

**City of Saint Paul, Minnesota**

**2015 CONSOLIDATED ANNUAL**

**PERFORMANCE AND EVALUATION REPORT:**

**June 1, 2015 - May 31, 2016**

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**

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## **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 230 households since inception, 6 CDBG assisted units during the 2015 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 5 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 Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		121000	155691	128.67%
Community Engagement	Non-Housing Community Development Crime prevention	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	121839	155691	127.78%			
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	855	0	0.00%	15	0	0.00%
Development of New Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	95	0	0.00%	2	5	250.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	3	20.00%	2	3	150.00%

Economic Development	Non-Housing Community Development	CDB G: \$	Jobs created/retained	Jobs	0	0		2	0	0.00%
Economic Development	Non-Housing Community Development	CDB G: \$	Businesses assisted	Businesses Assisted	15	2	13.33%	2	2	100.00%
Homeless Prevention	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	1500	0	0.00%	3000	0	0.00%
Housing Rehabilitation	Affordable Housing	CDB G: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	300	527	175.67%	38	527	1,386.84%
Housing Rehabilitation	Affordable Housing	CDB G: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	450	88	19.56%	53	85	160.38%
Housing Rehabilitation	Affordable Housing	CDB G: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing Rehabilitation	Affordable Housing	CDB G: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Public Improvements	Public facilities	CDB G: \$	Other	Other	3	1	33.33 %			
Public Services	Non-Housing Community Development	CDB G: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2000	13651	682.55 %
Public Services	Non-Housing Community Development	CDB G: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	4549	18.20 %			
Remediation of Substandard Properties	Non-Housing Community Development	CDB G: \$	Buildings Demolished	Buildings	100	20	20.00 %	16	20	125.00 %
Youth Employment	Non-Housing Community Development Employment	CDB G: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		400	373	93.25 %

Youth Employment	Non-Housing Community Development Employment	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	373	18.65 %			
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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.**

Construction and preservation of affordable housing are two of the highest priorities of the City of Saint Paul. As shown in the table above, the City of Saint Paul met or exceeded most of the 2015 Action Plan Goals and is on track to reach its strategic plan goals for the 2015-19 Consolidated Plan term. The City provided CDBG financing to rehabilitate a 504 unit affordable rental project during the 2015 program year. The completion of this project allowed the City to well exceed its affordable rental unit rehabilitation goal. The City and its neighborhood partners provided loans to make necessary health and safety improvements to 81 single family low-moderate income owner-occupied homes. The City and its partners added 5 units of new housing and rehabilitated 3 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. 4 additional projects are underway.

The City also utilized CDBG funding during the 2015 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 2015 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 second 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	20,290	4	0
Black or African American	19,722	12	0
Asian	3,987	0	0
American Indian or American Native	1,154	11	0
Native Hawaiian or Other Pacific Islander	7	0	0
<b>Total</b>	<b>45,160</b>	<b>27</b>	<b>0</b>
Hispanic	4,383	0	0
Not Hispanic	43,111	24	0

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

### Narrative

The City of Saint Paul assisted 593 households with CDBG funded housing activities this program year. Of those, 56 were White, 500 Black, 30 Asian, 4 American Indian and 3 were mixed race households. 11 households were Hispanic and 339 were female headed households. 46,103 persons were assisted with CDBG funded non-housing activities of which 4,323 were Hispanic, 19,829 White, 19,077 Black, 3,809 Asian, 1,152 Native American/Alaskan, 7 Native Hawaiian/Pacific Islander and 2,229 were mixed race persons.

The City of Saint Paul assisted 27 households with HOME funded housing activities this program year. Of those, 4 households were white, 12 were black and 11 were Native American.

The ESG numbers will be updated once all subgrantees have reported.

## 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		25,650,000	7,401,798
HOME		5,600,000	3,326,595
ESG		2,320,000	

Table 3 - Resources Made Available

### Narrative

The City of Saint Paul had \$6,384,098 in CDBG entitlement funds and \$365,902 in program income funds available to fund activities in the 2015 program year. The City expended additional CDBG funds that were allocated during prior program years.

The City of Saint Paul had \$1,427,984 in HOME entitlement funds and \$26,690 in program funds available to fund activities in the 2015 program year. The City expended additional HOME funds that were allocated during the prior program years.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

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 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.**

During the 2015 program year, the City used HOME funds to complete 1 new construction rental development containing 2 new HOME rental units and 1 rehabilitated development containing 17 HOME rental units. The total leverage of the 2 developments came to \$7,243,798.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	11,958,716
2. Match contributed during current Federal fiscal year	20,362,607
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	32,321,323
4. Match liability for current Federal fiscal year	4,040,166
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	28,281,157

**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	
1885	04/26/2016	13,118,809	0	0	0	0	0	13,118,809	
1912	04/26/2016	362,785	0	0	0	0	0	362,785	
1914	04/26/2016	6,881,013	0	0	0	0	0	6,881,013	

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 \$
44,748	26,690	60,697	0
			Balance on hand at end of reporting period \$
			10,741

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	7,880,895	582,785	0	0	0	7,298,110
Number	2	1	0	0	0	1
<b>Sub-Contracts</b>						
Number	49	2	0	1	0	46
Dollar Amount	6,085,723	8,569	0	82,640	0	5,994,514
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	7,880,895	7,880,895	0			
Number	2	2	0			
<b>Sub-Contracts</b>						
Number	49	10	39			
Dollar Amount	6,085,723	1,287,970	4,797,753			

**Table 8 – Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	1	0	0	0	0
Dollar Amount	200,000	200,000	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>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</b>						
Parcels Acquired		0		0		
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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	30	27
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>30</b>	<b>27</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	2
Number of households supported through Rehab of Existing Units	30	25
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>30</b>	<b>27</b>

**Table 12 – Number of Households Supported**

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

The City's one year goal of 30 assisted units fell short by 10%. 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 requires 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.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	409	21
Low-income	116	3
Moderate-income	41	0
<b>Total</b>	<b>566</b>	<b>24</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

612 housing units were rehabilitated and 5 new units were constructed this reporting period. 430 units are occupied by households at or below 30% AMI, 119 are occupied by households between 30% and 50% AMI, 41 are occupied between 50% and 80% AMI. 27 units are still vacant but will be occupied by households at or below 80% AMI and have been included in the table under the Moderate Income totals.

## **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**

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

**People Inc. – Metropolitan Homeless Street Outreach Program (MHSOP)** has a ESG grant to partially fund street outreach to unsheltered Ramsey County homeless adults who experience mental illness. MHSOP directly works with homeless residents living outside or in the camps. MHSOP services include street outreach, basic survival gear, benefit assistance, assistance in stabilizing mental health symptoms. Most important, the MHSOP Outreach Specialist must work to build trust with the unsheltered homeless individual in order to address housing needs, including enrolling in the Ramsey County Group Residential Housing Program (that provides stable housing with services appropriate to the individual).

**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, including the Dorothy Day Center and drop-in centers in Ramsey County each week. South Metro Human Services will use a small ESG grant for its Police-Homeless Outreach Program.

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

**Street Outreach to Homeless Veterans.** The City's ESG funds street outreach to Veterans as part of Minnesota Assistance Council for Veterans (MAC-V) Supportive Services for Veteran Families Program (funded by US Department of Veterans Affairs and the City's ESG program). Street outreach services to homeless veterans occur in emergency shelters and where homeless Veterans may congregate.

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

**Streetworks** – Collaborative of community agencies provide street outreach services to homeless youth. During HUD FY 15, SafeZone moved its homeless youth drop-in center into a new facility in downtown Saint Paul.

Adequate funding for street outreach always remains to be a concern. In response, during HUD FY15, the City's ESG funded street outreach to veterans (People Inc. services under MACV program) and street outreach to unsheltered homeless residents.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

During HUD FY 2015, Saint Paul addressed the emergency shelter transitional housing needs of homeless persons with the following programs or services.

**Emergency Solutions Grant (ESG).** The City allocated ESG funds to partially pay emergency shelters and transitional housing operational costs, street outreach, homelessness prevention, and rapid rehousing programs - all assist the needs of homeless persons. The City's ESG staff also consults with the Ramsey County Continuum of Care Coordinator before seeking final approval by the City Council

**Emergency Shelter/Transitional Housing.** The City's ESG funds partially pays emergency shelter operational costs (Dorothy Day Center-emergency shelter for adults, Family Service Center- emergency family shelter, Lutheran Social Services Safe House-emergency youth shelter, Salvation Army Booth Brown House -emergency homeless youth shelter), Interfaith Action (emergency family shelter), Listening House (day-drop in center-homeless adults) and The Family Place (day-drop-in center-homeless families). The City's ESG partially pays transitional housing operational costs (Theresa Living Center and YWCA Saint Paul – both transitional housing for families). As needed, Catholic Charities and Union Gospel Mission increased its number of shelter beds for the cold-weather winter months of 2015-2016.

**Rapid Rehousing.** The City's ESG funds rapid rehousing services for homeless adults currently staying at the Dorothy Day Center Emergency Shelter and rapid rehousing services provided by SafeZone for homeless youth. During HUD FY 15, the City's ESG responded to rapid rehousing needs for families by funding Theresa Living Center (renewed funding) and YWCA Saint Paul (new funding for rapid rehousing program).

**Dorothy Day Center ReVision.** During HUD FY 2015, City staff worked with Catholic Charities and Minnesota Housing to develop a new Dorothy Day Center – Higher Ground facility (278 shelter beds, some medical respite, and 193 single room permanent supportive housing units. With a Fall 2016 occupancy, the new Higher Ground facility is major accomplishment to address the needs of homeless residents. At the same time, City staff also worked with Catholic Charities to develop the Dorothy Day Residence (Phase 2 ) with a new “Connection Center” and 170 housing units (project is contingent upon securing financial support from the State of Minnesota, philanthropic support, and reservations of state and local Low Income Housing Tax Credits).

**Funding of Capital Improvements.** During HUD FY 2015, City's staff secured additional \$205,000 of



capital improvement funding for the YWCA Transitional Housing (building security equipment), Ain Dah Yung (culturally sensitive youth shelter services-masonry repairs), and Casa Guadalupana (building improvements- 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 for residents who may become homeless after being discharged from publicly-funded institutions and systems of care. Ramsey County Continuum of Care also has working partnerships with nonprofit service providers that assist homeless residents in their transition to permanent housing. Such community assistance could include case management, housing search, child care, job training, transportation, mental health counseling, chemical dependency treatment, and job search. That said, the City's ESG Program also collaborates with Ramsey County Continuum of Care by funding homelessness prevention programs (Southern Minnesota Regional Legal Services –*Project Home*, Neighborhood House – East Side Family Center, Minnesota Assistance Council for Veterans, Hmong American Partnership, and WSCHS Health Care for the Homeless - *HouseCalls*) which offered financial assistance, such as utility payment assistance, rent payments, rental deposits – all necessary to secure and maintain stable housing.

Furthermore, the City of Saint Paul has supportive housing facilities, such as Crestview, Visitation, and Jackson Street Village, Jeremiah Program, and St. Christopher's Place. Moreover, during HUD FY 2015, 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). The City staff and Catholic Charities worked to develop the new Dorothy Day Center – Higher Ground facility (include 278 shelter beds – *creating some units reserved for medical respite*, pay for stay beds, and 193 permanent single room supportive housing units.) With HOME and TIF funding, City staff worked with Beacon Interfaith to complete Prior Crossing (44 supportive housing units-unaccompanied homeless youth). Finally, the City's Low Income Housing Tax Credits Program annually finances affordable housing projects for which some projects require additional City financing to create permanent supportive housing units for very-low income residents.

Overall, the City and County fund community services that assist homeless residents, including allocating some of the City's CDBG Funds for the Block Nurse Program and neighborhood non-profit programs that provide assistance to residents-in-need.

In summary, during HUD FY 2015, 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 provides capital funding for affordable housing as well as the City's Housing Policies 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**

During HUD FY 2105, the City collaborated with Ramsey County Family Prevention Assistance Program and the Ramsey County Continuum of Care to provide homeless residents with the following services:

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

**Homeless Families:** During HUD FY 2015, the City financed multi-unit affordable housing, such as Jamestown Homes which will have four permanent supportive housing units. The City's ESG Program also funded organizations that serve homeless families, such as Catholic Charities–Family Service Center, the YWCA Saint Paul (transitional housing and rapid rehousing program), and Theresa Living Center (transitional housing and rapid rehousing). The City's ESG funded Neighborhood House, Southern Minnesota Regional Legal Services – Project Hope, and WSCHS House Calls (utility assistance funds and other services) as homeless prevention initiatives for at-risk homeless families.

**Homeless Youth:** The City and County recognized that the number of emergency shelter beds for homeless youth remain insufficient. In the recent years, the Otto Bremer Foundation provided grant funding to increase shelter capacity for homeless youth. In 2014, the City Council approved STAR funding for the 180 Degrees project – a 14-bed emergency shelter for homeless youth. During HUD FY 15, the City's ESG funded Salvation Army (emergency shelter), Lutheran Social Services (emergency shelter), Ain Dah Yung (emergency shelter) and Face-to-Face Safe Zone – a youth drop-in center (emergency shelter and a rapid rehousing program) – all programs for unaccompanied homeless youth. Moreover, the City worked with Beacon Interfaith to developed Prior Crossing – an affordable housing project for homeless youth/young adults.

**Homeless Veterans:** Minnesota Assistance Council for Veterans (MACV) provided supportive housing services, street outreach, and homeless prevention assistance for veterans.

**CDBG/HOME/Low Income Housing Tax Credits/STAR funding.** Saint Paul's CDBG, HOME, Low Income Housing Tax Credits, and local STAR funding are financial resources for affordable housing including permanent supportive housing. During HUD FY 2015, these financial tools assisted Jamestown Homes (preservation-affordable housing), Prior Crossing (new construction-homeless youth), Hamline Station Family Housing (new construction), 72 Cesar Chavez (new construction). The City also secured capital funds for the YWCA Transitional Housing (building security equipment), Ain Dah Yung (masonry repairs), and Casa Guadalupana (new short-term transitional housing program).

## **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 4262 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 2015, Saint Paul PHA completed its Dunedin Terrace Family Homes Phase III Modernization (20 dwelling units) and will complete the PHASE IV Modernization (16 dwelling units) in 2016. At the same time, Saint Paul PHA expanded its public housing by starting construction on a new twelve-plex at McDonough Homes (using HUD Capital Fund Program and Minnesota Housing Finance Agency funding). This new construction also provided building trade pre-apprenticeship job opportunities to Saint Paul PHA residents who participated in the Step-Up Program. During HUD FY 2015, 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 maintained high quality "green sustainable" principles to conserve energy and water usage, including 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's Section 8 Office opened its waiting list for new applications in 2015. From the pool of 12,321 applications received online from September 9-15, 2015, the PHA's software vendor 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) Board of Commissioners has established the PHA's Resident Advisory Board (RAB) with membership to be comprised of:

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

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

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

During July, Saint Paul PHA starts updating its Agency Plan for the fiscal year which begins the following April 1st. Saint Paul PHA staff reviews the plan with the Resident Advisory Board (RAB) and representatives from tenant advocacy organizations like SMRLS (Southern Minnesota Regional Legal Services, Inc.). The draft is then released for public review and comment around October 1st and a public hearing on the Plan is held in mid-November.

To promote economic opportunities, Saint Paul PHA participated, to the greatest extent possible, with the Section 3 program – by hiring qualified PHA residents and qualified Section 3 businesses. In 2015, PHA selected a general contractor to construct a new twelve-plex at McDonough Homes, and this contractor 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 had no current plans to implement a Voucher Homeownership Program - a successful homeownership program which Saint Paul PHA operated (not using Section 8 vouchers) in conjunction with the Family Housing Fund and Thompson Associates. Since

2012, 291 families from public housing and Section 8 became homeowners.

### **Actions taken to provide assistance to troubled PHAs**

**Not applicable.** In 2015, Saint Paul PHA receive HUD's "High Performer" rating for the 25th consecutive year under HUD's "Public Housing Management Assessment Program" as well as Saint Paul PHA has a HUD "High Performer" status under HUD's Section 8 Management Assessment Program.

### **Discussion**

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

## **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 and 4,589 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. Furthermore, the City's Locational Choice Policy and Low Income Housing Tax Credit Selection Process encourage a more equitable distribution of affordable housing citywide. During HUD FY 2015, the City financed the preservation, renovation, or new construction of 617 affordable housing rental units – using CDBG or HOME with federal, state and city funding.

**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 \$18,35,000 CDBG funding; for HUD FY 2015, City's CDBG funding was \$6,384,098. Similarly, the City received HOME funds of \$2,316,000 in 2000; the City received HOME funds of \$1,427,984 in 2016. For HUD FY 2015, Saint Paul strongly advocated for its existing allocation of Low Income Housing Tax Credits, However, in 2017, the City will receive less 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 2015, St. Paul HRA sold vacant single family houses lots and HRA land to develop 72 Cesar Chavez (40 affordable rental units). For homeownership, Saint Paul's Inspiring Communities provides gap financing and homeownership assistance (\$5000 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 (Selby Grotto-40 affordable units; Cathedral Hill-60 PBA Section 8; University/Dale-98 affordable units; and Village on Ravoli (35 new homeownership units). As appropriate, St Paul HRA waived its Maximum Developer Fee Policy and sustainable regulations for Lonnie Adkins (77 units - 55 PBA Section 8).

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

**Affordable Rental Housing and affordable homeownership remained underserved need.** In response,

during HUD FY 15, the City and its subgrantees still 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, as appropriate, to administer affordable rental housing programs and home-ownership programs. These financial tools preserved or constructed affordable housing and affordable supportive housing, such as Jamestown Homes (preservation of 73 Project-based Section 8 units), Prior Crossing (new construction-homeless youth), Hamline Station Family Housing (new construction), 72 Cesar Chavez (new construction), Lonnie Adkins-(preservation-family housing), Superior Street Cottage (preservation-senior units), and Skyline Towers – (preservation-504 affordable units). Saint Paul's homeownership programs, including 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 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.

**Housing Services for Underserved Residents.** In response, the City allocated ESG funds for operational costs for emergency shelters citywide; the City-owned Saint Paul Residence provided 120 supportive housing units (including 60 units for chronically-inebriated residents; and the City ESG's rapid rehousing assisted homeless adults, homeless youth, and homeless families. During HUD year, the City secured capital funding for the YWCA Transitional Housing, Ain Dah Yung, and Casa Guadalupe (new short-term transitional housing). The City worked with Catholic Charities' new Higher Ground facility (278 shelter beds, some medical respite beds, and 193 permanent SRO housing units). Additionally, City and Catholic Charities were seeking financial support for the Dorothy Day Residence (Phase 2-new "Connection Center" with 170 housing units). With HOME and TIF funding, City staff worked with Beacon Interfaith to complete Prior Crossing (supportive housing-unaccompanied homeless youth), and the City also 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 2015 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 595 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 2015, the City provided funding for 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 City's Minority Business Development Retention Program, City's Vendor Outreach Program, and the City's HUD Section 3 program, the City's Contract Compliance Business Development 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 increases low-income resident employment and low-income business inclusion on City HUD-funded construction projects. In 2015, the City had 47 new projects with Section 3 goals. To further promote these opportunities, the City's Section 3 staff certified 66 new businesses as Section 3 businesses and 445 new residents as Section 3 residents. In 2015, 208 businesses were certified as Section 3 businesses and 775 residents were certified as Section 3 residents. Overall, the City met its 10% Section 3 goal in 2015 as the City's Section 3 contracts secured \$7,577,969 on the City's Section 3 projects.

Opportunities were also available to Section 3 residents through 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. As an example, the Saint Paul HRA previously sold two vacant HRA lots to Urban Homeworks where two new affordable owner-occupied single family homes were built by the Goodwill/Easter Seals Construction Training participants. The construction and gap financing was provided by Twin Cities Community Land Bank and the Saint Paul HRA.

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

Saint Paul continues to enhance coordination between public, private, and non-profit agencies in an effort to eliminate gaps in institutional structure. By working with other government bodies (county,

metro, state), the City is better able to fill gaps in services available to citizens, and also avoid duplication of services. The large number of non-profit agencies directly participating in City programs and projects is proof of the ongoing and ever expanding role of the City's community partners. Despite the inter-agency cooperation, there continues to be a gap in service delivery due to the lack of sufficient funds and unfunded federal mandates.

During HUD FY 15, the City also partnered with Ramsey County Continuum of Care and 18+ 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. Furthermore, in recognition of HUD performance requirements, the City ESG staff and Ramsey County COC staff are working together to develop program performance guidelines.

At the same time, City staff worked with Catholic Charities to build the new Dorothy Day Center – *Higher Ground* facility that will soon provide emergency shelter, pay-for stay housing, and permanent supportive housing (Fall 2016 occupancy). This project required working collaborations among Minnesota Housing Finance Agency, Ramsey County, Catholic Charities, Saint Paul Public Works, Capitol Regions Watershed District, Saint Paul Planning and Economic Development, and philanthropic organizations. After the opening of Catholic Charities' *Higher Ground* facility, Catholic Charities' new medical respite program (at the new Dorothy Day Center) will require coordination among institutional private health care providers, Catholic Charities, and public health care providers such as Health Care for Homeless.

During HUD FY 15, the City's Low Income Housing Tax Credit Program also encouraged equity partnership agreements between private housing providers and non-profit housing organizations – especially those community social service agencies that provide supportive housing services 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 2015, 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 Saint Paul, and as a major housing provider, the Saint Paul Public Housing Agency is an independent public agency for which the City has limited jurisdictional oversight.

That said, the City had working relationships with Ramsey County and Saint Paul Public Housing Agency. During HUD FY 2015, the City participated with Ramsey County Continuum of Care Governing

Board which coordinated social services that assisted homeless residents and at risk of being homeless residents. The City's Emergency Solutions Grant ("ESG") Program also funded nineteen community agencies, including the YWCA Saint Paul. In its effort to empower homeless families toward self-sufficiency, the YWCA subsequently may have collaborated with adult rehabilitative mental health services (ARMHS), Saint Catherine University Public Health Nursing students, Ramsey County Workforce Solutions, and Saint Paul Public Schools-Title 1. Additionally, the City's ESG Program funded West Side Community Health Services' ("WSCHS") Health Care for the Homeless –*HouseCalls Program* –which is a collaboration of Saint Paul-Ramsey County Public Health and the WCHS's Health Care for the Homeless that recognized that preventing homelessness had direct impacts on family health and community health. During HUD FY 2015, WSCHS' *HouseCalls* had a working partnership 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 Program ("LIHTC") also promoted the preservation or new construction of privately-owned affordable housing developments. Moreover, during HUD FY 2015, the City awarded LIHTC Credits to Jamestown Homes - 73 units of affordable housing including four supportive housing units. At the same time, the owner of Jamestown Homes also participated with the Ramsey County Continuum of Care.

During HUD FY 2015, the City also worked with numerous Community Development Corporations ("CDC"), non-profits organizations, and the private sector to provide housing, economic development, and community development services. In partnership with banks, lending institutions, and the Saint 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 is a collaborative effort among City partners 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)**

## **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 Grants Management division of the Planning and Economic Development (PED) office of the City of Saint Paul is charged with ensuring compliance with all program requirements. All requests for financial assistance include a review of conformance with the Comprehensive Plan prior to submission for approval by the Housing and Redevelopment Authority of the City of Saint Paul.

The City leads the CERT Collaborative with Hennepin and Ramsey County. Responding to community feedback, the City began hosting monthly workshops in 2015 to help businesses certify. These workshops offer SWMBE and Section 3 businesses the chance to complete a CERT and Section 3 application; register with St. Paul procurement, Ramsey and/or Hennepin County 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 MBDR program, contracting with local partners to offer classes and technical assistance. This year, the City brought CERT workshops to MBDR, allowing businesses to receive training, technical assistance, and streamlined certification. 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.

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.

## **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 10, 2016 in the Pioneer Press, Saint Paul's dominant 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 will be held at 2PM on August 25, 2016. Any comments received will be incorporated into the plan. The final 2015 Consolidated Annual Performance and Evaluation Report will be available at PED, 25 W 4th St, #1400, Saint Paul, MN 55102 and posted on line at [www.stpaul.gov/](http://www.stpaul.gov/)

**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 its strategic plan goals and is not making any adjustments to it's program objectives.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
<b>[BEDI grantees] Describe accomplishments and program outcomes during the last year.</b>	

## **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.

During the 2015 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 with the exception of one development. This development had a file deficiency but corrective measures were not verified within the reporting timeline. These corrections will be provided in next year's report.

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

Turnover is very low in HOME-assisted units and about 90% of the projects are maintaining waiting lists for their units. 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 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. Where necessary, they should consider updating 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**

We used program income in conjunction with our regular HOME entitlement funding on two projects. The first is Hamline Station West, IDIS# 1821 in the amount of \$45,381.10. The second is 2700 University, IDIS# 1927 in the amount of \$10,910.83. Both of these projects are not yet complete but the owner/tenant characteristics will be entered into IDIS at completion.

### **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 utilizes two formal processes, Vendor Outreach and Affirmative Action, for HOME funded projects. These processes require affirmative action goals for the participation of minorities and women in both skilled and unskilled positions. Large scale rental developments are also required to enter into contracts with small businesses as certified under these programs. The programs maintain a directory of certified small businesses including minority and women owned enterprises. HOME funds are also subject to Section 3 requirements, which are coordinated by out HREEO department.



**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**

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

**ESG Contact Name**

<b>Prefix</b>	Mr
<b>First Name</b>	JOSEPH
<b>Middle Name</b>	P
<b>Last Name</b>	COLLINS
<b>Suffix</b>	0
<b>Title</b>	Project Manager

**ESG Contact Address**

<b>Street Address 1</b>	25 West 4th Street
<b>Street Address 2</b>	Suite 1100
<b>City</b>	Saint Paul
<b>State</b>	MN
<b>ZIP Code</b>	55102-
<b>Phone Number</b>	6512666020
<b>Extension</b>	0
<b>Fax Number</b>	6512666559
<b>Email Address</b>	joe.collins@ci.stpaul.mn.us

**ESG Secondary Contact**

<b>Prefix</b>	Mr
<b>First Name</b>	RONALD
<b>Last Name</b>	ROSS
<b>Suffix</b>	0
<b>Title</b>	Grants Manager
<b>Phone Number</b>	6512666692
<b>Extension</b>	0
<b>Email Address</b>	RON.ROSS@CI.STPAUL.MN.US

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 06/01/2015  
**Program Year End Date** 05/31/2016

### 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:** 23526

**Subrecipient or Contractor Name:** Catholic Charities of the Archdiocese of St. Paul and Minneapolis  
**City:** Minneapolis  
**State:** MN  
**Zip Code:** 55403, 2513  
**DUNS Number:** 108504168  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Faith-Based Organization  
**ESG Subgrant or Contract Award Amount:** 180582

**Subrecipient or Contractor Name:** AMHERST H. WILDER FOUNDATION  
**City:** Saint Paul  
**State:** MN  
**Zip Code:** 55104, 4636  
**DUNS Number:** 077624401  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 12000

**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:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 19100

**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:** 25600

**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:** 24600

**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:** 10600

**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:** 25600

**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:** 21600

**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:** Emma Norton  
**City:** St. Paul  
**State:** MN  
**Zip Code:** ,  
**DUNS Number:** 193145513  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Faith-Based Organization  
**ESG Subgrant or Contract Award Amount:** 14600

**Subrecipient or Contractor Name:** St. Paul Area Council of Churches  
**City:** St. Paul  
**State:** MN  
**Zip Code:** ,  
**DUNS Number:** 138618165  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Faith-Based Organization  
**ESG Subgrant or Contract Award Amount:** 50600

**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:** 29600

**Subrecipient or Contractor Name:** The Family Place  
**City:** St. Paul  
**State:** MN  
**Zip Code:** ,  
**DUNS Number:** 128241606  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 25600

**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:** 21600

**Subrecipient or Contractor Name:** Breaking Free  
**City:** Saint Paul  
**State:** MN  
**Zip Code:** 55104, 4805  
**DUNS Number:** 410962296  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 6400

**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:** 25600

**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:** 15600

## 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	
<b>Total</b>	

Table 14 – 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	
<b>Total</b>	

Table 15 – 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	
<b>Total</b>	

Table 16 – Shelter Information

**4d. Street Outreach**

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

**Table 17 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

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

**Table 18 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

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

**Table 19 – Gender Information**



**6. Age—Complete for All Activities**

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

**Table 20 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

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

**Table 21 – 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	140,448
Total Number of bed-nights provided	140,448
Capacity Utilization	100.00%

Table 22 – Shelter Capacity

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

The City of Saint Paul administers the federal Emergency Solutions Grant Program (“ESG”) in program partnership with Ramsey County COC. During HUD FY 15, the City’s ESG assisted 18 community agencies with funds for emergency shelter operations, street outreach, homelessness prevention, rapid rehousing, and data collection. In general, the City’s ESG supports homelessness initiatives funded by the State/County Family Homelessness Prevention Assistance Program (FHPAP) and Ramsey County COC funds (HUD funds).

Most important, ESG-funded community agencies provide “lifelines” to homeless residents or at-risk of being homeless residents. For single adults, Dorothy Day Center opens its doors each night to provide emergency shelter (272 beds) while providing supportive services, such as mental health counseling, during the day. Across town, Catholic Charities’ Family Service Center provides emergency shelter (65 beds) for families for up to 60 days – allowing time for families to seek more permanent housing. Additionally, Interfaith Action of Greater Saint Paul (formerly known as Saint Paul Area Council of Churches) provides 40 emergency shelter beds for families, and Salvation Army Booth Brown provides 16 shelter beds for homeless youth. These housing services are 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 supportive housing, Emma Norton assist homeless single women (many who have mental health challenges); the YWCA-St. Paul provides transitional housing with supportive services for single-parent families; and Theresa Living Center transitional housing assists single women and single women with one child.

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

ESG also assists 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 emergency shelter 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 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 provide supportive services so that homeless citizens can move toward self-sufficiency.

Finally, in addition to ESG-funded activities, the City of Saint Paul owns St. Paul Residence (120 units of supportive housing of which 60 units using Housing First model to assist chronically-inebriates and 60 units for formerly homeless/at-risk of being homeless residents). During HUD FY15, Catholic Charities also worked with the State of Minnesota and the City of Saint Paul to build a new "Higher Ground" facility to include emergency shelter, pay-for stay, medical respite, and permanent supportive housing (estimated occupancy - Fall 2016).

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	51,620	58,000	0
Expenditures for Housing Relocation & Stabilization Services - Services	21,226	25,000	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>72,846</b>	<b>83,000</b>	<b>0</b>

Table 23 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	6,579	40,000	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	67,128	70,000	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>73,707</b>	<b>110,000</b>	<b>0</b>

Table 24 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	0	0	0
Operations	286,381	282,482	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>286,381</b>	<b>282,482</b>	<b>0</b>

Table 25 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	12,000	22,000	0
Administration	14,999	26,426	0
Street Outreach	0	18,000	0

Table 26 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015
983,841	459,933	523,908	0

Table 27 - Total ESG Funds Expended

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds	106,271	0	0
Other Federal Funds	27,324	23,500	25,000
State Government	1,547,015	1,652,214	753,711
Local Government	10,000	70,000	495,811
Private Funds	394,937	411,933	2,082,726
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>2,085,547</b>	<b>2,157,647</b>	<b>3,357,248</b>

Table 28 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

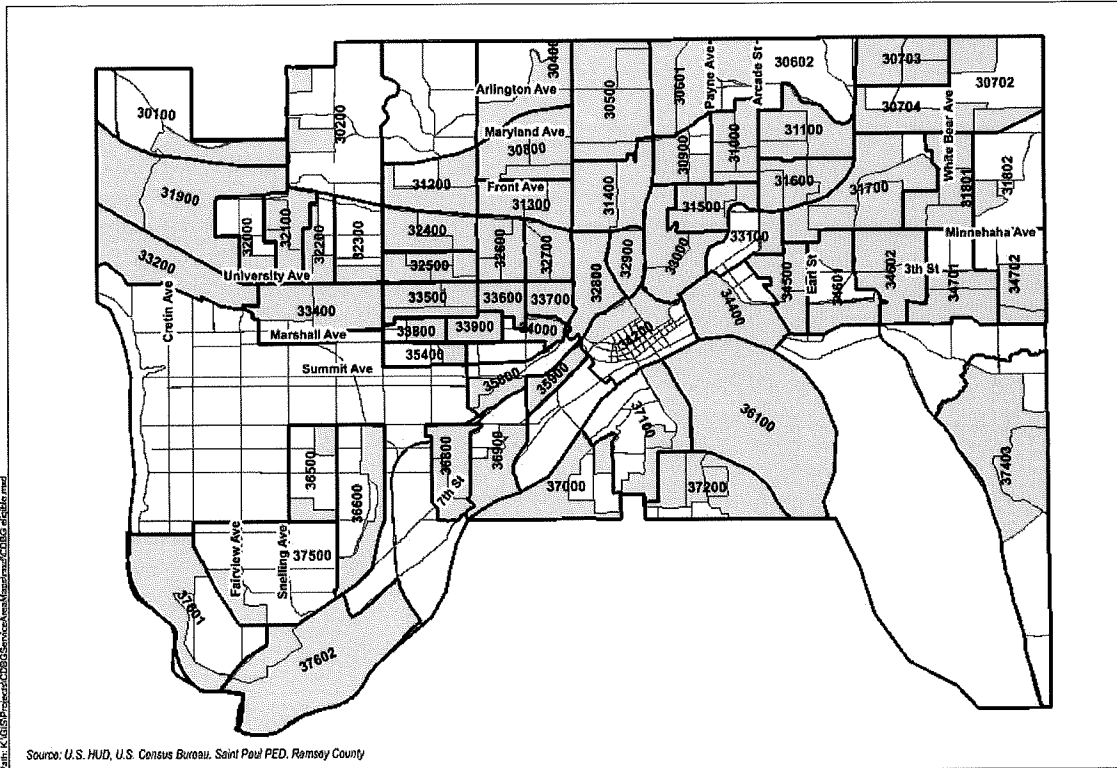
Total Amount of Funds Expended on ESG Activities	2013	2014	2015
8,584,283	2,545,480	2,681,555	3,357,248

Table 29 - Total Amount of Funds Expended on ESG Activities



# Attachment

## CDBG eligible census tracts



**CDBG eligible block groups and tracts**

Date: 2/12/2015

## Attachment 2



# 2015 HOME Match Report

## HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0117  
(exp. 12/31/2012)

<b>Part I Participant Identification</b> 1. Participant No. (assigned by HUD): M-14-27-0007 2. Name of the Participating Jurisdiction: City of Saint Paul, MN 3. Street Address of the Participating Jurisdiction: 25 W 4th Street 4. City: Saint Paul, State: MN, Zip Code: 55102		Match Contributions for Federal Fiscal Year (yyyy): 2015 3. Name of the staff person completing this report: Vicki Lee 4. Contact's Phone Number (include area code): 651-266-6694
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<b>Part II Fiscal Year Summary</b>	
1. Excess match from prior Federal fiscal year	\$ 11,958,715.76
2. Match contributed during current Federal fiscal year (see Part III.B.)	\$ 20,392,607
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$ 32,321,322.76
4. Match liability for current Federal fiscal year	\$ 4,010,165.76
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$ 28,291,167.40

Part III Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foreign Taxes Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
1012	04/28/2016	362,785						362,785
1014	04/28/2016	6,881,013						6,881,013
1005	04/26/2016	13,118,809						13,118,809

# HOME Projects Inspections



Affordable Housing Connections, Inc.  
 Summary Report to City of St. Paul on HOME Projects Inspections  
 Report Period June 1, 2015 through May 31, 2016

HOME No.	Project Name	Funds Total Value	HOME Units Total	Disposition Type/By (if required by FHM)	Home Based Inspections			Final Report Physical Inspection Results			Final Report & Tenant File Review Results			Date Last Final Report Approved	Notes
					2015	2016	No. of Units Inspected	Minor	Corrected	Open	Minor	Corrected	Open		
2012	Albion/Glenview Apartments	20	49	annual	4/27/15	4/27/15	10								
631	Mad Park Homes	71	0	annual	4/10/15	Scheduled for 2016 on or May 21	4							3/2/15	
1466	East-Brown Place	91	8	every 3 years	Next inspection in 2016	4/27/15	4								Corrective action for the quality of work on 6/1 at site work to be when the works completed. See inspection report.
1697	Commodore II	45	7	annual	4/27/15	4/28/15	4								
1844	Chas. H. House	42	0	annual	4/24/15	Scheduled for 2016 on or May 21	1							2/12/15	
48	Swamp of Hillcrest	22	5	annual	As per 7/16/2014 email correspondence, final year monitoring of project will be handled by...										
1819	Chas. Carney	16	15	annual	7/1/15	Scheduled for 2016 on or May 21	1							7/1/15	
1105	Overline Community Apartments	46	11	annual	4/10/15	5/11/15	4							1/2/16	
1259	Valeray Apartments	27	13	annual	5/18/15	6/19/15	4							6/1/15	
269	Eastgate Commons/Clark Village	19	10	every 4 years	Next inspection in 2016	Scheduled for 10/5 after May 21	4							10/5/15	Final Report 4/1/15. Annual report and tenant file review only scheduled for 9/11/16.
1814	Edison Lodge	44	17	annual	Next inspection in 2016	Next inspection in 2016									Final report 3/16/16. Final inspection and file review in 2017.
1140	Grandview Park	12	3	annual	5/11/15	Scheduled for 2016 on or May 21	1							11/12/15	
1824	Harriet's Station East	51	0	annual	No FHM inspection scheduled yet										
182	Harriet's Station West	57	0	annual	No FHM inspection scheduled yet										
116	Hesperia Park	16	1	every 3 years	Next inspection in 2016	Scheduled for 2016 on or May 21	1							10/2/15	
871	Urban Edge Apartments	16	7	every 3 years	Next inspection in 2016	Scheduled for 2016 on or May 21	1							1/12/16	
444	Urban Street Village	21	4	every 3 years	10/26/15	Next inspection in 2017	4								Final inspection with St. Paul USAACE procedure for direct approval of annual professional certification to establish compliance with HOME/FHM requirements.



Affordable Housing Consortium, Inc.  
 Summary Report to City of St. Paul on HOME Projects Inspections  
 Report Period: June 1, 2015 through May 31, 2016

HOME No.	Project Name	Project Total Units	HOME > related Units Total	Inspection Frequency as required by DCHS	Most Recent Inspection		No. of Units Inspected	Most Recent Physical Inspection Results			New Defects Reported Since Last Inspection			Date Last Home Inspection Approved	Notes
					2015	2016		Known	Discovered	Fixed	New	Corrected	Open		
1202	KirkCall Court	46	18	annual	9/15/15	Final POC for 2015 due 10/15/15	4							5/11/16	
1224	Lynn St Co-ops	60	3	annual	6/29/15	Scheduled for 9/15/15 due 10/15/15	3							5/19/15	
1269	Edgelyok Park Apartments	92	4	annual	Not Inspected yet	9/29/15	0								Began construction at 1100 Edgelyok for 307 units
1312	Edgelyok Public	50	4	annual	6/22/15	Scheduled for 9/15/15 due 10/15/15	4								
1208	Edgelyok Public	2	3	every 2 years	5/21/15	P.O.C. Inspection due 10/15/15	5								
1509	Edgelyok West 1125	52	2	annual	9/16/15	Scheduled for 10/15/15 due 11/15/15	4							10/16/15	
1722	Edgelyok West 1125	51	15	annual	8/18/15	Scheduled for 10/15/15 due 11/15/15	7							11/19/15	
1556	Edgelyok West 1125	49	3	annual	Not Inspected yet	Not Inspected yet									
100	Pennington Row	70	6	annual	7/1/15	Scheduled for 10/15/15 due 11/15/15	1							11/27/15	
1016	Edgelyok West 1125 Apartments	105	4	annual	1/22/15	1/22/15	1							1/22/15	
1022	Edgelyok	58	10	annual	5/15/15	Scheduled for 10/15/15 due 11/15/15	10							1/12/16	
1101	Edgelyok Apartments	45	5	annual	9/11/15	Scheduled for 10/15/15 due 11/15/15	5							1/30/16	
1052	Edgelyok 1125	13	11	every 2 years	10/26/15	Final inspection due 10/15/15	4								Final inspection due 10/15/15
1017	Edgelyok Apartments	114	15	annual	4/23/15	Scheduled for 10/15/15 due 11/15/15	5							11/18/15	
1054	Edgelyok Building	4	2	every 3 years	Not Inspected yet	Not Inspected yet	2							1/20/16	
114	Edgelyok Street 1125	25	2	every 3 years	Not Inspected yet	Not Inspected yet	4							6/11/15	
1026	Edgelyok (West 1125)	35	12	annual	9/14/15	Final POC for 2015 due 10/15/15	6							10/27/15	



Affordable Housing Connections, Inc.  
 Summary Report to City of St. Paul on HCMA Property Inspections  
 Report Period: June 1, 2015 through May 31, 2016

MHF No.	Project Name	Project Total Units	Units Completed	Inspection Frequency (as required by HCMA)	Most Recent Inspection		Final Visual Physical Inspection Results			Final Visual Physical Inspection Results			Date Last Inspected	Notes	
					2015	2016	No. of Units Inspected	Minor	Corrected	Major	Minor	Corrected			Major
014	Weston Hill Park	40	2	annual											
015	Westside Plaza	125	17	annual	8/16/15	Scheduled for 2016 (see 2015)	0	0	0	0	0	0	0	0	HCMA started 3/27/16. Final inspection and assessment 4/29/17.
016	Willow Grove Commons	20	5	every 2 years	5/26/15	Next inspection in 2017	0	0	0	0	0	0	0	0	
018	Westside Park Commons	56	5	annual	6/23/15	Scheduled for 2016, see 8/10/16	4	0	0	0	0	0	0	0	
019	YMCA Commons	8	7	every 2 years	6/2/15	Next inspection in 2017	2	0	0	0	0	0	0	0	
020	YMCA Commons	17	11	every 2 years	6/2/15	Next inspection in 2017	4	0	0	0	0	0	0	0	
021	YMCA Commons	15	2	every 2 years	6/2/15	Next inspection in 2017	3	0	0	0	0	0	0	0	