

City of Saint Paul, Minnesota

2016 CONSOLIDATED ANNUAL

PERFORMANCE AND EVALUATION REPORT:

June 1, 2016 - May 31, 2017

This annual performance and evaluation report has been prepared in accordance with the Department of Housing and Urban Development (HUD) Guidelines. Programs included are:

Community Development Block Grant (CDBG) Program

HOME Investment Partnership (HOME) Program

Emergency Shelter Grant (ESG) Program

Prepared by:

Grants Management Section

Dept. of Planning and Economic Development

City of Saint Paul, Minnesota

1400 City Hall Annex

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City utilizes the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) primarily for housing related activities, including the rehabilitation and development of single family and multi-unit housing, homeownership assistance and homeless assistance. To complement the housing effort, CDBG funds are also used for public service activities, public improvement projects, and activities which promote economic development.

CDBG funds were again allocated this program year to the City's Inspiring Communities program. The Inspiring Communities Program is a scattered site housing redevelopment strategy that focuses investment in neighborhoods most impacted by vacancy and foreclosure. Program activity began in 2008 with the receipt of federal Neighborhood Stabilization Program grant funds. Ongoing activity has been funded through multiple federal, state and local sources, and has preserved or produced affordable units for over 255 households since inception, including 3 CDBG-assisted units during the 2016 program year. As a neighborhood redevelopment program, Inspiring Communities also creates construction job opportunities for local residents, Section 3 certified businesses and individuals, and minority- and female-owned and small businesses.

The City of Saint Paul partners with many neighborhood non-profit organizations to achieve the Housing and Economic Development goals stated in our Consolidated Plan. The City of Saint Paul worked with 4 Neighborhood Non-Profits during the program year to assist low-moderate income homeowners with housing rehabilitation. The City also offered a direct home improvement loan program to assist low-moderate income homeowners. The City worked with 3 neighborhood CDCs to assist businesses with economic development activities in low-moderate income areas and/or serve low-moderate income residents.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Engagement	Non-Housing Community Development Crime prevention	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	121839	181303	148.81%	121000	181303	149.84%
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	855	19	2.22%	15	19	126.67%
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	95	5	5.26%	2	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	8	53.33%	2	5	250.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	2		0	2	
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	8		2	8	400.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	7	46.67%	2	5	250.00%

Homeless Prevention	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	15000	7639	50.93%	3000	3134	104.47%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	300	565	188.33%	38	4	10.53%
Housing Rehabilitation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	450	160	35.56%	100	72	72.00%
Public Improvements	Public facilities	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	2310		25000	2310	9.24%
Public Improvements	Public facilities	CDBG: \$	Other	Other	3	1	33.33%			
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	11071	44.28%	2000	6522	326.10%
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1500	0	0.00%
Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Remediation of Substandard Properties	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	100	37	37.00%	16	17	106.25%
Youth Employment	Non-Housing Community Development Employment	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	695	34.75%	400	322	80.50%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Creation of affordable housing through construction or rehabilitation and the preservation of existing affordable housing are the highest priority of the City of Saint Paul for investing CDBG funds. As shown in the table above, the City of Saint Paul met or exceeded most of the 2016 Action Plan Goals and is on track to reach its strategic plan goals for the 2015-19 Consolidated Plan term. The City and its neighborhood partners provided loans to make necessary health and safety improvements to 72 single family, low-moderate income, owner-occupied homes. The City and its partners added 19 units of new housing and rehabilitated 2 units of previously vacant houses for low-moderate income homeowners.

Another priority in the City's 2015-19 Consolidated Plan is Economic Development. 5 businesses serving low-moderate income residents were assisted this program year. 8 jobs were created and 3 additional projects are underway.

The City also utilized CDBG funding during the 2016 program year to assist a number of agencies which provide public service activities. Initiatives included crime awareness, employment training, senior services, and youth services. These programs either provide services to areas of the city which are comprised of at least 51% low- or moderate-income households, or provide direct services to low-moderate income persons. The following 6 public service activities were assisted during the program year: Community Engagement, Crime Prevention, Housing Information Services, Living at Home Block Nurse Program, Neighborhood Non-Profits, and Youth Employment.

As part of its application and funding approval process, HUD requires the City to certify that at least 70% of CDBG project funds expended will principally benefit low and moderate income persons. The City may select a one, two, or three year period for this certification, and Saint Paul

has traditionally selected the three year time frame. During the 2016 program year, Saint Paul expended 95% of its CDBG project funding on activities which principally benefit low and moderate income persons. The remaining funds were expended on activities which eliminated slum or blighting conditions. This is the final year of the City's three year certification period of 2014 through 2016.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	2,711	14	924
Black or African American	2,484	28	1,582
Asian	527	0	105
American Indian or American Native	136	10	118
Native Hawaiian or Other Pacific Islander	2	0	18
Total	5,860	52	2,747
Hispanic	498	0	225
Not Hispanic	5,362	52	2,855

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Saint Paul assisted 78 households with CDBG funded housing activities this program year. Of those, 33 were White, 16 Black, 24 Asian, 3 American Indian and 2 were mixed race households. 5 households were Hispanic and 26 were female headed households. The total number of ESG -assisted families reported here by race is 105 less than the 3,134 actual families assisted due to refusal to provide information. The total number of ESG-assisted families reported by ethnicity is 54 less than actual based on refusal to provide information.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	8,050,000	8,052,852
HOME	HOME	1,761,346	172,521
HOPWA	HOPWA		
ESG	ESG	574,696	34,025
Other	Other		

Table 3 - Resources Made Available

Narrative

The City of Saint Paul had \$6,347,173 in CDBG entitlement funds and \$1,270,831.08 in program income funds available to fund activities in the 2016 program year. The City expended additional CDBG funds that were allocated during prior program years.

The City of Saint Paul had \$1,482,826 in HOME entitlement funds and \$175,021.16 in program income funds available to fund activities in the 2016 program year. The City expended \$172,521.16 during the program year leaving \$2,500.00 carried over into 2017.

The City of Saint Paul had \$574,696 in ESG entitlement funds available to fund 2016 program year. The City drew \$34,025 during the program year however additional funds have been expended and are waiting to be drawn.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	Other

Table 4 – Identify the geographic distribution and location of investments

Narrative

All of the CDBG and HOME funds were available to use city-wide. Housing programs administered by the

City were available city-wide, to income-eligible residents. The City also provides funding to subgrantees, whose programs are available to income-eligible residents residing in the subgrantee service area. These subgrantee CDBG-eligible areas include Districts 1-8, 11 & 17. Most of the housing activities funded were located in the Inspiring Communities initiative priority area. 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 as Attachment A to this report. All CDBG-funded activities providing an area benefit had a service area that was located primarily in a shaded portion of the attached map.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City actively pursues and/or requires developers to apply for State funding programs to include: Minnesota Housing Finance Agency, Minnesota State General Obligation (GO) Bonding, Metropolitan Council and the Minnesota Department of Employment and Economic Development Agency when appropriate. Private funders include Foundations, Fund raising and developer cash. City funding may include HRA funds, Low-Income Housing Tax Credits, Tax Increment Financing, Conduit Revenue Bonds, City sales tax (STAR) Funds and discounted City/HRA owned land. The Federal Home Loan Bank's program is also a potential funding source for affordable housing.

During the 2016 program year, the City used HOME funds to complete 3 new construction rental development containing 19 new HOME rental units. One example is the Prior Crossing (44 units of supportive housing for unaccompanied homeless youth). The HOME funds leveraged capital sources to include \$5.2M in State GO bonding which raised \$3.5M in 4% low income housing tax credit equity and Federal Home Loan Bank and Met Council grants totaling \$1.2M. The projects also received 15 Section 8 Project Based units as well as State rental subsidies for another 15 units to support building operations and services while serving youth at the very lowest income level.

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% (12.5 cents) because it meets the FY 2017 individual poverty rate and per capita income (PCI) income based on data obtained from the ACS 2010-2014 5-Year Estimates from Census, which was the latest data available at the time.

The City ended the 2016 program year with **\$55,188,037.03 in excess match** and will continue to leverage other private and public funds in the development of HOME funded affordable housing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	28,281,157
2. Match contributed during current Federal fiscal year	26,985,306
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	55,266,463
4. Match liability for current Federal fiscal year	78,426
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	55,188,037

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1821 Hamline Station West	12/22/2016	4,936,754	0	0	0	0	0	4,936,754
1822 Hamline Station East	12/20/2016	12,404,516	0	0	0	0	0	12,404,516
1938 Prior Crossing	12/22/2016	9,094,036	550,000	0	0	0	0	9,644,036

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	228,521	175,021	0	62,240

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	10,455,653	0	0	0	0	10,455,653
Number	1	0	0	0	0	1
Sub-Contracts						
Number	45	3	0	2	1	39
Dollar Amount	8,482,677	835,346	0	872,326	214,751	6,560,254
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		1	157,000			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	152	97
Number of Special-Needs households to be provided affordable housing units	0	0
Total	152	97

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	19
Number of households supported through Rehab of Existing Units	150	78
Number of households supported through Acquisition of Existing Units	0	0
Total	152	97

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City, on average does one new construction project a year with, on average of 7 HOME units per project.

The major obstacle in meeting the goals continues to be the lack of sufficient funds. With rising construction costs, both production of new housing and rehabilitation of existing affordable units

require a substantial subsidy. The City must partner with other local government agencies and various foundations to sufficiently finance affordable housing development projects each year.

Discuss how these outcomes will impact future annual action plans.

The City will continue to budget 50% of its CDBG and all of its HOME allocation toward the rehabilitation of existing and creation of new affordable units.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	22	17
Low-income	24	2
Moderate-income	32	0
Total	78	19

Table 13 – Number of Households Served

Narrative Information

78 housing units were rehabilitated with CDBG funding this reporting period. 19 new housing units were constructed with HOME funding. 39 units are occupied by households at or below 30% AMI, 26 are occupied by households between 30% and 50% AMI, 32 are occupied between 50% and 80% AMI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Breaking Free provides street outreach to women and children escaping sexual exploitation in addition to Breaking Free providing stable housing opportunities.

People Inc. – Metropolitan Homeless Street Outreach Program (MHSOP) provides street outreach to unsheltered homeless adults who experience mental illness – working directly with homeless residents living outside or living in camps. MHSOP services include street outreach, basic survival gear, benefit assistance, assistance in stabilizing mental health symptoms. Outreach Specialist address housing needs and work with Ramsey County Group Residential Housing Program (housing and services) to assist participant 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 work at homeless shelters, (Dorothy Day Center and drop-in centers) each week. South Metro Human Services uses its ESG grant for street outreach service for its Police-Homeless Outreach Program – which provides stable housing.

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. As part of Minnesota Assistance Council for Veterans (MACV) 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 occur in emergency shelters and where homeless Veterans may congregate.

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

Streetworks – Collaborative of community agencies provide street outreach services to homeless youth. During HUD FY 16, SafeZone's homeless youth drop-in center moved to a new downtown facility.

Jurisdiction's Progress: Adequate funding for street outreach remains to be a concern. In response, the City's ESG funded street outreach efforts to Veterans and street outreach to unsheltered homeless

residents during HUD FY16. At same time, City and community service providers are providing more comprehensive outreach to homeless residents sleeping overnight in downtown skyways.

Addressing the emergency shelter and transitional housing needs of homeless persons

Recognizing financial limitations during HUD FY16, Saint Paul addressed the emergency shelter and transitional housing needs of homeless persons as follows:

Emergency Solutions Grant (ESG). City's ESG Program partially funds operational costs of emergency shelters and transitional housing services, street outreach to homeless residents, homelessness prevention, and rapid rehousing programs assisting homeless persons. These ESG funds supplement community services financed through Ramsey County Continuum of Care.

Emergency Shelter. City's ESG partially funds operational costs of Dorothy Day Center Higher Ground (emergency shelter-adults), Family Service Center (emergency family shelter), Lutheran Social Services Safe House (emergency youth shelter), Salvation Army Booth Brown House, (emergency youth shelter), Interfaithaction (emergency family shelter), Listening House (day center for homeless adults) and Family Place (day center for homeless families). Catholic Charities and Union Gospel Mission also provided additional shelter beds during the cold weather winter months of 2016-2017, as needed.

Rapid Rehousing. City's ESG partially funds rapid rehousing services for homeless adults (Dorothy Day Overnight Emergency Shelter) and rapid rehousing services for homeless youth (SafeZone). The City ESG partially funds rapid rehousing services for families by funding Theresa Living Center (homeless women with young infants) and YWCA Saint Paul (homeless families).

Transitional housing. The City utilizes ESG dollars to partially fund for operating costs for transitional housing (Theresa Living Center and YWCA Saint Paul – both transitional housing for families).

Dorothy Day Center ReVision. In HUD FY16, City staff worked with Catholic Charities and Minnesota Housing to develop the Dorothy Day Center Higher Ground facility with 278 shelter beds (with medical respite beds), and 193 permanent single room supportive housing units. Opening in Fall 2016, the Higher Ground facility is major accomplishment to address the needs of homeless residents. City staff is also working with Catholic Charities to develop Dorothy Day Residence (Phase 2 – 170 additional housing units) with a new "Connection Center" – contingent upon securing financing.

Capital Improvement Funding. During HUD FY16, the City's Housing staff worked with YWCA-St Paul (building security systems for transitional housing), Ain Dah Yung (masonry repairs - youth shelter) and Casa Guadalupana (building improvements for emergency shelter/short-term transitional housing program).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Ramsey County funds community programs and counseling to previously-institutionalized or homeless individuals through partnerships with nonprofit service providers that assist low-income individuals and families in their transition to permanent housing. The County and its community partners are the primary social service networks that perform these functions including providing assistance such as child care, job training, transportation, mental health counseling, chemical dependency treatment, and job search. That said, the City's ESG Program also funds homelessness prevention programs (Southern Minnesota Regional Legal Services, Neighborhood House, Minnesota Assistance Council for Veterans, Hmong American Partnership, and WSCHS Health Care for the Homeless -*HouseCalls*) which offered financial assistance such as legal services, utility payment assistance, rent payments, rental deposits – all necessary to secure and maintain stable housing.

Saint Paul also has a long history of financing supportive housing facilities, such as Crestview, Visitation, Jackson Street Village, Jeremiah Program, and St. Christopher's Place. Moreover, during HUD FY 2016, the City-owned Saint Paul Residence provided 120 supportive housing units (60 units for chronically-inebriated residents and 60 units for formerly homeless residents including some adult individuals who may have been discharged from public-funded institutions). City staff also worked with Catholic Charities to develop the new Dorothy Day Center Higher Ground facility (278 shelter beds *with some medical respite beds*, pay-for- stay beds, and 193 permanent single room supportive housing units.) Previously, the City also provided HOME funding to Prior Crossing (44 units of supportive housing for unaccompanied homeless youth). Finally, the City's Low Income Housing Tax Credit Program assists affordable housing projects as well as the City provides additional housing financing to such projects in order to create affordable housing for very-low income residents.

Overall, the City and County worked with its community agency partners to fund programs that assist homeless residents, including allocating some CDBG Funds for the Block Nurse Program and neighborhood non-profit programs that provide assistance to residents-in-need.

In summary, during HUD FY 2016, affordable housing and supportive services were 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 continues to finance affordable housing

developments, and the City of Saint Paul's Comprehensive Plan - Housing Chapter has strategies to facilitate the development of affordable housing citywide.

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

In partnership with Ramsey County Continuum of Care, the City assists homeless adults, homeless families, and homeless youth with the following services:

Homeless Adults: The City's ESG funds the Dorothy Day Rapid Rehousing Program (case management/financial assistance) to assist emergency shelter residents move into permanent housing. The City's Saint Paul Residence also provides 120 permanent supportive housing units (60 units-chronically-inebriated residents using Housing First model/60 units for at-risk of being homeless residents).

Homeless Families: The City's affordable rental housing programs, such as the City's Low Income Housing Tax Credits, preserved Jamestown Homes (73 affordable housing units with 4 supportive housing units). The City's ESG serves homeless families (Catholic Charities–Family Service Center, YWCA St Paul transitional housing/rapid rehousing programs, and Theresa Living Center transitional housing/rapid rehousing), and the City's ESG-funded homeless prevention initiatives (Neighborhood House/rental assistance, Southern Minnesota Regional Legal Services, and WSCHS House Calls/utility assistance) assist homeless residents.

Homeless Youth: The City and County recognized that the number of emergency shelter beds for homeless youth remain insufficient. In recent years, the Otto Bremer Foundation's grant funds increased emergency shelter capacity for homeless youth. The City Council approved 2014 STAR funds for the 180 Degrees project (14-bed emergency youth shelter). During HUD-FY16, the City's ESG funded programs served homeless youth (Salvation Army/emergency shelter, Lutheran Social Services/emergency shelter, Ain Dah Yung /emergency shelter, and Face-to-Face *Safe Zone*/youth drop-in center/rapid rehousing program). With City's HOME financing, Beacon Interfaith's Prior Crossing opened its affordable housing development for 44 homeless youth during fall 2016.

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

Affordable Housing: Saint Paul allocated CDBG funds, HOME Funds, Low Income Housing Tax Credits,

and City funding to construct or preserve affordable housing and supportive housing. During HUD-FY 15/HUD-FY16, these financial tools assisted Jamestown Homes (affordable housing preservation), Prior Crossing (new construction-homeless youth), Hamline Station Family Housing (new construction), 72 Cesar Chavez (new construction). City funds also assisted the YWCA Transitional Housing (building security equipment), Ain Dah Yung (masonry repairs), and Casa Guadalupana (building improvements-transitional housing program), while the City's Rental Rehab program improves rental housing conditions and promotes City's fair housing strategies.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Saint Paul PHA owns and manages 4274 public housing units and administers 4668 of Housing Choice Vouchers (including 100 vouchers-Family Unification Program, 117 vouchers-DV, 81 vouchers-Section 8 Mod rehab SRO, and 176 vouchers-Veterans Affairs Supportive Housing Program. During the HUD year, Saint Paul PHA maintained its “High Performer” status under HUD’s Public Housing Assessment (PHAS) and its “High Performer” status under HUD’s Section 8 Management Assessment Program. Saint Paul PHA also administered Project-Based Vouchers (PBV) agreements, including supportive housing PBV(s) that supports State of Minnesota’s Business Plan to End Long-Term Homelessness. Saint Paul PHA will continue to advocate for full funding and program reform while preparing contingency funding plans if necessary.

Public Housing: In 2016, Saint Paul PHA awarded construction contracts for Mt Airy Homes Phase 2 Exterior I Modernization (40 dwelling units) with Phase 3 Modernization during 2017. During 2016, Saint Paul PHA also expanded its public housing by completing construction on a new twelve-plex at McDonough Homes (using HUD Capital Fund Program). This new construction project also provided building trade pre-apprenticeship job opportunities to Saint Paul PHA residents who participated in the Step-Up Program. During HUD FY 2016, Saint Paul PHA’s Capital Fund Program continued to renovate its public housing properties by financing capital improvements that promote fire safety and life safety while preserving the assets. Saint Paul PHA also is promoting high quality “green sustainable” principles to conserve energy and water usage by executing an agreement with Geronimo Energy to provide solar energy to 10 high-rises.

Section 8 Housing Choice Voucher Program: Saint Paul PHA maintained high utilization of vouchers without exceeding authorized limits. Saint Paul PHA also administered the Project-Based Vouchers (PBV) agreements, including PBVs for supportive housing developments that support Minnesota's Plan to End Long-Term Homelessness. Additionally, Saint Paul PHA renewed expiring PBV contracts at successful projects and offered up to 50 Project-based vouchers through 2016. Nearing the end of its Section 8 waiting list that had been closed since 2007, the Saint Paul PHA opened the list for new applications in 2015. From the pool of 12,321 applications received online from September 9 through Tuesday September 15, 2015, the PHA’s software vendor (HAPPY Software, Inc.) conducted the lottery to select 3,500 for the waiting list.

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

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

- All members of the Hi-Rise Residents Council (Residents -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.
- Two PHA Commissioners one Commissioner represents the elderly hi-rise residents and one Commissioner represents family residents.

During the year, Saint Paul PHA Senior Management meet with Resident Advisory Board (including the Hi-Rise Resident Council and the Family Residents City-Wide Resident Council) to discuss PHA policy changes, PHA Annual Plan, and PHA Capital Improvements. During FY 2016 Saint Paul PHA actively encouraged discussions about planning capital improvements and PHA policies, such as Rental Assistance Demonstration ("RAD") Program that allows the PHA to convert properties from conventional Public Housing, with traditional Capital Fund subsidies and Operating Fund subsidies, to Project-Based Section 8 with a Housing Assistance Payment (HAP) contract. The RAD program will provide more stable funding in recognition of the declining HUD annual funding allocations and rising PHA operating costs. Additionally, Saint Paul PHA Resident Initiative Department and the Resident Councils worked together to form new partnerships with community service agencies.

Saint Paul PHA annually updates its Agency Plan for the fiscal year, and the PHA staff reviews the plan with the Resident Advisory Board and representatives from tenant advocacy organizations such as Southern Minnesota Regional Legal Services. The draft is then released for public comment, and a public hearing on the Plan is held in mid-November.

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. In 2015-2016, PHA's general contractor for the new McDonough Homes twelve-plex building offered building-trades pre-apprenticeship opportunities to Saint Paul PHA residents who participate in the Step-Up program.

Due to financial considerations, Saint Paul PHA does not implement a Voucher Homeownership Program. PHA operated a successful homeownership program (not using Section 8 vouchers) for 25 years in conjunction with the Family Housing Fund and Thompson Associates. When it ended in 2015, the PHA's Home Ownership Made Easy (HOME) Program had helped 302 families from public housing and Section 8 become homeowners.

Actions taken to provide assistance to troubled PHAs

In 2016, Saint Paul PHA received HUD's "High Performer" rating for the 26th consecutive year under HUD's "Public Housing Management Assessment Program" (PHAS). The PHA also has maintained HUD "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP) for 16

years.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City's has approximately 12,228 publicly-assisted affordable housing units including 4,262 public housing units and 4,668 Section 8 vouchers (approximately 36% of City renters receive some housing assistance). Yet, the biggest barriers to affordable housing are: 1) many households lack sufficient incomes to rent modestly-priced apartments and 2) lack of affordable housing opportunities for households with incomes at 0-50% AMI. In response, the City's Affordable Housing Policy requires that city-financed rental projects have 10% of units affordable at 30% AMI, 10% affordable at 50% AMI; and 10% affordable at 60% AMI. Moreover, the City's Locational Choice Policy and Low Income Housing Tax Credit Selection Process encourage an equitable distribution of affordable housing citywide.

Lack of Sufficient Funding for Publicly-Assisted Housing. The lack of sufficient federal funding and low income housing tax credits – as public policies – are the biggest barriers for developing affordable housing. In general, the City continually receives less CDBG funding. In 1975, City received approximately \$18,000,000 of CDBG funding; for HUD FY 2016, City's CDBG funding was \$6,347,173. Similarly, the City received HOME funds of \$2,316,000 in 2000; the City received HOME funds of \$1,482,826 in 2016. For HUD FY 2016, Saint Paul strongly advocated for its existing allocation of Low Income Housing Tax Credits, However, in 2017, the City received fewer Tax Credits for affordable housing.

Zoning Code/Land Use Controls/Growth Limitations/Financial incentives/City Loan

Modifications/Waivers: The City's Zoning Code supports housing density on high-use transportation corridors and supportive housing. During HUD FY 2016, the St. Paul Housing and Redevelopment Authority (HRA) sold vacant single family houses lots and reserved low income housing tax credits to develop 72 Cesar Chavez (40 affordable rental units). For homeownership, Saint Paul's Inspiring Communities provides gap financing and homeownership assistance (\$5,000 for homebuyers under 80% AMI, and \$2,500 for incomes over 80%). St. Paul HRA also modified existing HRA loans/HRA developer agreements to retain or create affordable housing, as needed.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During HUD FY16, the City and its subgrantees addressed many underserved needs through its ongoing, multi-year HUD funded housing programs using CDBG/HOME/state/local funds and Low Income Housing Tax Credits, to administer affordable rental housing programs and home-ownership programs. Current affordable housing projects (preservation and new construction) include the following: Jamestown

Homes (preservation of 73 Project-based Section 8 units including 4 supportive housing), Hamline Station Family Housing (new construction-now opened), 72 Cesar Chavez (new construction), Lonnie Adkins-(preservation of existing affordable family housing). City's homeownership programs (home-improvement deferred loans and Mortgage Foreclosure Prevention Program) stabilized households; City's Inspiring Communities renovated vacant houses into energy-efficient owner-occupied homes, including providing financial assistance to eligible home buyers; and the City participated with Minnesota Home Ownership Center's Home Ownership Alliance to develop strategies to increase homeownership for households of color. Finally, City partnered with community development corporations to develop or rehabilitate housing citywide.

Housing Services for Underserved Residents. In response, the City's ESG allocated funds for emergency shelters (homeless individuals, families, and youth), and rapid rehousing programs (assisting homeless adults, homeless youth, and homeless families move from shelters). The City also worked to address capital improvement needs at Ain Dah Yung (homeless youth shelter), and Casa Guadaulpana (new short-term transitional housing). Moreover, the City and Catholic Charities worked to open the new Catholic Charities Higher Ground facility (278 shelter beds and 193 permanent SRO housing units). This facility provided more shelter beds, a new medical respite program, a new pay-for-stay program, and a new program serving homeless women with late-stage alcoholism. At the same time, City and Catholic Charities continued to own/operate Saint Paul Residence (120 supportive housing units including 60 units for chronically-inebriated residents.) Additionally, Catholic Charities is securing funding for the Dorothy Day Residence (Phase 2-new "Connection Center" with 170 housing units). With the City's HOME and TIF funding, Beacon Interfaith opened Prior Crossing (supportive housing for 44 homeless youth) during fall 2016, and the City worked with community agencies such as Hmong American Partnership and the Voice of East African Women to assist new Americans.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The problem of lead paint hazards remains a major concern for the City, which has a very large number of older housing units. The HUD lead paint regulations greatly increase the cost and the amount of time needed to complete rehabilitation activities. The City continued to comply with all of the regulations, and provided all clients with the necessary information during the 2016 program year. All of Saint Paul's housing programs include appropriations for addressing lead based paint in housing units, and the City is also working in conjunction with health officials and other agencies to address this issue.

Each of the 78 housing units that were rehabilitated this program year complied with the HUD lead paint regulations and is lead free.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During HUD FY 2016, the City partners with youth workforce activities and other related public service activities which complemented programs provided by Ramsey County as the primary social services provider in Saint Paul. The workforce activities included outreach, basic skills training, job training, job placement, and follow-up employment services. As an example, the *Right Track* Program (a youth workforce program) brings together the City of Saint Paul, Saint Paul Public Schools, local businesses and community-based organizations to provide youth with employment opportunities and professional skills training. The *Right Track* provides immediate economic benefits to Saint Paul's youth while also developing a skilled diverse workforce for the future.

With the Central CERT Program, City's Vendor Outreach Program, and the City's HUD Section 3 program, the City's Contract Compliance and Business Development section also undertakes substantial efforts to provide economic opportunities to businesses and individuals who have historically lacked equitable access to public contracting opportunities.

Moreover, the City's HUD Section 3 Program promotes local economic development by requiring that when employment or contracting opportunities are generated on HUD-funded construction projects, preference must be given to low-income persons or businesses residing in the community where the project is located. In 2016, the City of Saint Paul surpassed the current HUD 3 Section 3 business inclusion contracting goal of 11% by achieving a 22% goal with \$5,435,932 being awarded to Section 3 businesses. The City will continue to work with vendors to ensure Section 3 businesses and residents are notified and utilized in local public contracting opportunities. There are other opportunities available to Section 3 residents such as the Goodwill/Easter Seals Construction Skills Training Program which includes construction training, on-site work training, six-weeks paid training on construction sites, employment readiness, and job placement services. The Saint Paul HRA also works with local community development corporations that can partner with Goodwill/Easter Seals Construction Training participants.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Saint Paul's institutional structure created opportunities for the City to partner with many organizations. During HUD FY16, the City worked with other levels of government (Federal, State, and County), non-profit organizations, and private sector housing developers to implement housing, economic development, and community development activities. Ramsey County Continuum of Care (COC) and faith-based organizations, such as Catholic Charities and the YWCA Saint Paul, implemented homelessness initiatives, such as Coordinated Access for homeless families, homeless individuals, and homeless youth. That said, the HUD-mandated Coordinated Access required

substantial local funding which limited the funding allocations for other homelessness delivery services. Furthermore, the City partnered with Ramsey County COC and 16 ESG subgrantees to implement comprehensive services that assist homeless residents and at-risk of being homeless residents, including serving underserved populations such as homeless veterans and new Americans. The City ESG staff and Ramsey County COC staff also conducted training to community housing service providers in order to ensure compliance with HUD performance requirements.

At the same time, the City and Catholic Charities worked to open the new Dorothy Day Center *Higher Ground* facility - now providing 278 beds available for overnight emergency shelter, pay-for-stay housing, and permanent supportive housing. Furthermore, Catholic Charities' *Higher Ground* now provides new services, such as women's shelter for late-stage chronic alcoholism and a medical respite program (coordination among institutional private health care providers, Catholic Charities, and public health care providers such as Health Care for Homeless). This project required working partnerships among Minnesota Housing Finance Agency, Ramsey County, Catholic Charities, City Departments, and philanthropic organizations. Furthermore, this working partnership is now developing Phase 2 - the Dorothy Day Residence and Opportunity Center.

During HUD FY16, Prior Crossing (permanent supportive housing for youth) opened for occupancy and the City's Low Income Housing Tax Credit Program also encouraged additional affordable housing citywide. Through equity partnership agreements between private housing providers and non-profit housing organizations, additional permanent supportive housing will be opened to homeless residents (contingent upon available resources for such social services).

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During HUD FY 2016, Saint Paul encouraged the coordination between social service agencies and housing providers. However, it should be noted that Ramsey County is the primary funder of social services in the City of Saint Paul. Moreover, St. Paul Public Housing Agency, a major housing provider, is an independent public agency for which the City has limited jurisdictional oversight.

That said, the City has working relationships with Ramsey County and Saint Paul Public Housing Agency. During FY16, the City participated with Ramsey County Continuum of Care (COC) Governing Board which coordinated social services that assisted homeless residents and at risk of being homeless residents. More directly, the City's Emergency Solutions Grant ("ESG") Program partially funded seventeen (17) community agencies, such as the YWCA St. Paul's Transitional Housing Program and Rapid Rehousing Program. To empower homeless families toward self-sufficiency, the YWCA St. Paul may have collaborated with Adult Rehabilitative Mental Health Services (ARMHS), St. Catherine University Public Health Nursing students, Ramsey County Workforce Solutions, and Saint Paul Public Schools-Title 1. An another working partnership is the City's ESG-funded West Side Community Health

Services (“WSCHS”)-Health Care for the Homeless –*HouseCalls Program* (a collaboration of Saint Paul-Ramsey County Public Health and WCHS’s Health Care for the Homeless) which recognized that preventing homelessness directly impacts family health and community health. WSCHS’ *HouseCalls* also worked with the City’s Department of Safety and Inspections to assist at-risk of being homeless residents living in housing declared unfit for human habitation.

The City’s Low Income Housing Tax Credit (LIHTC) Program also promoted the preservation or new construction of privately-owned affordable housing developments citywide. During HUD FY16, the City awarded LIHTC Credits to Jamestown Homes-preserving affordable housing with four permanent supportive housing units. The owner of Jamestown Homes also participates with Ramsey County COC.

During FY 2016, the City also worked with numerous Community Development Corporations (“CDC”), other non-profits organizations, and the private sector to provide housing, economic development, and community development services. In partnership with banks, lending institutions, and the St. Paul Port Authority, the City’s Economic Development programs provided gap financing to businesses seeking private financing on commercial and industrial projects. This coordination maximized the amount of non-HUD funds invested in these projects. Finally, the City’s HUD Section 3 Program works to increase low-income resident employment and low-income business inclusion on City HUD-funded construction projects.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the HUD program year, the City used its housing policy and housing practices to develop actions to "affirmatively further fair housing" including: Expanding housing opportunities that promote fair housing choice; work with the Fair Housing Implementation Council to consider regional approaches to Fair Housing Issues; Providing Housing Services for the Limited-English Speaking Citizens; and Providing Supportive Housing Services.

As a funding member of the Fair Housing Implementation Council (“FHIC”), the City had participated with the drafting of the 2015 Analysis of Impediments to Fair Housing Choice (“2015 AI”). Since it was recognized that the 2015 Analysis did not sufficiently address racial disparities in the Twin Cities metro area, the City of Saint Paul, City of Minneapolis, and the Fair Housing Implementation Council worked with HUD Regional Fair Housing Office to develop the protocol as needed to draft an Addendum to the 2015 Analysis. Subsequently, HUD accepted the Addendum to the 2015 Analysis of Impediments.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City leads the CERT Collaborative with Hennepin County, Ramsey County, and the City of Minneapolis. The City hosts monthly workshops to help businesses certify and access resources. These workshops offer SWMBE and Section 3 businesses the chance to complete a CERT and Section 3 application, register with procurement, meet with volunteer business mentors and attorneys, and meet with City licensing officials. CERT also partners with Wells Fargo and the Federal Reserve to host workshops for SWMBE and Section 3 businesses, helping them access capital.

The City trains SWMBE and Section 3 businesses through its Minority Business Development and Retention program, contracting with local partners to offer classes and technical assistance. The City hosts a procurement fair; all departments present upcoming construction projects to SWMBE and Section 3 businesses. The City uses its certified business lists, as well as community partners, to get the word out. The City also uses its business lists to send many other business alerts.

Finally, the City and its Housing and Redevelopment Authority are participating in a multi-jurisdictional disparity study that will provide the basis for minority participation goals as well as valuable data to inform policy.

The City monitors compliance through B2GNow, which has a certification portal for CERT. Once a business certifies, their certification carries over to the compliance module, enabling contractors to search for certified subs. The system audits projects monthly to confirm sub payments. The City has Department of Human Rights and Equal Employment Opportunity (HREEO) staff that monitors all compliance. Payment approval goes through HREEO, and HREEO holds draws until contractors are compliant. For Section 3, the City uses the same compliance monitoring program through B2GNow to ensure compliance.

The Grants Management division of the Planning and Economic Development (PED) office of the City of Saint Paul is charged with ensuring compliance with all CDBG, HOME and ESG program requirements. The City enlisted the assistance of an outside firm to assist with monitoring its subgrantee recipients in PY 2017. All requests for financial assistance include a review of conformance with the Comprehensive Plan prior to review and approval.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Saint Paul published a legal notice on August 11, 2018 in the Pioneer Press, Saint Paul's primary newspaper, advertising the availability of the CAPER and providing a 15 day notice of a public hearing. The City also sent notice through the City's Early Notification System to all direct subscribers and the 17 District Council Offices that represent every Saint Paul neighborhood requesting they inform their constituents of the availability of the report and public hearing date. The public hearing was held at 3PM on August 24, 2017. No comments were received on the CAPER report. The submitted 2016 Consolidated Annual Performance and Evaluation Report is available at PED, 25 W 4th St, #1400, Saint Paul, MN 55102 and posted on line at <https://www.stpaul.gov/departments/planning-economic-development/consolidated-plan-2015-2019>

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

At this time the City of Saint Paul is making substantial progress towards achieving the strategic plan goals articulated in the Consolidated Plan and does not plan to make any adjustments to the program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In PY 2016 there were eleven (11) site inspections conducted. From those inspections, four (4) properties had no findings, the remaining occurred thirty four (34) findings, of which thirty three (33) were corrected and one property still has 1 finding to correct and is expected to be compliant within 30 days or less.

Prior Crossing was inspected during construction and prior to the final draw by our project manager. No issues were discovered.

During the 2016 program year the rents and incomes from HOME assisted rental projects that are still in their affordability period were collected and reviewed, and all HOME rental projects which require inspections were inspected. Please see the attached Summary Report provided by the Affordable Housing Connections, Inc.

The results from these inspections verified compliance in all cases.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Proposals for HOME funding are accepted throughout the year, and affirmative marketing is required (the MHFA Fair Housing Marketing Plan is used).

Turnover is very low in HOME-assisted units and about 90% of the projects are maintaining waiting lists for their units. The majority of the projects also work with referrals from a wide variety of social service and government agencies, which are themselves promoters of diversity in their outreach.

For projects with Affordable Fair Housing Marketing Plans (AFHMPs) that are more than five years old, we have recommended that the project owners review marketing activities and make adjustments if necessary in order to attract a higher percentage of applicants who meet the demographic characteristics outlined in their plans.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income was utilized on 3 developments which resulted in 19 HOME units which serve 17 households at 30% - 50% AMI and 2 households at 50% - 60% AMI.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City networks with other funding entities, CDCs, and developers as to assess what types of development opportunities are out there, community needs and funding interests. Communications are proactive and the City seeks and invites entities who have interest in local project development. The City strongly encourages pre-development interaction and planning. As a Tax Credit Sub allocator, the City works closely with MN Housing's Saint Paul Tax Credit proposals assessing the resources available.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	ST. PAUL
Organizational DUNS Number	961663390
EIN/TIN Number	416005521
Identify the Field Office	MINNEAPOLIS
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Saint Paul/Ramsey County CoC

ESG Contact Name

Prefix	Mr.
First Name	JOSEPH
Middle Name	P
Last Name	COLLINS
Suffix	0
Title	Project Manager

ESG Contact Address

Street Address 1	25 West 4th Street
-------------------------	--------------------

Street Address 2 Suite 1100
City Saint Paul
State MN
ZIP Code 55102-
Phone Number 6512666020
Extension 0
Fax Number 6512666559
Email Address joe.collins@ci.stpaul.mn.us

ESG Secondary Contact

Prefix Ms.
First Name Beth
Last Name Hubler-Ulrich
Suffix 0
Title Grants Manager
Phone Number 6512666689
Extension 0
Email Address beth.ulrich@ci.stpaul.mn.us

2. Reporting Period—All Recipients Complete

Program Year Start Date 06/01/2016
Program Year End Date 05/31/2017

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: ST. PAUL
City: ST. PAUL
State: MN
Zip Code: 55102,
DUNS Number: 961663390
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 15196

Subrecipient or Contractor Name: RAMSEY COUNTY, MN

City: Saint Paul

State: MN

Zip Code: 55102, 1635

DUNS Number: 010354488

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 6500

Subrecipient or Contractor Name: YWCA St. Paul

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 013339668

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 48000

Subrecipient or Contractor Name: Face to Face Health & Counseling

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 030014575

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 39000

Subrecipient or Contractor Name: MN Assistance Council for Veterans

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 137825696

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Neighborhood House-ES Family Ctr

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 091721704

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 16000

Subrecipient or Contractor Name: SMRLS Project Hope

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 156013880

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: West Side Comm. Health - HouseCalls

City: St. Paul

State: MN

Zip Code: ,

DUNS Number: 135938926

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 24000

Subrecipient or Contractor Name: People, Inc.

City: Saint Paul

State: MN

Zip Code: 55120, 1271

DUNS Number: 071511356

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 18000

Subrecipient or Contractor Name: Ain Dah Yung
City: St. Paul
State: MN
Zip Code: ,
DUNS Number: 193164886
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 8400

Subrecipient or Contractor Name: Interfaith Action of Greater Saint Paul
City: Saint Paul
State: MN
Zip Code: 55105, 1815
DUNS Number: 138618165
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 49000

Subrecipient or Contractor Name: Theresa Living Center
City: St. Paul
State: MN
Zip Code: ,
DUNS Number: 966111205
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 29000

Subrecipient or Contractor Name: Catholic Charities
City: Minneapolis
State: MN
Zip Code: 55415, 1206
DUNS Number: 108504168
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 170000

Subrecipient or Contractor Name: Hmong American Partnership
City: Saint Paul
State: MN
Zip Code: 55103, 1933
DUNS Number: 614800092
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: Lutheran social services
City: Saint Paul
State: MN
Zip Code: 55104, 6104
DUNS Number: 079728721
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 25000

Subrecipient or Contractor Name: salvation army
City: Saint Paul
State: MN
Zip Code: 55108, 2542
DUNS Number: 140698597
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 18600

Subrecipient or Contractor Name: South metro Human Services
City: Saint Paul
State: MO
Zip Code: 55101, 1421
DUNS Number: 800168338
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 7500

Subrecipient or Contractor Name: Neighborhood House

City: Saint Paul

State: MN

Zip Code: 55107, 2360

DUNS Number: 091721704

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 16000

Subrecipient or Contractor Name: Institute for Community Alliances

City: Des Moines

State: IA

Zip Code: 50314, 2510

DUNS Number: 149341732

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 11500

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	138,835
Total Number of bed-nights provided	138,835
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City administers the federal Emergency Solutions Grant Program (“ESG”) in partnership with Ramsey County COC. During the HUD FY16, the City’s ESG assisted 16 community agencies with funds for emergency shelter operations and support services, such as case management, legal services, and transportation to emergency shelters. ESG also funded street outreach, homelessness prevention initiatives, and rapid rehousing programs. In general, the City’s ESG supports community services that support Ramsey County COC goals.

Most important, ESG-funded community agencies assist homeless residents and at-risk of being homeless residents. For single adults, Dorothy Day Center provides emergency overnight shelter while providing supportive services, such as mental health counseling, during the day. Catholic Charities’ Family Service Center provides emergency family shelter (for up to 60 days—allowing time for families to seek more permanent housing). Ain Dah Yung, Salvation Army, and LSS-Safe House provide emergency shelter services responsive to the needs of homeless youth. For longer-term supportive housing, Emma Norton assists homeless single women (many with mental health challenges); the YWCA-St. Paul transitional housing assist homeless single-parent families; and Theresa Living Center transitional housing assists homeless women.

For homelessness prevention, West Side Community Health Services’ *HouseCalls*, and East Side Family Center provide emergency financial assistance, including emergency utility assistance especially as a response to the State’s Cold-Weather Rule. Southern Minnesota Regional Legal Services provides legal assistance to tenants-at-risk of losing their housing.

Most of all, ESG-funded community agencies recognize the hard fact that homeless residents often have multiple barriers to securing permanent housing. Simply, many homeless residents have disabilities that limit their ability to earn sufficient income required for stable housing. In response, the City’s ESG

funded housing and support services empower Saint Paul homeless residents move toward self-sufficiency.

Finally, in addition to ESG-funded activities, the City of Saint Paul owns St. Paul Residence (120 supportive housing units - 60 units using Housing First model to assist chronically-inebriates and 60 units for formerly homeless/at-risk of being homeless residents.) At the same time, Catholic Charities, State of Minnesota and the City of Saint Paul worked together to open the new "Higher Ground" facility (283 beds for emergency shelter, pay for stay, medical respite), and 183 permanent supportive housing units.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	58,000	58,000	0
Expenditures for Housing Relocation & Stabilization Services - Services	25,000	32,000	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	83,000	90,000	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	40,000	78,532	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	70,000	48,228	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	110,000	126,760	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	0	0
Operations	282,482	286,600	14,142
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	282,482	286,600	14,142

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	18,000	35,500	19,560
HMIS	22,000	7,800	0
Administration	26,426	33,248	323

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
	541,908	579,908	34,025

Table 29 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	23,500	25,000	79,050
State Government	1,652,214	753,711	1,689,683
Local Government	70,000	495,811	129,301
Private Funds	411,933	2,082,726	696,759

Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	2,157,647	3,357,248	2,594,793

Table 30 - Other Funds Expended on Eligible ESG Activities

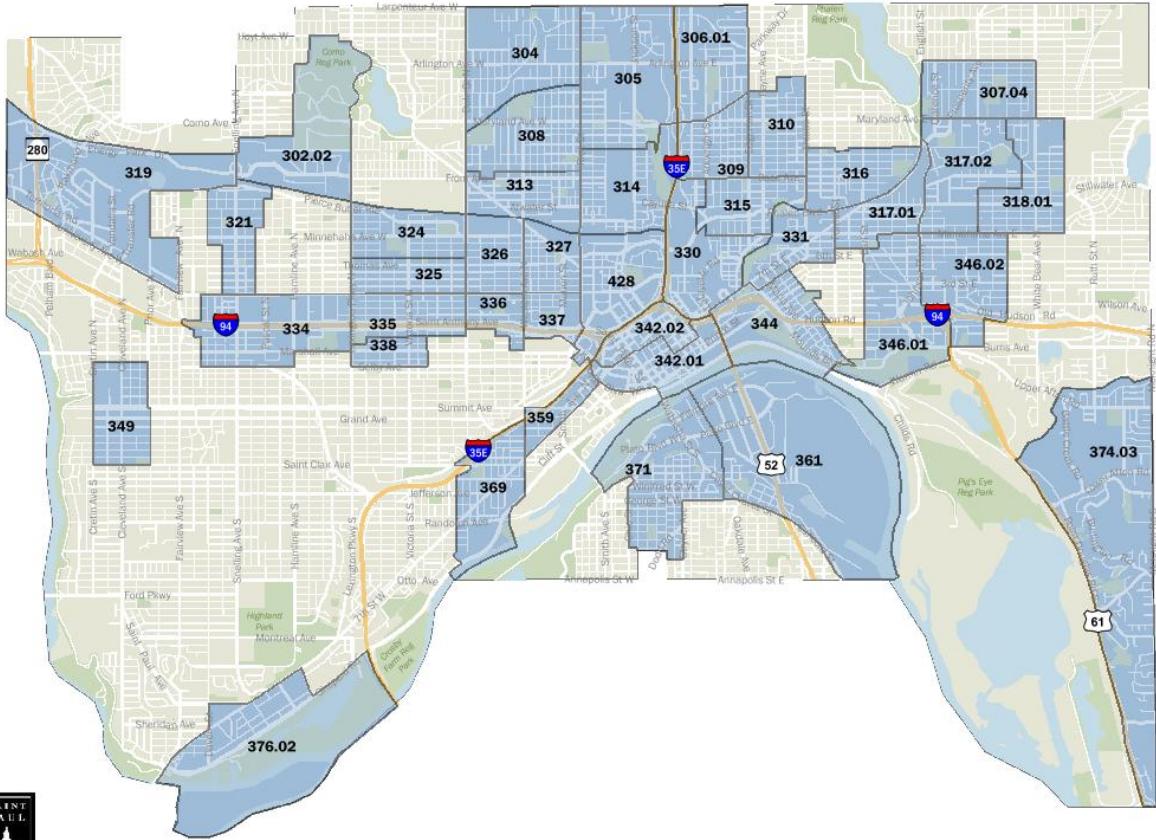
11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	2,699,555	3,937,156	2,628,818

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment

CDBG Eligible Area Map



CDBG-Qualified Census Tracts 2017
City of Saint Paul

■ CDBG-Qualified Census Tracts



AHC HOME Inspection Report



Affordable Housing Connections, Inc.
 Summary Report to City of St. Paul on HOME Projects Inspections
 Report Period: June 1, 2016 through May 31, 2017

IDIS No.	Project Name	Project Total Units	HOME-assisted Units Total	Inspection Frequency (as required by HOME)	Most Recent Inspection		No. of Units Inspected	Most Recent Physical Inspection Results			Most Recent Report & Tenant File Review Results			Date Last Rent Increase Approved	Notes
					2016	2017		Bldg/Unit Deficiencies			File Deficiencies				
								None	Corrected	Open	None	Corrected	Open		
1927	Z700 University (11 of 248)	248	11	every 3 years	No POA; Not in workload yet		-								
1015	Arlington Gardens Apartments	50	49	annual	4/5/16	4/20/17	10		x			x			
633	Bluff Park Homes	73	9	annual	6/8/16	Scheduled for 2017 after May 31	4		x			x		10/14/15	
1469	Booth Brown House	25	8	every 2 years	4/6/16	Next Inspection in 2018				x		x			Corrective action for the spalling concrete slab on the sidewalk is due when capital improvements are completed (2016 late Spring/early Fall). Will follow up with owner.
1607	Commence II	45	7	annual	4/28/16	4/27/17	4	x				x			
1342	Corneilia House	47	10	annual	6/21/16	Scheduled for 2017 after May 31	4	x			x			3/26/13	
1212	Crane Onsway	70	16	annual	7/20/16	Scheduled for 2017 after May 31	4		x			x		1/14/16	
1106	Crestview Community Expansion	44	11	annual	5/17/16	5/2/17	4	x				x		1/12/16	
1539	Delancey Apartments	37	13	annual	5/17/16	5/2/17	4	x				x		6/3/15	
369	East Side Commons/York Village	10	10	every 2 years	9/13/16	-	4				x			12/9/15	POA Ended 4/11/16. Annual report and tenant files review only scheduled for 9/13/16.
1912	Elders Lodge	43	17	annual	Not in workload yet	Scheduled for 2017 after May 31	4								POA started 3/19/16. First inspection and files review in 2017.
1160	Graham Place	121	8	annual	9/8/16	Scheduled for 2017 after May 31	4		x		x			11/19/15	
1822	Hamline Station East	51	5	annual	Not in workload yet	5/2/17	4		x		x				
1821	Hamline Station West	57	5	annual	Not in workload yet	5/2/17	4		x		x				
1117	Historic Bluff Landing	16	2	every 2 years	9/14/16	Next inspection in 2018	2	x				x		4/12/17	
843	Idaho Ridge Townhomes	16	7	every 2 years	9/13/16	Next inspection in 2018	4		x			x		1/12/16	



Affordable Housing Connections, Inc.
 Summary Report to City of St. Paul on HOME Projects Inspections
 Report Period: June 1, 2016 through May 31, 2017

IDIS No.	Project Name	Project Total Units	HOME-assisted Units Total	Inspection Frequency (as required by HOME)	Most Recent Inspection		No. of Units Inspected	Most Recent Physical Inspection Results			Most Recent Report & Tenant File Review Results			Date Last Rent Increase Approved	Notes
					2016	2017		Bldg/Unit Deficiencies			File Deficiencies				
								None	Corrected	Open	None	Corrected	Open		
1014	Jackson Street Village	24	8	every 2 years	Next Inspection in 2017	5/10/17	4		x			x			
1603	Kimball Court	76	15	annual	9/14/16	Scheduled for 2017 after May 31	4	x				x		3/11/16	
1224	Lyon's Court	60	3	annual	8/17/16	Scheduled for 2017 after May 31	3		x			x		11/18/16	
1885	Maryland Park Apartments	172	6	annual	5/9/16	5/25/17	4		x			x			
1811	Midway Pointe	50	4	annual	6/21/16	Scheduled for 2017 after May 31	4	x				x			
1307	Model Cities FFSH	6	5	every 2 years	Next Inspection in 2017	5/11/17	5			x		x			Site Inspection deficiency to be corrected with rehab; completion anticipated Fall 2017.
1760	Northern Warehouse	52	5	annual	9/14/16	Scheduled for 2017 after May 31	4	x				x		10/6/13	
1253	Phalen Senior Lofts	73	35	annual	8/17/16	Scheduled for 2017 after May 31	7	x				x		11/18/16	
1938	Prior Crossing	44	5	annual	Not in workload yet	Scheduled for 2017 after May 31	5								
1605	Renaissance Box	70	4	annual	7/20/16	Scheduled for 2017 after May 31	4		x			x		1/12/16	
1816	Rolling Hills Apartments	108	8	annual	4/14/16	4/20/17	4		x			x		6/15/17	
1052	Seabury	50	49	annual	6/21/16	Scheduled for 2017 after May 31	10	x				x		7/5/12	
PI 001	Selby Grotto Apartments	40	3	annual	9/27/16	Scheduled for 2017 after May 31	3	x				x		5/19/16	
1051	Seventh Landing	13	12	every 2 years	Next Inspection in 2017	5/10/17	4	x				x			
947	Sibley Park Apartments	114	25	annual	8/17/16	Scheduled for 2017 after May 31	5	x				x		11/18/16	
954	Stutzman Building	4	2	every 3 years	-	2/13/17	2					x		7/16/14	POA Ending 1/28/17. Annual report and tenant files review only scheduled for 2017.



Affordable Housing Connections, Inc.
 Summary Report to City of St. Paul on HOME Projects Inspections
 Report Period: June 1, 2016 through May 31, 2017

IDIS No.	Project Name	Project Total Units	HOME-assisted Units Total	Inspection Frequency (as required by HOME)	Most Recent Inspection		No. of Units Inspected	Most Recent Physical Inspection Results			Most Recent Report & Tenant File Review Results			Date Last Rent Increase Approved	Notes
					2016	2017		Bldg/Unit Deficiencies			File Deficiencies				
								None	Corrected	Open	None	Corrected	Open		
634	Superior Street Cottages	23	9	every 2 years	4/13/16	Next Inspection in 2018	4		X		X			12/27/16	
1696	Terraces (Walsola/McLean)	38	17	annual	9/14/16	Scheduled for 2017 after May 31	4	X			X			10/2/15	
1914	Western U Plaza	60	2	annual	Not in workload yet	Scheduled for 2017 after May 31	2								POA started 5/3/16. First inspection and files review in 2017.
1744	Westside Flats	178	17	annual	8/17/16	Scheduled for 2017 after May 31	5	X				X		11/18/16	
1196	Wilkins Townhomes	23	3	every 2 years	Next Inspection in 2017	5/2/17	3		X			X		11/6/14	
1526	Winnipeg Apartments	56	5	annual	9/27/16	Scheduled for 2017 after May 31	4		X		X			5/19/16	
1399	YWCA Grotto	8	2	every 2 years	Next Inspection in 2017	Scheduled for 2017 after May 31	2							7/25/13	
1285	YWCA-Oxford	12	12	every 2 years	Next Inspection in 2017	Scheduled for 2017 after May 31	4							7/25/13	
1105	YWCA-Supp Lexington	18	3	every 2 years	Next Inspection in 2017	Scheduled for 2017 after May 31	3							7/25/13	

AFFH Narrative

City of Saint Paul CAPER 2016

As a recipient of U.S. Department of Housing and Urban Development (HUD) funds including Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds, the City of Saint Paul (City) certifies that the City affirmatively furthered fair housing initiatives during the HUD program year using an analysis that identifies impediments to fair housing choices within its jurisdiction.

To "affirmatively further fair housing," the City of Saint Paul will:

- Analyze and eliminate housing discrimination in the Jurisdiction.*
- Promote fair housing choice for all persons.*
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin.*
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities.*
- Foster compliance with nondiscrimination provisions of the Fair Housing Act.¹*

The City's obligation to affirmatively further fair housing "applies to all housing and housing related activities in the grantee's jurisdictional area whether publicly or privately funded."²

¹ Fair Housing G

²Ibid. Additionall

mortgage companies, insurance companies, or other persons having the right to sell, rent, lease, any real property City of Saint Paul Legislative Code, Chapter 183.06.

Correspondingly, City's public policies and regulations were adopted to foster "equal opportunity for all to obtain employment, education, real property, public accommodations, public services, contract and franchise without regard to their race, creed, religion, sex, sexual or affectional orientation, color, national origin, ancestry, familial status, age, disability, marital status or status with regarding to public assistance, and strictly in accord with their individual merits as human beings."³

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING (AI)

During the HUD program year, the City used its housing policy and housing practices to determine whether its actions to "affirmatively further fair housing."

As a funding member of the Fair Housing Implementation Council ("FHIC"), the City also participated with the drafting process of the *2015 Analysis of Impediments to Fair Housing Choice*⁴ ("2015 AI"). During the HUD FY16, the City also participated with the drafting of the *Addendum to the 2015 AI* which was developed in order to better address issues of racial equity within the regional Twin Cities area. Subsequently, HUD accepted the Addendum to the 2015 AI during July 2017 (HUD FY17).

CITY HOUSING PROGRAMS AND PROCEDURES THAT AFFIRMATIVELY FURTHER FAIR HOUSING CHOICE

In the *2015 FHIC Analysis of Impediments*, the following impediments were noted:

1. Potential homebuyers of color are denied for home purchase loans at rates exceeding White homebuyers;
2. Higher rates of exit from homeownership among household of color;

³City of Saint Pa

⁴ *2009 Analysis of Impediments to Fair Housing Choice – Final Report*, Fair Housing Implementation Council – Twin Cities Metro Region, October 27, 2009

3. Homeownership perceived as unattainable by some household of color;
4. Predatory lending practices towards immigrants, communities of color, and disabled households in the form of contract for deeds;
5. Housing choices for people of color are impacted by perceptions about school performance and neighborhood safety;
6. Limited number of rental units with 3+ bedrooms;
7. High rental application denial rates in communities of color and those with disabilities based on rental selection criteria (criminal background, credit history, rental background);
8. Inability to place tenant-based rental assistance for those with disabilities, households with children, and household of color, including by not limited to Housing Choice Vouchers.
9. Development processes in local government can limit construction of affordable housing for people with disabilities.
10. NIMBY-ism with regard to siting and placement of affordable housing

In the *Addendum to the 2015 Analysis of Impediments*, the following goals were identified:

1. Improve Opportunities for Mobility within the Region.
2. Reduce Resident Displacement.
3. Increase Access to Homeownership.

4. Expand Funding for Affordable Housing.
5. Improve Fair and Affordable Housing Planning.
6. Expand Locations of Affordable Housing.
7. Institute Effective and Meaningful Community Engagement.
8. Invest in Place-Based Community Improvements.
9. Support Multicultural Housing Needs
10. Support Residents' Fair Housing Rights.

The City of Saint Paul CAPER demonstrates that its housing programs, housing policies, and procedures actively work to remove the abovementioned impediments and work towards the abovementioned goals in order by further fair housing, as noted below:

AFFORDABLE HOUSING AND CITY COUNCIL'S LOCATIONAL CHOICE POLICY.

(See: Impediments #6, #7, #8, #10) (See: Goals #2, #4, #6, #8)

Although affordable housing issues are not fair housing concerns per se, the lack of affordable housing in the Twin Cities effectively reduces housing choices for many protected class members, since many communities lack affordable housing opportunities⁵ and economic conditions discourage the development or preservation of affordable housing.⁶ In response, the Saint Paul City Council'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 as a condition of receiving city financing. The City's Affordable Housing Policy also implements the

⁵ 57% of Saint Paul renters pay more than 30% for housing. (2010-2014 Con. Plan). To rent a modest two bedroom unit, Ramsey County workers must earn \$15.01 to \$18.9 per hour, 40 hours per week, all year long. However, the typical renter in Ramsey County earns the equivalent of \$14.26. This report is published annually by the National Low Income Housing Coalition, with Minnesota data released jointly by Minnesota Housing Partnership. *Out of Reach Report 2014*, Minnesota Housing Partnership. March 2014.

⁶There is a continual need to assess an owner's decision to pre-pay or opt-out of subsidized housing. *Regional Analysis of Impediments to Fair Housing, prepared for the Cities of Saint Paul, Bloomington, Minneapolis, and Plymouth; the Counties of Anoka, Dakota, Hennepin, Ramsey, and Washington and Minnesota Housing Finance Agency for the Counties of Scott and Carver.* May 2001, p. 69.

City Council's directive to create affordable housing citywide in neighborhood locations that promote easy access to jobs⁷.

Currently, the City of Saint Paul's has approximately 12,228 publicly-assisted affordable housing units (including supportive housing units) and approximately 4,668 Section 8 vouchers for city households.⁸ With a reference to the U.S. Census,⁹ approximately 30% of all households living in Saint Paul receive some type of affordable housing benefit.

During the HUD program year, the City provided financing or favorable loan terms in order to preserve, renovate, or construct affordable housing rental housing units affordable at or below 60% of area median income – using a combination of financing, including low-income housing tax credits, federal funds, such as CDBG, NSP, HOME, TIF, and City's STAR funds.¹⁰ At the same time, City project managers worked with several affordable housing developments under construction, such as 72 Cesar Chavez (new construction) and Lonnie Adkins (preservation of family housing) as well as projects ready for occupancy such as Hamline Station Apartments, Western University Apartments, Prior Crossing (new construction for homeless youth) and Cambric Apartments. City staff also worked with developers to facilitate the affordable housing development process.¹¹

Moreover, the City Council's Locational Choice Policy and the Saint Paul HRA's Low Income Housing Tax Credit Selection Priority Process encourage economic integration citywide as it

⁷ Many of the City's affordable housing developments, such as 2700 University, Hamline Station, Carlton Lofts, Saint Alban's, and Cambric Apartments, are located along the high-frequency transit corridors.

⁸ Reference to Consolidated Plan and Submission 2015, City of Saint Paul; 2014 Annual Report, Saint Paul Public Housing Agency.

⁹ U.S. Census American Community Survey 2007-2011.

<http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkml>

¹⁰ During HUD program year, City assisted multi-rental housing affordable renting at or below 60% AMI including: Hamline Station (new construction-108 units); Cambric Apartments (new construction- 60 senior housing units); Western University (new construction- 60 units); Jamestown, (preservation-73 units), 72 Cesar Chavez (40 new construction), Lonnie Adkins (preservation-77 units), Dorothy Day Residence (new construction – supportive housing) . HRA Board also approved loan extensions, loan assignments, and debt transfers to finance preservation of existing affordable housing (Hanover Townhouse, Van Dyke Townhouses, Carondelet Village, and Model Cities)

¹¹ During HUD program year, in addition to financial support, Saint Paul HRA staff worked with the development of 2700 University (construction of new 198 market rate apartments including 50 affordable units); Prior Crossing (new construction of 44 affordable housing units for at-risk of being homeless youth); and Selby Victoria Milton (30 affordable new construction units).

moves “the City toward a more equitable distribution of affordable housing throughout the City.” As an example, under the leadership of the Saint Paul HRA Board of Commissioners, Hamline Station was constructed in an IRS non-impacted census tract¹².

Still, the City has limited financial capacity to produce affordable rental housing especially since the City received Low Income Housing Tax Credits (9% and 4% Credits) to sufficiently finance 1-2 affordable housing development projects each year. Consequently, the City must partner with HUD, Minnesota Housing Finance Agency (“MHFA”), and various foundations to develop other comprehensive financing plans necessary to develop affordable housing developments. That said, the City received less Credits in 2017. On the other hand, it is important that MHFA allocated 2017 Credits in a manner that equitably develops more affordable housing metro-wide¹³ which may promote fair housing choice within the Twin Cities metro area.

ACCESSIBILITY ISSUES – ACCESSIBLE-DESIGNED HOUSING & CITY SERVICES

(See: Impediments: #8, #9) (See: Goal #10)

Saint Paul’s affordable housing policies also effectively create more new accessible-designed rental housing units because large multi-family housing developments (5 units or more) must comply with the American with Disabilities Act (“ADA”).

Still, persons with physical challenges also need city services that can encourage self-reliance. In response, the City continues to upgrade other city services that can assist residents with disabilities, such as new City’s traffic lights designed to respond to the needs of visually-impaired residents and the Ramsey County Emergency Community Center’s Vital Emergency Response Information Form that lessens the emergency response time for emergencies affecting city residents with disabilities.

Furthermore, the City’s “Complete Street” policies considered the needs of all street users of all ages and abilities in the process of street design. The City’s Transportation Committee (comprise of four Saint Paul Planning Commissioners and eight community members, including

¹² In 2013, Fort Road Flats (44 units-family supportive housing) opened for occupancy in Highland Park neighborhood – a more affluent city neighborhood. During 2015, Hamline Station Housing (108 affordable units) was constructed within an IRS non-impacted census tract.

¹³ Letter to Minnesota Housing, regarding the proposed distribution of low income housing tax credits metro-wide, dated May 21, 2015.

an accessibility representative) advises the Saint Paul Planning Commission in order to better integrate transportation planning and projects with land use decisions such as zoning, neighborhood and comprehensive planning, and infrastructure investments. The Transportation Committee has reviewed planning or design documents for consistency with “Complete Streets” approach and Universal Design guidelines.

The Mayor’s Advisory Committee for People with Disabilities (MACPD) also advised the City on challenges facing people with disabilities in Saint Paul. At the same time, the Mayor’s new 8-80’s *Vitality* initiative aimed to increase activity and vitality on City streets and public spaces by making them more accessible to people of all ages and abilities, including developing the new Victoria Park - Saint Paul’s first universally accessible playground for visitors of all abilities.

AFFORDABLE SUPPORTIVE RENTAL HOUSING

(See: Impediments #6, #7 #8, #9, #10) (See: Goals #2, #4, #6, #8)

To further fair housing choice, the City recognizes the diverse needs of its citizens by financing supportive housing citywide¹⁴ that serve citizens with challenges. During the HUD program year, Hamline Station (108 units of affordable housing including 14 supportive housing units) and Prior Crossing (44 units for homeless youth) opened for occupancy in addition to existing affordable supportive housing developments located citywide,¹⁵ including the City-owned Saint

¹⁴ After the adoption of the City Council’s affordable housing policy, the City’s Housing 5000 program created 500 units of affordable housing at 30% and 500 units of affordable housing at 50%, including such projects as American House (SRO units-downtown), Straus Apartments (very affordable MARIF-funded units-downtown) Homes for Learning (large family housing-East Side), and Crane Ordway (workforce housing with supportive housing-downtown), River Pointe Lofts (mixed-income & affordable housing-West 7th), Rice-Winnipeg Apartments (affordable housing-North End), PPL-Delancey (supportive housing for chronic at-risk of being homeless residents – Summit University), University Dale (affordable housing with supportive housing – Summit-University).

¹⁵ During 2002-2015, the Saint Paul HRA financed 236 supportive housing units, such as 7th Landing (supportive youth housing); American House (SRO housing with support services serving high functioning residents with developmental disabilities); Arlington Gardens (supportive housing for seniors & persons with limited mobility); YWCA Transitional Housing (rehabilitation of existing supportive housing); Visitation (supportive family housing); Crestview (supportive housing for chemically-dependent families); Model Cities (supportive family housing); St Christopher (SRO supportive housing including some housing for individuals with HIV/AIDS); Jackson Street Village (supportive family housing with chemical dependency or mental health issues), Martin King Court (supportive housing for family households with AIDS), Crane Ordway (70 units of workforce housing with 14 units for long-term homeless residents.) Midway Residence (60 long-term homeless units for chronic inebriates and 60 units for at-risk homeless residents), Jeremiah Project (supportive housing for women and children), Dorothy Day Overnight Shelter for Homeless Women (40 beds), Rice-Winnipeg Apartments, Minnesota Building (workforce housing with supportive housing units) and Renaissance Box (workforce housing with supportive housing units), Fort Road Flats (44 units of supportive family housing); and Carondelet Village (149 apartments, 46 assisted living units, 19 memory care units, and 45-bed nursing facility), Ramsey Hill Apartments (54 units of supportive housing); Rolling Hills Apartments (preservation of 107 affordable housing units including housing with support services

Paul Residence (60 units for at-risk of being homeless residents, and 60 units for long-term homeless units for chronic inebriates in the Midway neighborhood).

To further create more supportive housing opportunities, City staff worked with the predevelopment or development of affordable housing projects, such as Jamestown Homes (73 workforce housing with four supportive housing units). Most importantly, the City, Minnesota Housing, and Catholic Charities developed the new Dorothy Day Center's Higher Ground – opened for occupancy with an emergency shelter with some shelter beds dedicated for medical respite and for homeless women with late-stage chronic alcoholism. Additionally, Dorothy Day Higher Ground offers pay for stay shelter beds, and supportive housing that better address the emergency shelter needs of homeless adults (including many residents with mental health challenges) residing in Saint Paul.

At the same time, the City participated with the MHFA's Intergovernmental Stabilization Committee and MHFA's Stewardship Committee to facilitate the financing of supportive housing or assist with affordable housing developments at-risk of financial difficulties.

ZONING CODE. (See: Impediments #10) (See: Goal #6)

As a baseline, the City's Zoning Code supports the development of supportive housing because the Zoning Code does not require any special condition use permits for supportive housing developments.¹⁶ The City's Zoning Code also allows single room occupancy facilities to be built in more areas which consequently facilitated the development of the City-owned Saint Paul Residence that serves chronically-inebriated homeless residents and at-risk of being homeless residents. Finally, the Zoning Code encourages high density affordable rental housing along the transit ways, such as Central Corridor, which can easily access major employment opportunities.

CITY'S HOUSING STRATEGIES TO END HOMELESSNESS.

(See: Impediments: #6, #7, #8, #9 & #10) (See: Goal #7)

Homelessness is not a fair housing issue per se. However, many adults entering emergency shelters and transitional housing in Ramsey County are protected-class citizens.¹⁷ Furthermore,

targeted to refugee populations) and Saint Phillip's Garden (preservation of 55 units of workforce housing with 41 project-based Section 8 units and 4 supportive housing units) – all available for occupancy.

¹⁶ The Saint Paul Zoning Code clarifies supportive housing as apartment buildings.

¹⁷ 47% of adults entering emergency shelters and 62% of adults using transitional housing in Ramsey County are

the status of homelessness effectively has a disparate discriminatory impact because many long-term homeless citizens face housing barriers due to their challenges with mental health issues, brain injury, developmental disabilities, and cognitive learning disabilities. Consequently, there is a need to develop and maintain affordable supportive housing in Saint Paul.

For many homeless citizens, the lack of economic opportunities also is a major barrier to stable housing. As previously stated, 60% of Ramsey County renters lack sufficient incomes (i.e. \$17 hourly wage) to pay the fair-market rent for a two bedroom apartment.

(See footnote #5.) Moreover, many single-parent households who lack sufficient education or job training skills are constantly at-risk of becoming homeless.

In response, the City finances affordable housing, affordable supportive housing (both as noted previously) and homelessness prevention programs that serve Saint Paul homeless residents and at-risk of being homeless residents, such as follows:

Heading Home Ramsey Governing Board. During the HUD year, City staff participated with the Homeless Advisory Board to implement the City/County's *Heading Home Ramsey – Plan to End Homelessness*.¹⁸ This year, the Ramsey County Continuum of Care (COC) Governing Board continued to develop HUD-required coordinated assessments and HMIS protocols so that the City/County can effectively respond to its homeless citizens while meeting HUD national objectives. During the HUD program year, Catholic Charities, YWCA Saint Paul, and Ramsey County were instrumental in developing the *Coordinated Access to Housing and Shelter* program which can assess homeless families seeking emergency shelter to determine the most appropriate referral based upon the needs of the household.¹⁹

African-American. *Counting on Shelter, Emergency Shelter and Transitional Housing Use in Ramsey County, 2004-2005*, September 2005. Wilder Research Center. This remains an ongoing concern in Saint Paul and Ramsey County as African-American and Native Americans disproportionately need emergency shelter. Homelessness in Minnesota 2012 Study, Wilder Research. April 2013.

¹⁸ *Heading Home Ramsey* had a five year plan of creating goal of creating 920 permanent supportive housing units in Ramsey County for long-term homeless residents. As of Dec. 2011, the 738 chronically-homeless households were assisted in Saint Paul by securing financing for new construction of supportive housing; securing financing for additional rental assistance vouchers; and securing operating subsidy funding for supportive housing units.

¹⁹ During January- September 2015, Coordinated Access to Housing and Shelter (“CAHS”) staff had 5094 requests for which CAHS determined that 2128 households were eligible for services of which 537 families were able to enter the emergency shelter facility, and 1302 households participated in the Diversion Program.

Responding to needs of homeless single adults. During the HUD program year, City staff partnered with the Heading Home Ramsey COC Care Coordinator, and community service providers to respond to homelessness issues facing Saint Paul residents, such as developing community-based responses to the increasing demand for emergency shelters for homeless individuals, homeless families, and homeless youth. For example, City, County, Catholic Charities and Union Gospel Mission worked together to maintain cold-weather overflow emergency shelters to meet the increasing demands of single homeless adults.²⁰ At the same time, the City's Saint Paul Residence worked with Catholic Charities which uses the Housing First model to assist (60) chronically-inebriated single adults and (60) at-risk of being homeless residents.

In recognition of the emergency shelter need, the City allocated Emergency Solution Grant ("ESG") funding for Shelter Operations and rapid rehousing programs for homeless adults, homeless families, and homeless unaccompanied youth. Moreover, community agencies provided drop-in weekly outreach to homeless residents using the downtown Central Library during the daytime and staying at Dorothy Day Center at night. These responsive rapid rehousing initiatives were direct results of City's involvement at the bi-monthly Downtown Police/Homeless Forums.

Most important, the City, Catholic Charities, and Minnesota Housing developed the new Dorothy Day Center Higher Ground/Saint Paul (emergency shelter, pay for stay, and permanent supportive housing) with Dorothy Day Phase II (permanent supportive housing and the opportunity center to be built in 2018).²¹

Responding to the needs of homeless families. The City participated with various committees to address family homelessness such as the Ramsey County/State of Minnesota Family Prevention Assistance Program and the Heading Home Ramsey Governing Board. Furthermore, the City-financed affordable housing development provided more opportunities for

²⁰ Since Fall 2010, the Mayor's Office has coordinated discussions with City and County officials, including County COC Coordinator and City's ESG Coordinator, to create a winter overflow shelter for single adults. Since the City, County, and Catholic Charities have funded an overflow shelter site as well as Union Gospel Mission had additional shelter beds. The overflow shelter demand has been a continual concern, such that Catholic Charities, Minnesota Housing, City, and private donors have worked together to develop the new Dorothy Day Center Higher Ground.

²¹ Dorothy Day Center - Higher Ground/Saint Paul" is a successful housing model that provides multi-housing services, such as emergency shelter beds, pay-for- stay beds and permanent supportive housing for homeless adult residents (many with mental health issues or are challenged with disabilities). The Dorothy Day/Higher Ground project has been awarded a major financial commitment from Minnesota Housing. Construction to occur in 2016.

at-risk of being homeless families, who often state that the lack of affordable housing is their major problem. Moreover, many long-term homeless families are challenged when one family member has a disability – often mental illness – which affects the family’s ability to sustain income.

In addition to affordable housing financing, the City also allocated HUD ESG funding to various organizations, such as Catholic Charities – Family Service Center, the YWCA transitional housing, and the YWCA rapid rehousing program for families. Furthermore, the City provided additional capital funding to the YWCA Saint Paul and Casa Guadalupe for building improvements. At the same time, the City’s ESG funded homelessness prevention initiatives, such as East Side Family Center, Southern Minnesota Regional Legal Services – Project Hope, and House Calls (utility assistance funds).

Responding to the needs of homeless youth. The City and County recognized that the affordable housing and the number of emergency shelter beds for homeless youth remain insufficient. In response, the Otto Bremer Foundation provided grant funding to increase shelter capacity for homeless youth²². During the HUD program year, the City allocated ESG funds to Salvation Army (emergency shelter), Lutheran Social Services (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 of which some have mental health challenges. With City’s HOME funding, Beacon Interfaith opened Prior Crossing – new supportive housing for 44 homeless youth. The City also provided a small capital grant to Ain Dah Yung for exterior improvements.

Emergency Solutions Grant Program

The City of Saint Paul administered the federal Emergency Solutions Grant Program (“ESG”). During the HUD FY year, the City’s ESG assisted 17 community agencies with funds for emergency shelter operations and costs of providing services, including essential services, case management, legal services, and transportation to homeless families and individuals in emergency shelters and transitional housing. ESG also funded street outreach and rapid rehousing programs.

²² Ramsey County and numerous homeless youth service providers, such as Lutheran Social Services, Streetworks Collaborative, Ain Dah Yung, and Salvation Army, worked diligently to state the need for additional emergency shelter beds for homeless youth and homeless young adults. Otto Bremer Foundation responded with a \$4 million grant award for six projects in the Twin Cities area, including one grant for 11 beds at the Salvation Army Booth Brown House (which is also receive a \$15,000 operating ESG operating subsidy).

ESG-funded community agencies provided “lifelines” to homeless residents or at-risk of being homeless residents. For single adults, Dorothy Day Center opened its doors each night to provide emergency shelter while providing supportive services, such as mental health counseling, during the day. Across town, Catholic Charities’ Family Service Center provided emergency shelter for families for up to 60 days – allowing time for families to seek more permanent housing. These housing services were also complemented by the community-based services for homeless residents, such as Listening House (drop-in for homeless adults); and The Family Place (a day drop-in center for homeless families).

As transitional housing, Emma Norton assisted homeless single women (many who have mental health challenges); YWCA-St. Paul provided transitional housing with supportive services for single-parent families; and Theresa Living Center transitional housing assists single women and single women with an infant child.

For homelessness prevention, West Side Community Health Services’ *HouseCalls*, and East Side Family Center provided emergency financial assistance, including emergency utility assistance especially as a response to the State’s Cold-Weather Rule. Southern Minnesota Regional Legal Services provided legal assistance to tenants-at-risk of losing their housing.

Finally, ESG assisted homeless youth with services, such as culturally-response emergency shelter offered by Ain Dah Yung, day drop-in center/supportive services offered by *SafeZone*, and transitional housing services offered by Lutheran Social Services’ *SafeHouse*. During the HUD program year, *SafeZone* also provided rapid rehousing services for homeless youth.

Most of all, ESG-funded community agencies recognize the hard fact that homeless residents often have multiple barriers to securing permanent housing. Although some homeless residents lack sufficient funds for stable housing, many homeless residents also have disabilities that limit their ability to earn sufficient income required for stable housing. That said, in addition to providing housing services, ESG-funded agencies provided supportive services so that homeless citizens can move toward self-sufficiency.

CITY’S HOME LOAN FUND (See: Impediments: #1, #2, #3 & #4) (See Goal#3)

During June 1, 2016 to May 31, 2017, the City’s Home Loan Fund provided home improvement loans to CDBG-income eligible homeowners, including Deferred Payment Due-on-Sale Home

Improvement loans, Energy Efficiency Deferred Payment Loans, and Saint Paul/Ramsey County Lead Paint Window Replacement Program.

To further promote fair housing choice, the City's Home Loan Fund staff provided multilingual home ownership services in Spanish and Hmong²³ as well as the City provides language translation services, as needed.

In addition to the City's Home Loan Fund program, the City provided financing to various community development corporations, such as Rondo Land Trust, Neighborhood Development Alliance, Inc. ("NeDA"), Greater Frogtown CDC, SPARC, and Dayton Bluff Neighborhood Housing Services ("DBNHS") which provided neighborhood-based housing programs that are responsive to Saint Paul residents. As an example, NeDA's multi-lingual and multi-cultural housing services assisted Spanish-speaking residents living in the West Side neighborhood.

MORTGAGE FORECLOSURE PREVENTION PROGRAM

(See: Impediments: #1, #2, #3 &, #4) (See Goal #3)

As a HUD-approved housing counseling agency, the City's Mortgage Foreclosure Prevention Program (MFPP) assists households-in-mortgage default (i.e., bring mortgage current, securing loan modifications, refinancing mortgages, granting a deed in lieu of foreclosure, executing a short sale, or provided basic default counseling).

During the HUD program year, MFPP provided individualized mortgage foreclosure prevention counseling with case management plans, budget counseling, and referrals to community resources, such as emergency assistance from Ramsey County Human Services. Most importantly, MFPP staff negotiates with lenders for modifications, forbearance agreements, or repayment plans.

²³ City has housing staff that also speak Vietnamese and Russian as well as the City contracts for language translation services, as needed.

Working with these industry partners, the City can expedite loan modifications for homeowners – effectively shortening the time frame of the modification process from approximately six (6) months to 30-45 days.

The City has authorization to participate in the Fannie Mae Credit Counseling Services Program as a subcontractor of the Minnesota Home Ownership Center for the Mortgage Foreclosure Prevention Program until December 31, 2016; and pre-approval to execute amendments to the agreement in the future upon further extensions of the Fannie Mae Credit Counseling Services Program.

The City participated in Round 10 of the National Foreclosure Mitigation Counseling Program (NMFC) administered by the MHFA for the contract period July 22, 2015 through December 31, 2017.

Finally, although predatory lending practices are not discriminatory per se, predatory lending practices may have a disparate discriminatory impact on communities of color, such as Saint Paul neighborhoods of Frogtown, East Side, and Summit-University.

Still, homebuyers of color were proactive by participating in according to Minnesota Home Ownership Center.²⁴ Furthermore, the City also participates with innovative mortgage foreclosure prevention programs. In the Summit/University neighborhood, the Rondo Land Trust pilot foreclosure initiative assists households-in-default who choose to put their home in the Land Trust. In exchange, Rondo Land Trust provides funds to lower mortgage as well as address major repairs, such as roof replacements, furnaces, and plumbing. Rondo Land Trust works with lenders to modify the mortgage to make the mortgage payments affordable for the family. The program benefits are 1) family remains in the home; 2) mortgage becomes affordable, and 3) deferred maintenance is addressed. For East Side neighborhoods, Dayton's Bluff NHS offered its innovative *Bridge to Success Contract for Deed Program* which utilized contracts for deed to create affordable housing opportunities for homebuyers who may not be ready to qualify for a traditional mortgage.²⁵

²⁴ 44% of homebuyers receiving homeownership counseling from Minnesota Home Ownership Center were homeowners of color. Minnesota Home Ownership Center 2014-2015 Homebuyer Service Report, February 2015

²⁵ *The Bridge to Success Program* requires homeownership education and financial counseling to ensure that buyers are mortgage-ready in three years.

INSPIRING COMMUNITIES PROGRAM

(See Impediments #1, #2, #3, and #4) (See Goal #3)

The City of Saint Paul's *Inspiring Communities* Program was created to consolidate properties, both for new construction and rehabilitation, acquired with NSP, CDBG, and HRA funds under one strategy. The *Inspiring Communities* Program largely focuses investment on geographically defined cluster areas in neighborhoods most impacted by foreclosure and vacancy. As a neighborhood redevelopment program, *Inspiring Communities* also created construction job opportunities for local residents, Section 3 certified businesses, minority-owned businesses, women-owned businesses, and small businesses, and advances equity in contracting and workforce hiring.

Cumulative Impact of Inspiring Communities

Since 2008, the City allocated at least \$43,131,819 of federal, state, and local funds to revitalize vacant and foreclosed properties in designated Saint Paul neighborhoods. Inspiring Communities also developed energy-efficient, sustainable, and affordable homes in areas of Saint Paul with the greatest need for stable housing. The quality of housing also increased the overall affordability, as these homes should not require major capital investments for 10-15 years. Additionally, these investments encouraged neighboring homeowners to reinvest in their neighborhoods.

As of July 2016, 237 housing units have been developed for occupancy (176 owner-occupied units and 61 rental units). Moreover, 49% of *Inspiring Communities* homeowners were households of color, and 64% of Inspiring Community renters were households of color.

As compared to the City of Saint Paul, *Inspiring Communities* homes have larger household sizes, higher rates of African American homeownership, and substantially higher rates of rental units with female headed households.

CITY'S EFFORT TO AFFIRMATIVELY FURTHER FAIR HOUSING BY ENSURE AVAILABLE HOUSING SERVICES TO LIMITED ENGLISH PROFICIENT RESIDENTS (See: Impediment #4) (See Goal #3 and Goal #7)

The City of Saint Paul recognizes that Limited English Proficient (LEP) residents are often unable to access housing service information in their primary languages.

Pursuant to Title VI of the Civil Rights Act of 1964 and Executive Order 13166, as a recipient of federal funds, the City took reasonable steps to ensure that Limited English Proficient individuals have meaningful access to programs, services, and information provided by the City. The Saint Paul Department of Human Rights and Equal Economic Opportunity coordinates and maintains the City's Limited English Proficiency Program as well as Saint Paul Planning and Economic Development (PED) has a LEP policy with multilingual staff to provide information about the following housing programs:

Minnesota Home Ownership Home Buying Classes

(See: Impediments #1, #2, #3 & #4) (See: Goal #3, #7, #9)

Minnesota ranked second nationally in homeownership rates (73%) but also ranked second in the largest homeownership gaps between emerging market populations and white/non-Hispanic populations (36%)²⁶

That said, the City financially supported the Minnesota Home Ownership Center's (HOC) which offered individualized home buyer counseling and home-buying educational classes (*Home Stretch* workshops), including multicultural and multilingual home buying classes offered in Saint Paul. In metro area, homeownership workshops were held in English, Hmong, Somali, Karen, and Spanish as well as HOC works with the African Development Center to outreach to Somali and African new Americans.²⁷ HOC's *Framework* – an online educational program- was also offered in Spanish. As a result of these efforts, approximately 44% of households served by HOC's *Home Stretch* were families of color.²⁸

²⁶ US Census (2000) and American Community Survey (2001-2010). Emerging Market Demographic Trends in Minnesota, Minnesota Housing Finance Agency (2012)

²⁷ Seventy-two percent of all Minnesotans own their own home, which ranks us near the top in the nation. However, Minnesota has one of the largest disparities in homeownership rates between white households and households of color. The Center and members of the Homeownership Advisors network work together to support and increase homeownership opportunities for emerging and underserved markets. Some *Home Stretch* workshops were targeted towards emerging markets as *Home Stretch* workshops are available in Hmong, Somali, Karen, and Spanish. Minnesota Home Ownership Center, www.hocmn.org. 2015

²⁸ 2511 households of color in the Twin Cities area participated with HOC's Home Stretch (home buying educational classes). 2015 Homebuyer Services Report. Minnesota Home Ownership Center. 2015

Subsequently, Fannie Mae works with HOC's Frameworks whereby households whereby households who purchase Fannie Mae properties through its Home Path Ready Buyer Program will be eligible for up to 3% off the purchase price of the home in the form of closing cost assistance.

To improve homeownership education classes, HOC also performs pre-workshop surveys and post-workshop surveys in English and Hmong for which 99% of Home Stretch workshop participants were satisfied with the Home Stretch training.²⁹

Finally, even with its budgetary restrictions, the City reaffirmed its funding of the Home Ownership Center – recognizing that HOC's home buying classes serve first-time low and moderate income homebuyers as well as HOC's leadership role in responding to foreclosures. Fannie Mae is now working with HOC's Frameworks whereby households whereby households who purchase Fannie Mae properties through its Home Path Ready Buyer Program will be eligible for up to 3% off the purchase price of the home in the form of closing cost assistance. Fannie Mae's HomePath Ready Buyer program is another indication that industry leaders recognized the value of homeownership education and counseling.

City's Home Loan Fund/Mortgage Foreclosure Prevention Program

(See Impediments: #7, #8, #9) (See Goal #3, #7)

To ensure access to housing programs, the City's Home Loan Fund's staff provided home ownership services and default counseling in Spanish, Hmong, and other language translation services as needed.

Relocation Counseling.

(See: Impediment #10, #11, #12) (See: Goal #7)

The City can provide culturally-sensitive relocation assistance in Spanish and Hmong, as needed. However, during this HUD program year, there was no need to provide multilingual relocation services.

²⁹ 2015 Homebuyer Services Report, Minnesota Home Ownership Center. 2015

EMERGING HOUSING MARKET INITIATIVES:

(See: Impediments #1, #2, #3, & #4) (See: Goal #3, #7, #9)

During HUD program year, the City participated with Minnesota Homeownership Center's *Home Ownership Alliance* (HOA) Initiative in order to develop strategies and actions that achieve outcomes that can lead to system changes to close Minnesota's homeownership gap. Since fall 2014, the HOA members met to develop a business plan, including reviewing prior homeownership initiatives in serving emerging markets and the results of extensive research into understanding the homeownership gap. While Minnesota consistently has one of the highest homeownership rates in the nation, Minnesota also has one of the largest gaps between homeowners of color and white homeowners.³⁰

Emerging markets refers to those persons or groups who are underrepresented in homeownership compared to non-Hispanic whites. In general, emerging markets in Minnesota include: African American and recent African immigrants, American Indians, Asian and Pacific Islanders, and Latinos. In the housing industry, these "emerging markets" represent a growing segment of the housing market, especially as first-time homebuyers.

To meet this housing need, the City supported Minnesota Home Ownership Center ("HOC") which is developing and compiling best practices, current research, and in parallel, HOC will continue working with the Homeownership Advisors Network to:

- Expand the number of culturally targeted Home Stretch classes;
- Identify and perpetuate best practices in delivering culturally competent programming; and
- Develop and implement a targeted outreach program that: articulates and advances what "successful homeownership" looks like and what it contributes to homeownership; and expands support for the Center and the network with an emphasis on diverse communities.

³⁰ Minnesota Homeownership Center report on the state of homeownership and homeownership gap provides a framework for informing the HOA alliance. With a Wells Fargo grant, HOC sponsored Dr. Kim Skobb, University of Georgia Housing and Demographic Research Center, whose report was entitled, 'Understanding Homeownership Disparities Among Racial and Ethnic Groups.' See: <http://www.hocmn.org/reports-resources/stateofhomeownership> and <http://www.hocmn.org/2013/11/new-report-on-homeownership-disparities>.

The City also supported the MCASA program, which has a goal to increase home ownership among communities of color by affirmatively marketing these homes within the scope of the Fair Housing Act. In general, MCASA houses are rehabilitated to house large families. Under a MCASA program, families can occupy the houses under a lease to own program so that families have time to prepare for homeownership.

SAINT PAUL DEPARTMENT OF HUMAN RIGHTS AND EQUAL ECONOMIC OPPORTUNITY

(See: Impediments #1, #2 #3, #4, #5, & #8) (See Goal #7, #9)

Pursuant to the Saint Paul Human Rights Ordinance, the Saint Paul Human Rights and Equal Economic Opportunity Department (“HREEO”) responded to human rights complaints. During 2015, Saint Paul Human Rights Division was granted full certification as a HUD Fair Housing Assistance Partner which effectively increased the Saint Paul Human Rights Division’s capacity to bringing the authority of the Fair Housing Act to eligible complaints. Discrimination cases falling under the Fair Housing Act and the Saint Paul Human Rights Ordinance were investigated by the Human Rights Division and cross-filed with HUD’s Office of Fair Housing and Equal Opportunity (FHEO).

During HUD FY16, the Human Rights Division increased its visibility in the community by participating in outreach activities and events. Saint Paul has four Human Rights Specialists who are responsible for the investigations and outreach for HREEO. This team is fluent in Amharic, Oromo, Hmong, Spanish, and Tagalog. In the past, the Saint Paul Human Right’s staff partnered with the Equal Opportunity Commission and the US Department of Labor to coordinate and organize outreach to the Hmong Community through their vulnerable workers project. Moreover, Saint Paul Human Rights staff also worked with the Saint Paul Police Department and the Autistic Society of Minnesota to facilitate a collaborative effort to improve interactions with police and residents with autism.

LEGAL SERVICES: SOUTHERN MINNESOTA LEGAL REGIONAL SERVICES. (See:

Impediments #1, #2, #3, #4, #5 #7, & #8) (See: Goal #2, #9)

Often, legal representation is needed to enforce FAIR Housing rights. Thus, since 1997, the City has financially supported the Housing Equality Law Project³¹ administered by Southern Minnesota Regional Legal Services (SMRLS) which provides fair housing enforcement services.

With this grant, the City partially funded one attorney to assist Saint Paul residents who are treated unfairly when seeking or maintaining their housing. Legal services included negotiating settlements, assisting people file complaints with enforcement agencies, and representing people in court. Persons who benefit from these services include low-income persons of color, immigrants and refugees, disabled persons and female heads of households and their families who are treated unfairly, and in violation of anti-discrimination laws, by landlords when they look for housing, live in housing, or try to keep their housing.

Finally, the City awarded a HUD Emergency Solutions Grant to partially fund SMRLS's Project Hope which provides emergency financial assistance to at-risk homeless residents, and legal representation (i.e. removing expungements, etc.) as necessary to stabilize their housing.

MINORITY BUSINESS DEVELOPMENT RETENTION INITIATIVE (“MBDR”)

In response to community input, the City created Minority Business Development and Retention Initiative to increase access by minority-owned business enterprises, women-owned business enterprises and small business enterprises to City-funded programs, including building projects and housing programs.

Under the MBDR aegis, the City of Saint Paul partnered with economic development agencies, chambers of commerce and other government agencies to create capacity building tools through the Business Retention and Expansion (BR&E) program led by the Joint Council of Minnesota Multi-Ethnic Chambers of Commerce in partnership with the University of Minnesota. Similarly, the City developed the Architectural and Engineering Partnering Program in order to partner architectural and engineering firms that are women-owned (WBEs), minority-owned (MBEs) and small businesses enterprises (SBEs) with larger established engineering and architectural firms. These partnership initiatives benefit all participants as smaller engineering

³¹ Southern Minnesota Regional Legal Services (SMRLS) provides fair housing enforce services through its Housing Equality Law Project (HELP). As an example, a 2013 Case file: A St. Paul woman was treated differently because of her race (African-American). Apartment owner imposed additional terms and conditions to her tenancy including inspections, additional charges and rules. With assistance from HELP attorney, a fair housing complaint was filed with the St. Paul Department of Human Rights. The case settled and the owner paid \$500 in damages to tenant and owner had to complete fair housing training.

and architectural firms have the opportunity to build capacity by working with more established firms, and larger firms can connect with qualified subcontracting firms. During May 2015, HREEO hosted a Vendor/Supplier Fair to identify economic opportunities among minority-owned businesses, women-owned businesses, and small businesses and the City of Saint Paul. The intent of the Supplier Fair is to identify large city project planned for 2015; how to do business with the City, and how subcontractors can better connect with prime-contractors. As another MBDR initiative, the City leverages its financial investments by depositing city funds in community-based lending institutions with strong commitments to minority-owned, women-owned and small businesses. Finally, during the HUD program year, HREEO and PED continue to work together to implement HUD's Section 3 employment goals.

CITY'S EFFORTS TO DEVELOP A REGIONAL APPROACH THAT AFFIRMATIVELY FURTHERS FAIR HOUSING – Fair Housing Implementation Council (“FHIC”). (See: Impediments #1, #2, #3, #4, #5, & #6)

The City recognized that a regional approach is necessary to effectively eliminate impediments to fair housing and promote fair housing opportunities. In response, Saint Paul partnered with Bloomington, Eden Prairie, Minneapolis, Plymouth, Minnetonka, Woodbury, Anoka County, Carver, Dakota County, Hennepin County, Ramsey County, and Washington County as participating members of the Fair Housing Implementation Council which developed the 2015 Analysis of Impediments to Fair Housing Choice.³²

FHIC recognized that the 2015 Analysis did not sufficiently address racial disparities in the Twin Cities metro area. In response, FHIC, including the cities of Minneapolis and Saint Paul, worked with HUD Regional Fair Housing Office to develop the protocol as needed to draft an Addendum to the 2015 Analysis.

At the same time, Affordable Housing Connections (AHC) provided fair housing training for owners, property managers, and asset managers of multi-family projects that receive funding assistance through the following programs: HOME, CDBG, Section 42 Housing Tax Credits, TCAP and Section 1602 Credit Exchange. AHC offered this fair housing training annually as part of its Section 42 compliance training so that front line staff had practical guidance on how to lawfully follow fair housing marketing and occupancy rules, including recent changes to Fair

³²The 2009 Analysis of Impediments to Fair Housing Choice, Fair Housing Implementation Council – Twin Cities Metro Region, Final Report, October 2009,

Housing requirements as well as understand the potential penalties for violating fair housing laws.

SUMMARY

The City of Saint Paul is committed to providing equal opportunity to all people in all areas of City services and City programs. This document identified actions that affirmatively further fair housing. That said, Saint Paul affirmatively furthers fair housing in four distinct ways – funding, participation, direct service, and policy.

While the City strives to remove impediments to Fair Housing, there remains a constant need for fair housing work as a fabric of Saint Paul government, its rules, and regulations. In addition to the Mayor’s Racial Equity Initiative, Saint Paul PED developed a project assessment tool that project managers and leadership can use to make decisions on which projects best work to promote equity and further fair housing throughout the City of Saint Paul.

Again, the City of Saint Paul is committed to affirmatively furthering fair housing.

