Assistance Program Committee and other housing initiatives. The City and Saint Paul PHA have a working partnership for which the City recognizes the challenges faced by the Saint Paul PHA administration and PHA residents. Saint Paul PHA Board also awards Project-Based Section 8 Housing Choice Vouchers to eligible affordable housing projects financed by the City.
7	Agency/Group/Organization	Independent School District #625
	Agency/Group/Organization Type	Services-Children Services-Education

What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City ESG staff and the Saint Paul Public Schools Title 1 Coordinator are Ramsey County COC Governing Board members as well as City ESG staff consult with Saint Paul Public Schools Title 1 Program staff to discuss the needs of homeless students of the Saint Paul Public Schools, including the needs of students aging out of the foster care system.

Identify any Agency Types not consulted and provide rationale for not consulting

No specific agency types were intentionally left out of the consolidated plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ramsey County Human Services	The City's ESG and Ramsey County COC strategic priorities are similar to the goals of each plan.
Thrive MSP 2040	Metropolitan Council	The City's strategic priorities for anti-poverty measures, fair housing, equal economic opportunity, business development, economic development and job creation are in line with the strategies identified in the Metropolitan Council's Thrive MSP 2040 plan document.
Saint Paul Comprehensive Plan and addenda	City of Saint Paul	The City's Comprehensive Plan is in line with the City's strategic priorities for HUD-funded activities.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The most significant citizen participation related to the annual allocation of CDBG funds occurs during the Capital Improvement Budget process. The CIB committee and its task forces are comprised of Saint Paul residents. These residents are charged with hearing project proposal presentations, scoring projects and offering comments. The proposals are sent to the 17 district council organizations, representing every neighborhood in Saint Paul, for review and prioritization. These recommendations are presented to the Mayor and Council and are the basis for the selection of projects funded with CDBG funds.

The City followed its established citizen participation plan which is attached as an exhibit to this 2016 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	18 members of the Capital Improvement Budget Committee	Recommendations were made on the distribution of the CDBG funds for program years 2016 & 2017.		https://www.stpaul.gov/departments/mayors-office/committees-boards-and-commissions/capital-improvement-budget-cib-committee

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Homeless	Ramsey COC Governing Board and the Ramsey County FHPAP Committee comprised of community service agencies and some former homeless residents	Provide input and direction on strategies, program funding, and program development for services provided to homeless residents		
3	Public Hearing	Non-targeted/broad community	Public Hearing was held March 28, 2016 2:00 - 3:30 PM at 25 W 4th Street, Room 1303, Saint Paul, MN 55102	The City received no comments at the hearing.	The City received no comments at the hearing.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	The plan was posted on the City's website. A notice was sent out through the City's Emergency Notification System requesting comments.	No additional comments were received during the comment period.	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,347,173	1,702,827	0	8,050,000	19,500,000	Expected amount available for the remainder of consolidated plan reflects a 5% cut for 2017 and assumes steady funding for the remaining 2 years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,482,826	0	0	1,482,826	4,350,000	Expected amount available for remainder of consolidated plan assumes a small decrease for 2017 and assumes steady funding for the remaining 2 years.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	574,696	0	0	574,696	1,722,000	Expected amount available for remainder of consolidated plan assumes a small decrease for 2017 and steady funding for the remaining 2 years.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HUD requires that all participating jurisdictions match no less than 25 cents for each dollar of HOME funds spent on affordable housing. The City of Saint Paul receives a match reduction of 50%. The City ended the 2014 program year with enough excess match to meet the HOME match requirements for the next 5 years. The City anticipates it will continue to leverage other private and public funds in the development of HOME funded affordable housing and accumulate additional match.

ESG has a dollar for dollar match requirement. Historically the City's ESG subgrantees have exceeded the match requirement. The City requires its subgrantees to meet the annual match requirements as part of the contract.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Prevention	2015	2019	Homeless	Citywide	Homeless prevention strategies Assessing individual homeless persons' needs Emergency shelters and transitional housing	ESG: \$574,696	Homelessness Prevention: 3000 Persons Assisted
2	Development of New Housing	2015	2019	Affordable Housing	Citywide	Affordable Rental Housing Increase homeownership opportunities	CDBG: \$400,000 HOME: \$700,000	Rental units constructed: 15 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Preservation of Affordable Rental Housing Housing rehabilitation assistance Lead based paint	CDBG: \$2,969,000 HOME: \$774,817	Rental units rehabilitated: 38 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit
4	Public Services	2015	2019	Non-Housing Community Development	Citywide	Non-housing community development Fair Housing and housing discrimination. Public service needs Community outreach	CDBG: \$252,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Community Engagement	2015	2019	Non-Housing Community Development Crime prevention	Citywide	Non-housing community development Public service needs Community outreach	CDBG: \$345,000	Public service activities other than Low/Moderate Income Housing Benefit: 121000 Persons Assisted
6	Youth Employment	2015	2019	Non-Housing Community Development Employment	Citywide	Non-housing community development Public service needs	CDBG: \$371,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Economic Development	2015	2019	Non-Housing Community Development	Citywide	Non-housing community development Economic development needs	CDBG: \$925,000	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 2 Jobs Businesses assisted: 2 Businesses Assisted
8	Remediation of Substandard Properties	2015	2019	Non-Housing Community Development	Citywide	Acquisition, demolition, clearance of property	CDBG: \$1,035,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Buildings Demolished: 16 Buildings
9	Public Improvements	2015	2019	Public facilities	Citywide	Non-housing community development Public facilities	CDBG: \$950,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homeless Prevention
	Goal Description	
2	Goal Name	Development of New Housing
	Goal Description	

3	Goal Name	Housing Rehabilitation
	Goal Description	
4	Goal Name	Public Services
	Goal Description	
5	Goal Name	Community Engagement
	Goal Description	
6	Goal Name	Youth Employment
	Goal Description	
7	Goal Name	Economic Development
	Goal Description	
8	Goal Name	Remediation of Substandard Properties
	Goal Description	
9	Goal Name	Public Improvements
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The project summary information provides a description and funding amount for each of the projects the City plans to undertake in HUD Fiscal Year 2016 with CDBG, HOME, and ESG funding. The Capital Improvement Budget Committee recommended the FY2016 capital projects through the 2016-2017 capital improvement budget process.

Projects

#	Project Name
1	Acquisition Activities
2	Disposition Activities
3	Clearance Activities
4	Public Services
5	Housing Construction
6	Single Unit Rehabilitation
7	Multi-Unit Rehabilitation
8	Commercial Corridor and Citywide Economic Development
9	HOME Program
10	Emergency Solutions Grant
11	Planning and Administration
12	Rondo Commemorative Plaza
13	Public Facilities

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Capital project priorities were recommended by the Capital Improvement Budget Committee. Recommendations were based upon consolidated plan priority needs and goals, strength of proposals, staff rankings, public input and available resources. The primary obstacle to addressing underserved needs continues to be the reduction in funding available and the increasing demand for services and funding needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Acquisition Activities
	Target Area	Citywide
	Goals Supported	Public Improvements
	Needs Addressed	Public facilities
	Funding	CDBG: \$710,000
	Description	Project for CDBG acquisition activities.
	Target Date	5/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Acquisition, demolition and remediation costs
2	Project Name	Disposition Activities
	Target Area	Citywide
	Goals Supported	Remediation of Substandard Properties
	Needs Addressed	Acquisition, demolition, clearance of property
	Funding	CDBG: \$50,000
	Description	Project for CDBG disposition activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activity is for management of property acquired for affordable housing activities or businesses who serve low/mod populations.
3	Project Name	Clearance Activities
	Target Area	Citywide
	Goals Supported	Remediation of Substandard Properties
	Needs Addressed	Acquisition, demolition, clearance of property Code enforcement

	Funding	CDBG: \$400,000
	Description	Project for CDBG demolition activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Slum/blight Activities
4	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services Community Engagement Youth Employment
	Needs Addressed	Non-housing community development Fair Housing and housing discrimination. Emergency shelters and transitional housing Public service needs Community outreach
	Funding	CDBG: \$968,000
	Description	Project for CDBG public service activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public service activities to include fair housing activities, community engagement, domestic violence prevention, criminal restorative justice, health care, employment training, conflict resolution, and emergency shelter.
5	Project Name	Housing Construction
	Target Area	Citywide

	Goals Supported	Development of New Housing Housing Rehabilitation
	Needs Addressed	Housing rehabilitation assistance Increase homeownership opportunities
	Funding	CDBG: \$400,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of vacant housing; may include acquisition, demolition or relocation.
6	Project Name	Single Unit Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing rehabilitation assistance Lead based paint
	Funding	CDBG: \$2,319,000
	Description	Project for single unit rehabilitation activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Project for single unit rehabilitation activities.
7	Project Name	Multi-Unit Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation

	Needs Addressed	Preservation of Affordable Rental Housing Affordable Rental Housing Lead based paint
	Funding	CDBG: \$525,000
	Description	Project for multi-unit rehabilitation activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Multi-unit rehabilitation or development, including acquisition, demolition, and site preparation
8	Project Name	Commercial Corridor and Citywide Economic Development
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic development needs
	Funding	CDBG: \$925,000
	Description	Activities to assist businesses with expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements and development citywide.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities to assist businesses with expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements and development citywide.
9	Project Name	HOME Program
	Target Area	Citywide
	Goals Supported	Development of New Housing Housing Rehabilitation

	Needs Addressed	Preservation of Affordable Rental Housing Affordable Rental Housing Housing rehabilitation assistance Increase homeownership opportunities
	Funding	HOME: \$1,482,826
	Description	The HOME Program funding may be used for CHDO development and operating activities (the City has met the cumulative 15% CHDO set-aside, so allocating funds to a CHDO is not required this year), City projects, administration, and subrecipient projects. Activities may include single family and multi-family rehabilitation and development, as well as homebuyer assistance. The homebuyer assistance projects will use the resale/recapture criteria being submitted to HUD with this plan. The HOME match requirement will be met with excess match from previous years, as well as match leveraged from new projects. Proposals for HOME funding are accepted throughout the year, and affirmative marketing is required (the MHFA Fair Housing Marketing Plan is used).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	New construction and rehabilitation activities; may include single family and multi-family rehabilitation and development as well as homebuyer assistance. Includes City projects, administration and subrecipient activities.
10	Project Name	Emergency Solutions Grant
	Target Area	Citywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless prevention strategies Assessing individual homeless persons' needs Emergency shelters and transitional housing Community outreach
	Funding	ESG: \$574,696

	Description	Activities to include homeless prevention, operating costs of shelters, essential services, street outreach, rapid rehousing, and ESG administration.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities to include homeless prevention, operating costs of shelters, essential services, street outreach, rapid rehousing, and ESG administration.
11	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Community Engagement
	Needs Addressed	Planning needs
	Funding	CDBG: \$1,288,000
	Description	Funding for the management, coordination, oversight, and monitoring of the CDBG program, and for costs included in the City's approved Indirect Cost Plan. Funding for planning activities in CDBG eligible areas of the City, as well as environmental and historic reviews of HUD funded projects. Funding for costs included in the City's approved Indirect Cost Plan.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration and Planning
12	Project Name	Rondo Commemorative Plaza
	Target Area	Citywide
	Goals Supported	Public Improvements

	Needs Addressed	Non-housing community development Public facilities
	Funding	CDBG: \$250,000
	Description	Public Open Space Improvements
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public Improvements to a private open space that includes historical and cultural information of the neighborhood.
13	Project Name	Public Facilities
	Target Area	
	Goals Supported	Public Improvements
	Needs Addressed	Public facilities
	Funding	CDBG: \$700,000
	Description	Project for CDBG public facility activities.
	Target Date	5/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	One of the proposed projects includes a park whose service area includes 2310 persons of which 54.33% are low/mod.
	Location Description	The project will allow for funding of parks and public facilities citywide. One of the proposed project service areas includes an area defined as ½ mile from the intersection of a future Berry and Myrtle street, where the park would be located. Service areas for parks are defined in the Parks Systems Plan, where it's stated that people should have access to a park within ½ mile.
	Planned Activities	Proposed activities include acquisition of land to develop a park in an underserved area of Saint Paul.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

None of the 2016 activities have an address specific location. All of the activities described in the Action Plan are programs which are available citywide, or have service areas that include one or more neighborhoods (districts) in the City.

A map which shows the areas of the City with at least 51% low/moderate income persons is titled as CDBG eligible block groups and tracts and included in the Appendix. All activities providing an area benefit being carried out in 2016 will have a service area that is located primarily in a shaded portion of the map.

Activities carried out by the City which provide a direct benefit (primarily housing activities) are available citywide to income eligible households, while direct benefit activities carried out by subgrantees are available to income eligible households located in the neighborhoods served by the subgrantee. Many of the subgrantees receiving CDBG funds are located in the Inspiring Communities (formerly known as Invest Saint Paul) initiative priority areas. The City will spend a significant portion of its CDBG and HOME funding on activities located in these areas.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

By allocating investments city-wide geographically, the City of Saint Paul is working to prevent additional concentrations of low income and minority populations through targeted affordable housing projects, as well as to expand access to opportunity to low- and moderate- income residents city-wide.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	152
Special-Needs	0
Total	152

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	150
Acquisition of Existing Units	0
Total	152

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Saint Paul PHA owns and manages 4253 public housing units and administers 4639 of Housing Choice Vouchers (as of 10/1/2013), including 100 Family Unification Program, 117 DV, 81 Section 8 Mod rehab SRO, and 140 Veterans Affairs Supportive Housing Program. The current and previous approved Plan is available on the HUD website at: <http://www.hud.gov/offices/pih/pha/approved/pdf/12/mn001v02>

Saint Paul PHA has maintained its “High Performer” status under HUD’s Public Housing Assessment (PHAS) for 25 consecutive years. Saint Paul PHA administers HOPE VI activities or Mixed-Finance Modernization and Development.

Saint Paul PHA also maintains its “High Performer” status under HUD’s Section 8 Management Assessment Program. Saint Paul PHA successfully implements and administers current agreements for Project-Based Vouchers (PBV); including PBV(s) in supportive housing that supports State of Minnesota’s Business Plan to End Long-Term Homelessness.

That said, Saint Paul PHA will continue to advocate for full funding and program reform while preparing contingency plans for possible radical cuts in federal funding.

Actions planned during the next year to address the needs to public housing

Public Housing: Saint Paul PHA expanded its public housing by building six new units at Roosevelt Townhomes (using Capital Fund Program/Replacement Housing Factor) and four new units at Mt. Airy Homes (preliminary approval using MHFA forgivable loan with HUD approval). Where possible, Saint Paul PHA may convert hi-rise building space from non-dwelling uses to apartments for eligible residents. Saint Paul PHA will also explore opportunities to acquire or construct a multi-family property for public housing rental.

Saint Paul PHA’s Capital Fund Program will continue to renovate public housing properties by financing capital improvements that promote fire safety and life safety while preserving the assets. Saint Paul PHA will maintain high quality and timely design utilizing “green sustainable” principles to conserve energy and water usage.

Section 8 Housing Choice Voucher Program: Saint Paul PHA will maintain high utilization of vouchers without exceeding authorized limits. Saint Paul PHA will administer current agreements for Project-Based Vouchers (PBV), including PBVs for supportive housing developments that support Minnesota's Plan to End Long-Term Homelessness. Additionally, Saint Paul PHA will renew expiring PBV contracts at successful projects and offer up to 50 more vouchers for PBV use through 2016. However, Saint Paul

PHA's Section 8 waiting list remains closed for new applications because Saint Paul PHA currently has high utilization of its 4,639 authorized vouchers

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Since 1999, the Saint Paul Public Housing Agency (PHA) Board of Commissioners has established the PHA's Resident Advisory Board (RAB) with membership to be comprised of:

- All members of the Hi-Rise Presidents Council (Presidents -16 Hi-Rise buildings).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- Section 8 representatives who volunteered for the RAB in response to mailings and flyers in the Rental Office.
- Two PHA Commissioners are residents of public housing: one Commissioner represents the elderly hi-rise residents and one Commissioner represents family residents.

Resident Advisory Board membership may fluctuate due to changes in Resident Council officers, residents moving out of public housing or leaving the Section 8 program, etc. Still, some public housing resident-leaders who are not currently members of the Presidents Council or City-Wide Resident Council actively participate in the RAB meetings. RAB meeting agendas are sent to all RAB members and Southern Minnesota Regional Legal Services, Inc. (SMRLS).

During the year, the Saint Paul PHA Senior Management meets with members of the Resident Advisory Board (including the Hi-Rise President Council and the Family Residents City-Wide Resident Council) to discuss PHA policy changes, PHA Annual Plan, and PHA Capital Improvements. As examples, Saint Paul PHA actively encourages discussions about planning capital improvements and PHA policies, such as expanding the Project Based Section 8 Housing Choice Voucher (PBV) program for which PHA received RAB support for renewing contracts and offering a limited number of additional PBVs. Additionally, Saint Paul PHA – Resident Initiative Department and the Resident Councils work together to form new partnerships with community service agencies.

To promote economic opportunities, Saint Paul PHA participates, to the greatest extent possible, with the Section 3 program – by hiring qualified PHA residents and qualified Section 3 businesses.

At this time, Saint Paul PHA has no current plans to implement a Voucher Homeownership Program. For over 20 years, Saint Paul PHA has operated a successful homeownership program (not using Section 8 vouchers) in conjunction with the Family Housing Fund and Thompson Associates. Since 2012, 291 families from public housing and Section 8 had purchased their own homes.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. In 2014, Saint Paul PHA receive HUD's "High Performer" rating for the 24th consecutive year under HUD's "Public Housing Management Assessment Program" as well as Saint Paul PHA has a HUD "High Performer" status under HUD's Section 8 Management Assessment Program.

Discussion

As previously stated, Saint Paul PHA has achieved High Performer status for both its Public Housing and Section 8 Housing Choice Voucher Program. However, since Saint Paul PHA has a continual need for stable federal funding to maintain its high standards, Saint Paul PHA will continue to advocate for full funding and program reform while preparing contingency plans for possible radical cuts in federal funding. At this time, Saint Paul PHA has no current plans for large-scale conversions of public housing to Section 8 or other forms of assisted housing. If Congress and HUD continue to under fund the Public Housing Operating Fund and Capital Fund, the PHA may consider selling additional scattered site homes and/or converting other public housing units to Section 8 tenant-based or project-based assistance. Staff has previously discussed this option with the Resident Advisory Board which expressed general support. Before taking such a course of action, the Saint Paul PHA would reconvene the Resident Advisory Board to discuss any proposed changes.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Saint Paul is proactively addressing the problems of homelessness in numerous ways. Most important, the City has strong working partnerships with Ramsey County and service providers to establish a coordinated system that serves homeless and "at-risk of being homeless" individuals, homeless families, and homeless youth. During 2016, the City's Housing Staff will continue to work closely with the Ramsey County Continuum of Care Coordinator (COC) and 18+ community agencies to create comprehensive homelessness prevention delivery services that can assist homeless single adults, homeless families, and homeless unaccompanied youth. The City will participate with the Ramsey County COC Governing Board and the Ramsey County Family Homelessness Prevention Assistance Program to develop program services and program funding strategies that assist homeless residents of Saint Paul. In partnership with the Ramsey County, the City's ESG Program can also respond to underserved homeless populations, such as new refugee families and homeless veterans.

The City will continue to own Saint Paul Residence (120 units) at which Catholic Charities serves sixty (60) chronically-inebriated single adults (using a Housing First model) and sixty (60) at-risk of being homeless residents in the Midway neighborhood.

The City also supports innovative programs that serve homeless residents with mental illness. As an example, in partnership with Listening House (a day drop-in center for homeless residents) and South Metro Human Services, the Saint Paul Police Department continues to support police services that can be responsive to homeless residents with mental illness. The Police Department and Listening House "cross-train" new police cadets and street social workers to better serve homeless residents. Additionally, the Police Department and Listening House co-chair the Police-Downtown Community Homeless Forum to address the needs of homeless residents in downtown Saint Paul.

During 2016, the City of Saint Paul, Minnesota Housing, and Catholic Charities have partnered together to construct the new Dorothy Day Center Higher Ground facility – a new emergency shelter and supportive housing project financed with State of Minnesota bonding dollars.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In the City of Saint Paul, outreach services to homeless persons (especially unsheltered persons) with assessment of their needs are provided, but not limited to the following services:

People Inc. – Metropolitan Homeless Street Outreach Program (MHSOP) will have a small ESG grant to partially fund street outreach to unsheltered Ramsey County homeless adults who experience mental illness. MHSOP services include providing street outreach, basic survival gear, and assistance in stabilizing mental illness symptoms, benefit assistance, and housing placement. Outreach Specialist address housing needs and can offer access to Ramsey County Group Residential Housing Program to assist the participants to secure stable housing.

South Metro Human Services – ACCESS Program provides outreach and case management services to homeless adults with serious and persistent mental illness and substance abuse disorders in Ramsey County. The ACCESS staff visit homeless shelters and drop-in centers in Ramsey County each week. South Metro Human Services also will have a small ESG grant for its Police-Homeless Outreach Program.

Coordinated Access to Housing and Shelter (CAHS) conducts intake assessments to determine the most appropriate referral for homeless families seeking emergency shelter.

Street Outreach to Homeless Veterans will be provided by People Inc. for Minnesota Assistance Council for Veterans (MAC-V) Supportive Services for Veteran Families Program (funded by US Department of Veterans Affairs and the City's ESG program). Street outreach services to homeless veterans will occur in emergency shelters and places where homeless Veterans may congregate.

Community Resource Outreach Project offers weekly outreach to homeless residents who use the Downtown Saint Paul Library during the day. Homeless residents can access community referrals for community resources in the stable quiet environment of the Saint Paul Central Library.

Streetworks – Collaborative of community agencies provide street outreach services to homeless youth.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Solutions Grant (ESG). The City will continue to allocate its Emergency Solutions Grant funds to partially fund the operations of agencies that provide emergency shelters and transitional housing services, street outreach to homeless residents, homelessness prevention, and rapid rehousing programs that assist housing needs of homeless persons. Saint Paul allocates its ESG funding with the request for proposals being reviewed by the City staff and the Ramsey County, Continuum of Care Coordinator for final approval by City Council.

Emergency Shelter. The City will allocate ESG funds to assist the operations of the Dorothy Day Center (emergency shelter for adults), Family Service Center (emergency shelter for families), Lutheran Social

Services Safe House (emergency shelter for youth), Salvation Army Booth Brown House, (emergency shelter for homeless youth), Interfaith action (emergency shelter for families), Listening House (day-drop in center for homeless adults) and The Family Place (day-drop-in center for homeless families).

Winter-Overflow Emergency Shelter. As needed, the City will partner with Ramsey County to increase the number of shelter beds for the cold-weather winter months of 2016-2017.

Rapid Rehousing. The City allocates ESG funds for rapid rehousing services for homeless adults currently staying at the Dorothy Day Center Emergency Shelter and rapid rehousing services provided by SafeZone for homeless youth.

Transitional housing. The City's ESG funds partially pay for operating funds for transitional housing as well as the City's ESG funds assist a transitional housing facility that provides rapid rehousing services.

Dorothy Day Center ReVision. City staff are working with Catholic Charities and Minnesota Housing to develop a new Dorothy Day Center. Phase 1 will include 278 shelter beds and 193 single room living units. City staff is also working with Catholic Charities to develop Phase 2 with a new "Connection Center" and up to 170 additional housing units with a wide array of support services

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City participates with the Ramsey County Family Prevention Assistance Program, and the Ramsey County Continuum of Care to address the needs of homeless adults, homeless families, and homeless youth. Additionally, the City will participate with the following services during 2016:

Homeless Adults: The City's ESG Program funds the Dorothy Day Rapid Rehousing Program which provides case management and housing assistance to assist shelter residents move from Dorothy Day Center into permanent supportive housing. The City also owns the Saint Paul Residence which provides 60 housing units for chronically-inebriated residents (using Housing First model) and 60 units for at-risk of being homeless residents.

Homeless Families: The City provides financing for affordable housing, including supportive housing, which provides more opportunities for at-risk of homeless families. The City's ESG funds organizations

that serve homeless families, such as Catholic Charities–Family Service Center, the YWCA transitional housing, YWCA rapid rehousing program, and Theresa Living Center. The City’s ESG also funds East Side Family Center, Southern Minnesota Regional Legal Services – Project Hope, and House Calls (utility assistance funds) as homeless prevention initiatives for at-risk homeless families.

Homeless Youth: The City and County recognized that the number of emergency shelter beds for homeless youth remain insufficient. In the recent years, the Otto Bremer Foundation provided grant funding to increase shelter capacity for homeless youth. Subsequently, the City Council approved STAR funding for the 180 Degrees project – a 14-bed emergency shelter for homeless youth. In 2016, the City's ESG funds Salvation Army (emergency shelter), Lutheran Social Services (emergency shelter), Ain Dah Yung (emergency shelter) and Face-to-Face Safe Zone – a youth drop-in center (emergency shelter and a rapid rehousing program) – all programs for unaccompanied homeless youth. Additionally, the City is working with Beacon Interfaith to develop Prior Crossing – an affordable housing project for homeless youth/young adults.

Homeless Veterans: Minnesota Assistance Council for Veterans (MACV) provides supportive housing services for veterans, including using ESG funds for street outreach and homeless prevention assistance.

Affordable Housing: CDBG/HOME/Low Income Housing Tax Credits. Saint Paul allocates CDBG funds, HOME Funds, and Low Income Housing Tax Credits, as appropriate, to construct or preserve affordable housing, including developing supportive housing for long-term homeless residents. In 2016, these financial tools are assisting Jamestown Homes (preservation of affordable housing), Prior Crossing (new construction for homeless youth), and Hamline Station Family Housing (new construction).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Ramsey County provides specific programs and counseling to previously-institutionalized or homeless individuals through partnerships with nonprofit service providers to assist in the transition to permanent housing. The County and community agency partnerships are the primary network that performs this function which also includes assistance such as help with security deposit, child care, job training, transportation, mental health counseling, chemical dependency treatment, and job search.

On the other hand, since 2002, the City of Saint Paul has developed supportive housing facilities, such as Crestview, Visitation, and Jackson Street Village, Jeremiah Program, St. Christopher's Place, and Saint Paul's Residence, which serves at-risk individuals and families. During 2016, the City is working with Catholic Charities to develop the new Dorothy Day Center – Higher Ground facility – which will provide services for homeless adults. Additionally, the City is working with Beacon Interfaith to complete Prior Crossing – 44 units of supportive housing for unaccompanied homeless youth. Overall, the City and County work with its community agency partners to fund programs that assist homeless residents. The City's CDBG Funds have also been allocated for the Block Nurse Program and neighborhood non-profit programs that provide assistance to residents-in-need.

Discussion

In summary, affordable housing and supportive services are provided within the City of Saint Paul to homeless residents and residents who are not homeless but need supportive housing, including the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with chemical dependency, and persons with limited English-speaking proficiency. That said, these diverse communities have often stated that more affordable housing and more affordable supportive housing are needed citywide. In response, the City of Saint Paul has adopted a Comprehensive Plan including a Housing chapter with strategies to facilitate the development of affordable housing citywide.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City has affordable housing opportunities including 12,222 publicly-assisted housing units and 4,589 Section 8 vouchers. (approximately 36% of all City renters receive some housing assistance). Yet, the biggest barriers to securing affordable housing are 1) many households lack sufficient incomes to rent modestly-priced apartments and 2) there is a lack of affordable housing opportunities. Simply speaking, housing statistics for City of Saint Paul demonstrate that:

- The greatest rental needs are households with the lowest incomes, especially 0-50% AMI.
- The greatest homeowner needs are among those with moderate incomes. This is consistent with the data and policy in the City's Housing Chapter of the Comprehensive Plan.
- Housing needs for elderly homeowners between 0-50 percent of the AMI are high priorities because many elderly have fixed incomes.
- Housing needs for special needs populations are high priorities

In response, the City's Affordable Housing Policy requires that city-financed rental projects have 10% of the units affordable at 30% AMI and 10% of the units affordable at 50% AMI. Furthermore, the City's Locational Choice Policy and the City's Low Income Housing Tax Credit Selection Process encourage "a more equitable distribution of affordable housing" citywide. Even with seemingly insurmountable barriers, the City has partially financed the preservation, renovation, or new construction of 275 affordable rental housing units— using combined financing, such as low-income housing tax credits, federal funds, such as CDBG, NSP, HOME, TIF, and City's STAR funds.

Still, the City needs federal and state support to finance affordable housing developments. Therefore, the lack of sufficient federal funding and sufficient allocation of low income housing tax credits – as public policies – have negative effects on affordable and residential investments. In 1975, the City received CDBG funding of \$18,835,000. **Forty years later, the City's CDBG funding is \$6,347,173. Similarly, the City received HOME funds of \$2,316,000 in 2000; the City will receive \$1,474,817 in 2016.** At the same time, the City will have less Low Income Housing Tax Credits in 2017 to finance affordable housing and residential investments.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As previously stated, Saint Paul has 12,222 publicly-assisted affordable housing. In this section, the City's

Action Plan (2016) will identify actions to overcome identified barriers to affordable housing, such as follows:

Lack of Sufficient Funding and Land for Publicly-Assisted Housing. Major barriers to developing publicly-assisted affordable housing in Saint Paul are the lack of sufficient funds and lack of available land to meet the affordable housing needs in Saint Paul. In response, the City will continue to finance the preservation, renovation, or new construction of affordable rental housing units citywide— using City-owned land and City financing, such as low-income housing tax credits, federal funds, such as CDBG, NSP, HOME, TIF, and City’s STAR funds for the 2016 projects

Discussion:

The City of Saint Paul has affordable housing opportunities such that approximately 36% of all City renters receive some housing assistance. This statistic is a result of numerous public policies and initiatives that support affordable housing citywide, such as

Zoning Code/Land Use Controls/Growth Limitations: In recent years, the City amended its zoning code to increase housing density on high-use transportation corridors. Furthermore, the City’s Zoning Code classifies supportive housing as multi-unit housing, similar to apartment buildings. Additionally, the City’s Zoning Code was amended to facilitate the development of supportive housing in industrial areas for chronically-inebriates.

Service Fees: The City has developed services fees appropriate for services provided.

Summary: The City of Saint Paul has working relationships with the federal and state governments to develop affordable housing in Saint Paul. Furthermore, the City’s Affordable Housing Policies support the development of affordable housing citywide. However, the City lacks sufficient financial capacity to meet the affordable housing needs of all its citizens. Therefore, as public policy, any federal and state budgetary restrictions consequently become major barriers to developing affordable housing in Saint Paul.

AP-85 Other Actions – 91.220(k)

Introduction:

This section identifies additional actions required as part of the annual action plan.

Actions planned to address obstacles to meeting underserved needs

In 2016, the City will address many of its underserved needs through the activities of the ongoing, multi-year HUD funded housing programs. The production and preservation of large family units, and units for very low and extremely low income households will be accomplished through the various homeowner, homebuyer, multi-unit, and new housing development programs carried out by the City and its subgrantees with CDBG and HOME funding. The City allocates its ESG funding to community agencies that serve homeless residents and at-risk of being homeless residents, including homeless residents with mental health challenges. The largest obstacle to meeting underserved needs is a lack of funding for these costly activities.

Actions planned to foster and maintain affordable housing

Actions planned to foster and maintain affordable housing

In 2016, the City will continue to use the majority of its CDBG funding, and all of its HOME and ESG funding for affordable housing activities. Projects and programs which provide assistance for homebuyers, homeowner rehabilitation, rental rehabilitation, and new construction of affordable housing will be carried out by the City and subgrantees. Descriptions of the specific projects and programs can be found in the Consolidated Plan Listing of Projects section of this document. In addition to the HUD funded activities, the City will carry out housing projects in conjunction with the Minnesota Housing Finance Agency, the Metropolitan Council, the Minneapolis-Saint Paul Family Housing Fund, and the Saint Paul Housing and Redevelopment Authority. As of March 1, 2016, the City estimates that there are approximately 874 vacant residential buildings in the City. The City will use the 60% tax credit rent for determining affordable rents for rental housing that is assisted with CDBG funding. HOME projects will use the established HOME rents.

Actions planned to reduce lead-based paint hazards

Saint Paul will continue to comply with the HUD regulations concerning lead based paint, including notifying applicants of the lead requirements, performing lead screening, requiring abatement by certified workers, and completing clearance testing on HUD funded housing projects. The City will also

continue to work with Ramsey County on the window replacement program for homes with children and identified lead paint issues.

Actions planned to reduce the number of poverty-level families

In 2016, the City will again provide funding for youth workforce development activities and other related public service activities, which complement the programs provided by Ramsey County, who is the primary provider of public services in Saint Paul. The workforce activities include outreach to participants, participant assessment, basic skills training, job training, job placement, work experience, and follow up. The City will continue to give preference to businesses that are comprised of and employ Section 3 residents. The City and some subgrantees also carry out programs that provide assistance to businesses, which may create jobs for low/moderate income persons.

Actions planned to develop institutional structure

Saint Paul's institutional structure gives the City the opportunity to partner with many organizations. In 2016 the City of Saint Paul Department of Planning and Economic Development (PED) will again work with other City departments, as well as other levels of government (County, State, Federal), non-profit organizations, and private sector developers to plan and implement housing, economic development, and community development activities. Saint Paul will continue its partnership with the Saint Paul Port Authority and Greater MSP for business recruitment and expansion that will benefit Saint Paul residents and neighborhoods. Faith-based organizations, such as Catholic Charities and the YWCA will continue to be very involved with planning and implementing homelessness initiatives.

More specifically, the City partners with Ramsey County Continuum of Care and 18+ ESG subgrantees to develop comprehensive services that can assist homeless residents and at-risk of being homeless residents, including serving underserved populations such as homeless veterans and new Americans. The City is also working with Catholic Charities to build the new Dorothy Day Center – Higher Ground which will provide emergency shelter, pay-for stay housing, and permanent supportive housing. This project requires working collaborations among Minnesota Housing Finance Agency, Catholic Charities, Saint Paul Public Works, Capitol Regions Watershed District, and Saint Paul Planning and Economic Development. At the same time, Catholic Charities' new medical respite program (at the new Dorothy Day Center) will require coordination among institutional private health care providers, Catholic Charities, and public health care providers such as Health Care for Homeless.

The City's Low Income Housing Tax Credit Program also encourages equity partnership agreements between private housing providers and non-profit housing organizations. Additionally, this program encourages working partnerships among private housing providers, non-profit housing organizations, and community social services that serve low and moderate income residents and homeless residents (contingent upon available resources for such social services).

Actions planned to enhance coordination between public and private housing and social service agencies

Saint Paul will continue to coordinate services with Ramsey County (the primary public service provider in the City), and the Saint Paul Public Housing Agency (the administrator of public housing and vouchers in Saint Paul) in 2016. The City will also work with metro-wide governmental jurisdictions to amend the regional Analysis of Impediments to Fair Housing Choice. The City will continue to work with Community Development Corporations (CDCs), other non-profit organizations in the City, and the private sector (businesses, developers, social service agencies) to provide housing, economic development, and community development services. City economic development programs provide gap financing, which requires businesses seeking assistance to work with banks and other private sector businesses, as well as CDCs and the Saint Paul Port Authority on commercial and industrial projects. This coordination helps maximize the amount of non-HUD funds invested in these projects.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section addresses the program-specific requirements for the City of Saint Paul's 2016 Annual Action Plan. The City is scheduled to receive \$6,347,173 of CDBG funding, \$1,474,817 of HOME funding, and \$574,696 of ESG funding. The 2016 proposed activities are listed in a previous section of this plan. The City will also receive CDBG program income, which will be used to help fund the activities identified in this plan. A consecutive period of three years: 2014, 2015, & 2016 is being used to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	502,827
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	502,827

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not plan any additional forms of investment beyond eligible uses of HOME funds identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The guidelines for resale and recapture are included in the following appendix.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The guidelines for resale and recapture are included in the following appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate refinancing existing debt secured by multifamily housing that is rehabilitated with HOME funds. The City includes subordination requirements in its *HOME Funded Home Buyer Requirements & Resale/Recapture Criteria*, which is attached in the following appendix.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The 2016-2017 Saint Paul ESG Action Plan is attached in the following appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Ramsey County Continuum of Care has an established centralized coordinated assessment that meets HUD requirements for families experiencing homelessness in Ramsey County. Ramsey County Coordinated Access to Housing and Shelter (CAHS) received 771 total calls from eligible residents. Ramsey County Coordinated Access to Housing and Shelter (CAHS) conducts standardized assessments to determine the most appropriate housing referral/housing alternatives before a homeless families enters the family emergency shelter. The assessment identifies the most appropriate housing program support based upon the needs and barriers of the family. Families that complete the assessment may be referred to the emergency family shelter or housing programs that offer rapid re-housing, transitional housing, permanent supportive housing. Before entering the shelter, a CAHS Diversion Specialist assist families identify the alternative to shelter. With the limited number of available shelter beds, the Shelter Diversion Services maximizes the use of emergency shelter beds for those families with no other housing option. Currently, Ramsey County COC must use state homelessness prevention funds to pay for the CAHS operations.

Ramsey County COC is currently developing coordinated assessment for homeless single adults and unaccompanied youth. That said, Ramsey County COC must seek local funding for these coordinated assessment systems.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City allocates its ESG funds on a competitive basis to community agencies that provide emergency shelter, transitional housing, rapid rehousing, homelessness prevention assistance, and street outreach services to homeless adults, homeless families, homeless youth, and underserved populations. Prior to the issuance of the RFP, the ESG staff consults with the Ramsey County Continuum of Care (COC) Coordinator to develop a preliminary gap analysis of services, including reviewing the needs of underserved populations. The City and the Ramsey County COC recognize that ESG funding is supplemental to the County's homelessness prevention initiatives, which are

funded with HUD-COC funds and state FHPAP funds. Additionally, ESG staff meet with ESG subgrantees to determine the service level needs of the communities served. Approximately 18+ community agencies apply for ESG funds annually. All proposals are reviewed. ESG staff person consults with Ramsey County COC, City Council staff, and the Mayor's Administration before submitting recommendations for City Council approval. Overall, the ESG funding allocations recognize 1) services to homeless adults, homeless families, homeless youth, and underserved populations, such as new Americans, refugees, and homeless veterans; 2) the supplemental funding needs of COC programs; 3) prior performance of ESG subgrantees; and 4) the national HUD housing objectives.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City ESG and County COC supports the participation of homeless residents on various issues and projects, such as the Ramsey County Continuum of Care and the Family Homelessness Prevention Assistance Program Committee. It is encouraging to see some homeless residents become empowered by their ongoing participation with the Homeless Advisory Board. Additionally, many ESG subgrantees have participant-driven programming, such that subgrantees encourage input from program participants, including individualized case management meetings, client satisfaction surveys, and group meetings during which program participants can review services, plan events and activities, and help provide solutions to problems and concerns.

5. Describe performance standards for evaluating ESG.

The City's ESG staff person consults with the CPD Monitoring Handbook as well as the City's Compliance Monitoring staff person before conducting a compliance review. When conducting an on-site review, City staff meet with subgrantee to review the following, as appropriate:

- A copy of the current counseling work plan.
- A list of housing counseling staff indicating their years of experience
- Staff training
- Financial records
- List of community service referrals
- Copy of disclosure forms
- Access to housing counseling files.
- List of clients counseled; services provided; description of needs of participants (i.e. meeting HUD

definition of homeless); screening process; review of case management services; and housing assistance provided; cultural competency, and participant-driven programming.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it

must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion: