

# 2015-19 CONSOLIDATED PLAN ANNUAL ACTION PLAN – SUBSTANTIAL AMENDMENT

Program Year 2019: June 1, 2019 – May 31, 2020

**CITY OF SAINT PAUL**  
1100 CITY HALL ANNEX  
425 WEST FOURTH STREET  
SAINT PAUL, MN 55102  
Approved by City Council  
Resolution No. 19-569, 04/03/2019



Building  
community wealth  
through business,  
housing, jobs,  
planning, financial  
and cultural assets.

Substantial Amendments:1) moves CDBG funding of \$152,644 from Business Activity Goal 8/Project 9 to Acquisition Activity Goal 2/Project 1.2) amended Citys Citizen Participation Plan-add criterion to determine what changes in HUD funding or Citys public notification process requires a substantial amendment; added expedited procedures to draft, propose or amend consolidated plans when needed to expedite/facilitate use of grant funds under the CARES Act.3) notice of CARES Act CDBGCV1 of \$4,054,659 and ESGCV1 of \$2,049,510 funding awards and requests of HUD waivers/suspensions allowed under CARES Act. Suspended CHDO set-aside requirement of 15% of annual allocation for program years 2017, 2018 and 2019 for use with non CHDO housing activities increases non CHDO project funding by \$696,289.95. Added a new activity/use of HOME funding to recapitalize operating reserves for 2 HOME assisted rental developments with CARES Act waiver which moved funding from Project 8 to new Project 14.4) notice of CARES Act ESGCV funding award \$5,943,414.5) notice of CARES Act waiver to increase Citys HOME planning and administration cap from 10% to 25% of allocation and reduction in HOME funding available for project development. Increase Planning and Administration Project 10, reduce Housing Construction Goal 2/Project 8 by \$262,208.70, respectively.6) notice of CARES Act CDBGCV3 funding, acceptance of CDBGCV1 and CDBGCV3 funding for total of \$6,061,828; ESGCV1 and ESGCV2 for total of \$7,992,924. CDBGCV funds allocated to Public Facility, \$1,160,000 Goal 4/new Project 17. Neighborhood Non-profits \$1,068,350 Goal 5/new Project 15. Expanded COVID Related Public Services \$2,385,000 Goal 5/new Project 15. Commercial Corridor and Citywide Economic Development, \$236,650 Goal 8/new Project 16. Planning and Administration, \$1,211,828, new Project 18. ESGCV funds for Homeless Prevention Goal 1/new Project 13, total of \$8,571,814, includes both ESG and ESGCV allocations.Minor Amendment 1 amends Citizen Participation Plan and Process for how it notifies the public of Public Hearings and informs citizens of opportunity to provide public comment. For program year 2019, and going forward, City will publish notices in the Saint Paul City Council designated legal newspaper of general circulation.7) expands definition and use of CDBG funding for Clearance Goal 9/Project 2, for broader definition of eligible activities to prevent spread of blight to adjacent properties/areas.8) moves \$125,000 of CDBG funding from Economic Development Goal 8/Project 9 and \$375,000 from Clearance Goal 9/Project 2 to Multi-Unit Housing Development Fund, total of \$500,000, Goal 3/Project 6.9) moves \$236,650 of CDBGCV funding from CVCommercial Corridor and Citywide Economic Development Goal 8/Project 16 and \$257,745 from CVPublic Improvements Goal 4/Project 17, to CVExpanded Public Services Goal 5/Project 15, total additional funding of \$494,395 for CVExpanded Public Services. Result is the elimination of funding for CVCommercial Corridor and Citywide Economic Development in the Citys Consolidated Plan.10) moves \$1,157,000 of CDBGCV funding within CVExpanded COVID Related Public Services from Emergency Unsheltered Meal Support to new activity, Saint Paul Homeowner Stability Mortgage Assistance Program Goal 5/Project 15. Saint Paul Homeowner Stability Mortgage Assistance Program replaces Emergency Unsheltered Meal Support.11) changes location of CVPublic Facility Public Improvements from 296 7th St W to 1790 University Ave W Project 18.12) modifies Citys JPA with Ramsey County for administration of ESG/ESG-CV funds to allow Ramsey

County as a subrecipient of City ESG-CV funds. City will administer ESG/ESG-CV funds awarded to Ramsey County; Ramsey County will administer all other City ESG/ESG-CV activities.

## **Executive Summary**

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

#### **1. Introduction**

This document is the one-year Annual Action Plan (AAP) for the City of Saint Paul, Minnesota for program year 2019-20 to be submitted to the to the U.S. Department of Housing and Urban Development (HUD). The AAP includes the City's application for 2019 Community Development Block Grant (CDBG) funding, which the City uses to invest in housing, public improvements, economic development, public services, and job creation activities. Saint Paul also receives HOME Investment Partnerships (HOME) funding to assist in the provision of long-term, safe, and affordable housing. Additionally, the City receives Emergency Solutions Grant (ESG) funding, which provides programs to assist individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. This document will be submitted to HUD by April 15, 2019.

The City is considered an entitlement community by HUD. Eligibility for participation as an entitlement community is based on population data provided by the U.S. Census Bureau and metropolitan area delineations published by the Office of Management and Budget. HUD determines the amount of each entitlement grantee's annual funding allocation formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas. The City anticipates receiving \$6,764,245 in CDBG funding; \$1,748,058 in HOME program funding; and \$578,890 in ESG funding for FY 2019-20. In addition, the City estimates using \$556,899 in CDBG program income and has HOME program income of \$1,002,342 in-hand. Total estimated HUD funding is \$10,650,434. These estimates are based on the City receiving the same level of funding from HUD in FY 2019-20 that was received in FY 2018-19. Should the City receive funding less or greater than the estimated amount, funding for all CDBG, HOME and ESG activities will be reduced or increased in direct proportion to the difference in the actual allocations received from HUD.

Through the Coronavirus Aid, Relief, and Economic Relief Act (CARES Act) the City was awarded \$6,061,828 in Community Development Block Grant (CDBG-CV) funding through 2 separate allocations: \$4,054,659 (CDBG-CV1) and \$2,007,169 (CDBG-CV3). The City was also awarded \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding through 2 separate allocations: \$2,049,510 (ESG-CV1) and \$5,943,414 (ESG-CV2).

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

Through the needs and market assessment undertaken for and during the consolidated planning process, the City identified 9 priorities to assist low- to moderate-income households/persons for FY 2019-20. These include:

1. Homeless Prevention assisting approximately: 300 households with tenant-based rental assistance (TBRA)/rapid re-housing (RRH); 6,500 persons in overnight shelters; 100 added overnight/emergency/transitional beds and 300 persons with homelessness prevention assistance.
2. Housing Rehabilitation to preserve existing affordable housing units by rehabilitating an estimated 10 rental units and 80 homeowner units.
3. Public Services will benefit approximately 6,000 persons.
4. Community Engagement will benefit approximately 120,000 persons.
5. Youth Employment will benefit approximately 283 persons.
6. Economic Development will benefit an estimated 9 businesses and create/retain an estimated 13 jobs.
7. Remediation of Substandard Properties through acquisition and/or demolition of an estimated 31 structures.
8. Development of New Housing with an estimated construction of 45 rental units and 11 homeowner units.
9. Public Improvements of a public facility/infrastructure benefiting approximately 16,350 persons.

Specific projects to address these priorities can be found at Section AP-38 Project Summary.

### **3. Evaluation of past performance**

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

During the 2017-18 program year, all CDBG project funding was used for activities that benefited low- to moderate-income persons. Historically, the City has utilized the greater part of its funding from HUD on housing activities (primarily for rehabilitation), and it continued to do so in the last program year,

following the guidance of both the Consolidated Plan and the City's Comprehensive Plan. The high priority housing needs identified in the City's 2015-2019 Consolidated Plan are for low-income, special needs, and elderly homeowners, as well as those of small, large, and special needs renter households. The goals identified in the City's current Comprehensive Plan are: increase housing choices to support economically diverse neighborhoods and meet demand for transit-oriented housing; engage in aggressive housing rehabilitation, including energy-related improvements to existing stock; complete neighborhood revitalization activities; and ensure availability of affordable housing across the City.

During the 2017-18 program year, a total of 99 housing units were rehabilitated, seven new rental units were constructed, 1 new homeowner housing unit was constructed, 3 businesses were assisted, and 13 jobs were created. The housing total fell short of the proposed 155 total housing units goal identified in the 2015-2019 Consolidated Plan, primarily due to a shortage of construction labor and suitable building sites. The competition for labor and land with market rate housing was apparent during FY 2017-18 and continues into FY 2018-19. It is anticipated that competition will continue into the upcoming fiscal year.

The City and its partners provided housing assistance to 31 extremely low-income (30% of median) households, 30 very-low income (50% of median) households, and 49 low-income (80% of median) households. Of households served, 32 were Asian, 18 Black, 48 White, and 1 reported Other race. Four of the households were Hispanic and 38 were female-headed households.

Housing programs administered by the City were available citywide to income-eligible households. The City provided funding to sub-recipients; whose programs were available to income-eligible residents residing in the sub-recipient service area. These areas included Districts Councils 1 through 8, 11, and 17.

The City's HOME program produced 7 rental units during the program year 2017-18. Of those units, 2 units were leased to households at or below 50% AMI and 5 units to households at or below 60% AMI. The households reported as follows: 1 Black/African American, 4 Asian, 2 Other, and 2 households identified as Hispanic.

The City's ESG program funded eligible activities for homelessness prevention, emergency shelter operations, street outreach, rapid re-housing services, data collection, and ESG program administration. During FY 2017-18 the City's ESG program reported serving 4,713 households comprised of 6,083 persons.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City's Citizen Participation process centers around the Capital Improvement Budget (CIB) process. The CIB committee is comprised of 18 city residents representing each of the Minnesota senate districts located in Saint Paul. These residents are charged with hearing project proposal presentations, scoring projects, and providing funding allocation recommendations to the Mayor and City Council. While the

City budget is completed and approved on an annual basis, the CIB budget is completed for a two-year cycle based on recommendations from the CIB Committee, see Attachment A.

A public hearing was held during the CIB funding cycle to solicit comments on funding selection and priorities prior to the Committee making its formal recommendations to the Mayor and Council. There are additional comment periods and public hearings held during the adoption of the City budget and the Consolidated Planning process.

City also sought input from public and private agencies that provide health, social, and fair housing services, and agencies focused on services to children, elderly, persons with disabilities, and the homeless. Continuous coordination and collaboration between the City, Ramsey County Continuum of Care, and other housing/health care providers allows the City to regularly assess the needs of individuals and families experiencing homelessness. State and local health and child welfare agencies were consulted for addressing lead-based paint hazards section.

The City's Citizen Participation Process includes public notices and request for public comments through publication in the *Pioneer Press* and notices sent through the City's Early Notification System (ENS). Below is a summary of substantial amendment publication dates and public comment periods. All CARES Act substantial amendments used an expedited process, requiring 5 days for public comments from date of publication.

Substantial amendment 1 CDBG funding moved from Business Activity to Acquisition Activity. Published December 7, 2019. Public comment period was December 8, 2019 - January 6, 2020.

Substantial amendments 2 and 3 ran concurrently: amended Citizen Participation Plan to include expedited process; informed public of CDBG-CV1/ESG-CV1 awards and City's request for all CARES Act waivers; added HOME activity to recapitalize operating reserves. Published May 16, 2020. Public comment period was May 17, 2020 – May 21, 2020.

Substantial amendment 4 informed public of ESG-CV2 award. Published June 20, 2020. Public comment period was June 21 - 25, 2020.

Substantial amendment 5 informed public of HOME program waiver to increase administrative funding to 25% of annual allocation with concurrent reduction in project funding. Published October 17, 2020. Public comment period was October 18 - 22, 2020.

Substantial amendment 6 informed public of CDBG-CV3 award and allocation plan for CDBG-CV/ESG-CV funds. Published November 14, 2020. Public comment period was November 15 - 19, 2020.

Minor amendment 1 modified City's Citizen Participation Plan for how it makes notification of Public Hearings and informs citizens of opportunity to provide public comment. For program year 2019, and going forward, City will publish notices in the Saint Paul City Council designated legal newspaper of

general circulation. Published January 12, 2021. Public comment period was January 13 – February 11, 2021.

Substantial amendment 7 expands the definition and use of CDBG funds for Clearance - a broader definition of eligible activities to prevent the spread of blight to adjacent properties or areas. Published January 31, 2021. Public comment period was February 1 – March 2, 2021.

#### **AP-05 Executive Summary - Summary of Citizen Participation Process - CONTINUED**

Substantial amendment 8 moves CDBG funding: from Economic Development and Clearance to Multi-Unit Housing Development Fund. Published April 12, 2021. Public comment period was April 13 – May 12, 2021.

Substantial amendment 9 moves CDBG-CV funding of \$236,650 from CV-Commercial Corridor and Citywide Economic Development (Goal 8/Project 16) and moves \$257,745 from CV-Public Improvements/Public Facility (Goal 4/Project 17) to CV-Expanded Public Services (Goal 5/Project 15) for total additional funding of \$494,395 for CV-Expanded Public Services. Moving funding from CV-Commercial Corridor and Citywide Economic Development will remove this project from the City's Annual Action Plan. Published May 3, 2021. Public comment period was May 4 – May 8, 2021.

Substantial amendment 10 moves CDBG-CV funding of \$1,157,000 from Unsheltered Meal Support activity to Saint Paul Homeowner Stability Mortgage Assistance Program. Moving funding removes Unsheltered Meal Support as an activity and creates a new activity as the Saint Paul Homeowner Stability Mortgage Assistance Program. Published August 16, 2021. Public Comment period was August 17 – August 21, 2021 (Goal 5/Project 15).

Substantial amendment 11 changes the location of CV-Public Facility, Public Improvements from 296 Seventh Street West to 1790 University Avenue West (Project 18). Published September 9, 2021. Public Comment Period was September 10 – 14, 2021.

Substantial amendment 12 modifies the City's Joint Powers Agreement with Ramsey County for administration of ESG/ESG-CV funds to allow Ramsey County to become a subrecipient of ESG-CV funds. City will assume administration of Ramsey County ESG/ESG-CV activities; Ramsey County will continue administration of other ESG/ESG-CV subrecipients. Published March 21, 2022. Public Comment was Period was March 22 – 26, 2022.

### **5. Summary of public comments**

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

A summary of the comments received during the public hearing held on June 5, 2017, as part of the CIB funding cycle is attached. No additional comments were received during the City's annual budget process, which included the CIB and Consolidated Plan budgets. An additional public hearing for comment on the current Annual Action Plan for FY 2019-20 was held on March 20, 2019. Comments received at the public hearing and during the public comment period, March 2 – April 2, 2019, are included as Attachment A.

All comments received during the public comment periods for substantial amendments and the minor amendment were considered and are included in Attachment A.

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

The public comment period was March 2, 2019 through April 2, 2019. All comments were considered.

The public comment period for each substantial and minor amendment were:

- Substantial Amendment 1 was December 8, 2019 - January 6, 2020.
- Substantial Amendments 2 and 3 were May 17 - May 21, 2020
- Substantial Amendment 4 was June 21 – June 25, 2020
- Substantial Amendment 5 was October 18 – October 22, 2020
- Substantial Amendment 6 was November 15 – November 19, 2020
- Minor Amendment 1 was January 13, 2021 – February 11, 2021
- Substantial Amendment 7 was February 1, 2021 – March 2, 2021
- Substantial Amendment 8 was April 13, 2021 – May 12, 2021
- Substantial Amendment 9 was May 4 – May 8, 2021
- Substantial Amendment 10 was August 17 – August 21, 2021
- Substantial Amendment 11 was September 10 – September 14, 2021
- Substantial Amendment 12 was March 22 – March 26, 2022

All public comments were considered (see Attachment A).

## **7. Summary**

The Planning and Economic Development Department (PED), Finance and Administration, Grants Compliance Division is the CDBG Administrator and lead agency responsible for the preparation of the FY 2019-20 Annual Action Plan for HUD grant funds. The PED's Housing Division administers HOME program and ESG funding.

The Consolidated Plan describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address these needs for a period of five years. The plan coordinates the City's housing and economic development plans with other public,



private, and nonprofit community housing providers, and non-housing service agencies. The resulting Consolidated Plan and subsequent Annual Action Plans provide a unified vision of services, activities, and initiatives designed to improve the quality of life for Saint Paul residents by providing affordable housing, public services, revitalized neighborhoods, support for homeless and special needs populations, elimination of blight on a spot basis, and the expansion of economic development opportunities for low- and moderate-income persons. This report highlights actions to be taken over the next 12 months (June 1, 2019 through May 31, 2020) to address priority needs. The Planning and Economic Development Department (PED), Finance and Administration, Grants Compliance Division is the CDBG Administrator, HOME Program Administrator, and lead agency responsible for the preparation of the FY 2019-20 Annual Action Plan for HUD funds. Under a Joint Powers Agreement (JPA) with the City of Saint Paul, Ramsey County administers ESG/ESG-CV program funding allocated to Saint Paul, except those funds awarded to Ramsey County as a subrecipient. Where funds have been awarded to Ramsey County as a City ESG/ESG-CV subrecipient, City will serve as administrator of these ESG/ESG-CV-eligible activities.

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City's Planning and Economic Development Department (PED) is responsible for the administration of a variety of planning, housing, business, and economic development activities. These activities support neighborhood initiatives and provide direct benefits to homeowners, home buyers, renters, job seekers, and businesses. Under a Joint Powers Agreement (JPA) with the City of Saint Paul, Ramsey County administers ESG and ESG-CV program funding allocated to Saint Paul, except those funds awarded to Ramsey County as a subrecipient. Where funds have been awarded to Ramsey County as a City ESG/ESG-CV subrecipient, City will serve as administrator of these ESG/ESG-CV eligible activities. PED also staffs the Saint Paul Housing and Redevelopment Authority (HRA), a legally distinct local entity which undertakes housing and business development activities. These activities include real estate acquisition, financing housing and commercial development, business loans, and issuing revenue bonds. PED manages all Federal funding received through HUD, approximately \$10 million annually. Additional City resources used to build community wealth through investments in affordable housing and job growth include: \$33.1 million from the City's Sales Tax Revitalization (STAR) program, approximately \$2 million annually budgeted from HRA earned income funds, Low-Income Housing Tax Credits, Housing Revenue Bonds, 46 tax increment financing (TIF) districts generating approximately \$27.36 million annually. In 2019, the City created a new Housing Trust Fund capitalized with \$10 million in one-time HRA funds and an additional \$2 million in ongoing funds.

### Consolidated Plan Public Contact Information

Questions and/or comments on the Annual Action Plan may be directed to the following PED staff:

Beth Ulrich – (651) 266-6689 – [Beth.Ulrich@ci.stpaul.mn.us](mailto:Beth.Ulrich@ci.stpaul.mn.us)

Julie Hostak – (651) 266-8545 – [Julie.Hostak@ci.stpaul.mn.us](mailto:Julie.Hostak@ci.stpaul.mn.us)

Written comments should be sent to the following address:

Beth Ulrich, Grants Manager

Planning and Economic Development Department

City of Saint Paul

1100 City Hall Annex, 25 West Fourth Street

Saint Paul, Minnesota 55102

Phone: (651) 266-6689

Email: [Beth.Ulrich@ci.stpaul.mn.us](mailto:Beth.Ulrich@ci.stpaul.mn.us)

Website: [www.stpaul.gov](http://www.stpaul.gov)

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

### **1. Introduction**

The City of Saint Paul consulted with numerous organizations, local government agencies, and City departments throughout the consolidated planning process. The City held several community meetings and requested information via phone, e-mail, and in-person interviews with organizations, and the review of additional research documentation throughout the year. The City's Housing staff consults with the Saint Paul Public Housing Agency (PHA), Minnesota Housing Finance Agency (MHFA), community housing development corporations, for-profit and non-profit housing developers, and organizations and institutions that provide resources to finance, construct, and preserve affordable housing citywide. City staff continued to utilize "pop-up" community meetings as another means to encourage community engagement. It provides a creative, interactive way for residents to participate in Saint Paul's project planning processes, provide input on City programs and initiatives, share ideas, and provide feedback. The City has determined that "pop-up" meetings work well to reach residents who are unable or not inclined to come to formal public meetings. "Pop-up" meetings have included participation for people of diverse ages, abilities, and cultural backgrounds. The City recognizes that community voices have a direct impact on citywide projects and encourages feedback and input from all Saint Paul residents in a variety of ways.

The City's Emergency Solutions Grant (ESG) and CARES Act ESG-CV grants are administered by Ramsey County under a Joint Powers Agreement. Except those funds awarded to Ramsey County as a subrecipient, Ramsey County allocates and administers ESG and ESG-CV funds in coordination with the Ramsey County Continuum of Care (CoC), Ramsey County Community Corrections, community service agencies that serve those at-risk of homelessness, emergency shelters, transitional housing providers, affordable housing providers, and community agencies that assist homeless residents challenged with mental illness and/or substance abuse disorders. As a result, the City's ESG and ESG-CV dollars are invested in coordination with County HUD-funded programs, CoC programs, and the state-funded Family Homelessness Prevention Assistance Program (FHPAP). Where City ESG/ESG-CV funds have been awarded to Ramsey County as a subrecipient, City will serve as administrator of these ESG/ESG-CV eligible activities.

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

The City has strong relationships with numerous organizations, local government agencies, and City departments. The City consults with these organizations on an on-going basis. Specifically, throughout the year, the City's Housing staff consulted with the PHA, community housing development organizations/community development corporations (CHDOs/CDCs) and assisted housing providers to develop affordable housing citywide. Catholic Charities continues to operate, on the City's behalf, St.

Paul Residence (120 supportive housing units - using the Housing First model). St. Paul Residence provides services for those at-risk of homelessness, formerly homeless, and late-stage alcoholic homeless residents - many of whom also have physical, health, and/or mental health issues.

Through its ESG grant the City funds, in part, mental health and community service providers to assist homeless residents challenged with mental illness. During the year, funding pays, in part, for mental-health agency street outreach to homeless residents living in places unfit for human habitation.

The City, through the Saint Paul Police Department (SPPD), is a committed partner in encouraging and supporting mental health and wellness. Through the SPPD's Mental Health Unit (MHU), specialized officers conduct proactive and reactive services citywide in an effort to connect residents in need of services with available community resources, helping to significantly reduce mental-health-crisis-related arrests and repeat calls for service. With a concentration on community outreach, the unit seeks to be part of the conversation before tragedy occurs and possibly prevent behaviors that can lead to arrest or tragedy. The MHU, in conjunction with the City's Community Engagement Office, conducted meetings citywide to introduce and educate residents, mental health and community service providers on the MHU, its functions, and educate community members about how to assist the MHU so that it may work more effectively. The MHU, originally 4 officers and 2 case managers will add 3 more specially trained police officers with 2019 City budget increases.

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

Throughout the year via monthly meetings with the CoC Governing Board, CoC committees and members, and community agencies and service providers, the City's ESG program is discussed and how it relates to the larger CoC. City staff consult with the CoC Coordinator on a regular basis in addition to attending monthly meetings. City staff and the CoC Coordinator review all ESG, CoC, and FHPAP funding allocations and service delivery programs. This provides a basis from which to set priorities for City ESG funding and service priorities such that City and CoC funding is complementary. In accordance with the CoC Governing Board, service priorities are homeless families with school age children, homeless unaccompanied youth, and residents with mental illness. After consultation with the CoC, the City increased funding to make street outreach a higher priority – to assist homeless residents living outside, sleeping in downtown skyways, or using transit vehicles as nightly shelter. The City and County have provided funding for a winter shelter, Winter Safe Space, in winter 2017-18 and 2018-19. The number of beds increased from 50 to 64 as did the hours it was open. While sheltered at Winter Safe Space, outreach workers engage residents to inform and connect them with social services.

With the award of additional funding through the CARES Act, \$7,992,924, ESG-CV1/2, investments will be made in consultation with the CoC to address COVID-19 impacts and provide shelter and services in accordance with public health guidance.

Metro Transit Police, through its Homeless Action Team (HAT), provides support and resources that can assist people experiencing homelessness who are sheltering on Metro Transit trains and buses, and in transit stations. The goal is outreach rather than enforcement. The HAT team added a night case manager in late January 2019.

The City continues to provide financing to create more affordable supportive housing, such as the Ain Dah Yung housing development for homeless youth, which received city-allocated Low-Income Housing Tax Credits, in 2018 and in 2019, for the development of 42 units of permanent supportive housing (PSH).

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

The City's ESG staff works with the CoC Coordinator and CoC Governing Board members. In consultation with the CoC, ESG funding is allocated to programs that: 1) promote a comprehensive delivery of homeless services, 2) assist underserved communities, 3) provide services as needed to achieve the goals of the CoC, Ramsey County FHPAP, and ESG, 4) reduce the number of emergency shelter residents at the Dorothy Day Center-Higher Ground and 5) address City concerns while meeting HUD's national housing objectives. With the award of additional funding through the CARES Act, \$7,992,924, ESG-CV1/2, priorities for service will be established in consultation with the CoC to address COVID-19 impacts.

In addition, City staff consults with the CoC Coordinator and funders to recommend priorities for ESG funding allocations. The City presents its annual ESG budget to the CoC Governing Board for a community discussion on each ESG program component - emergency shelter, street outreach, homelessness prevention, rapid re-housing, and Homeless Management Information System (HMIS). Establishing the proposed 2019 ESG budget allocations reflects the continued recognition of the need for additional street outreach to homeless residents living outside or in areas unfit for human habitation.

City ESG and CoC staff work together to establish performance standards for ESG, CoC, and FHPAP programs. CoC staff continues to develop and refine performance matrices that apply to CoC and ESG funded activities. Project outcomes are also discussed with ESG/CoC/FHAP service providers. During FY 2019-20, CoC Coordinator and City staff will conduct a HUD program-related training for CoC, ESG, and FHPAP providers. The CoC Coordinator will also provide additional training on the established performance matrix and project outcomes. During the program year, staff from the City, CoC, and Institute for Community Alliance (ICA) as the HMIS administrator, will continue to develop a more responsive HMIS system.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	DISTRICT COUNCILS
	<b>Agency/Group/Organization Type</b>	Planning organization Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Seventeen separate 501(c)3 organizations are Saint Paul's district councils. The City contracts with these organizations to provide planning and engagement on physical, economic, and social development of defined areas; identifying needs; and initiating community programs.
2	<b>Agency/Group/Organization</b>	Capital Improvement Budget Committee
	<b>Agency/Group/Organization Type</b>	Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CIB Committee, a volunteer group of citizens, reviews and ranks all proposals for CDBG funds over the course of several public meetings. After review and public hearing, the CIB Committee makes recommendations to elected officials on the allocation of CDBG funds. Those recommendations are sent out to neighborhood organizations and posted on the City's website for additional comments. The CIB budget is then incorporated into the City's budget cycle where a second public hearing is held before adoption. Outcomes of this process include in-depth review and community engagement of applications for CDBG funding.



3	<b>Agency/Group/Organization</b>	Ramsey County Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City ESG staff consults with Ramsey County Continuum of Care (CoC) Coordinator and attends monthly CoC and Family Homelessness Prevention Assistance Program (FHPAP) meetings to implement comprehensive services that assist homeless and at-risk of being homeless residents. The outcome is that ESG staff and the CoC Governing Board recommend funding allocations for CoC and FHPAP services. Other outcomes are the development of ESG, FHPAP, and CoC program evaluations, additional service provider staff training, and increased services coordination.
4	<b>Agency/Group/Organization</b>	Saint Paul Public Housing Agency
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-homeless Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City and PHA representatives participate on an on-going basis with the CoC Family Homelessness Prevention Assistance Program Committee and other housing initiatives. City and PHA have a working partnership which recognizes the challenges faced by the PHA administration and PHA residents. Outcomes are increased use of PHA's Project-Based Section 8 and Housing Choice Vouchers at eligible affordable housing developments financed by the City.
5	<b>Agency/Group/Organization</b>	MINNESOTA HOME OWNERSHIP CENTER
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City housing staff participates with the Minnesota Home Ownership Center (MNHOC) to implement home ownership programs - home buyer counseling, mortgage foreclosure prevention, and home buyer initiatives for underserved communities. The anticipated outcome is the continual development of multi-lingual and multi-cultural homeownership classes and mortgage foreclosure counseling services. Additionally, City staff participates with MNHOC's Home Ownership Alliance (HOA). Anticipated outcomes are long-term homeownership strategies to reduce the racial disparity in homeownership.

6	<b>Agency/Group/Organization</b>	RAMSEY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City consults with Ramsey County Community Services and Economic Development staff regarding employment and training, regional fair housing initiatives, affordable housing development, and community services. Additionally, the County provides comments on the City's proposed Annual Action Plan.
7	<b>Agency/Group/Organization</b>	Saint Paul Independent School District #625
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City ESG staff and Saint Paul Public Schools (SPPS) Title 1 Coordinator serve as committee members of the CoC Governing Board and Ramsey County Family Homelessness Prevention Assistance Program. City staff consults SPPS Title 1 Program staff regarding: the needs of homeless students; needs of students aging out of foster care; and the need for family shelter beds. Anticipated outcomes are more shelter beds for families, particularly those with school-aged homeless children, and unaccompanied youth.

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

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

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

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

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

In addition to the organizations noted above, in developing the Annual Action Plan the City coordinated with the following: The Salvation Army, Model Cities, Saint Paul Public Libraries, West Side Community Health Services, Ramsey County Public Health Department, Radias Health, Minnesotans Standing Together to End Poverty, Solid Ground, Twin Cities Housing Development Corporation, Ramsey County Community Corrections, Project for Pride in Living, Minnesota Assistance Council for Veterans, Minnesota Engagement on Shelter and Housing, Minnesota Housing Assistance Center, Veterans Services of Ramsey County, Minnesota Department of Human Services, Ramsey County Financial Assistance Services Shelter Team, Community Stabilization Project, Ain Dah Yung Center, Dayton's Bluff Neighborhood Housing Services, East Side Neighborhood Development Company, Rondo Community Land Trust, Neighborhood Development Alliance, NeighborWorks Home Partners, North East Neighborhoods Development Corporation, Saint Paul Public Schools REACH/Fostering Connections, Face to Face, Lutheran Social Services of Minnesota, Theresa Living Center, and Catholic Charities of St. Paul and Minneapolis.

## **AP-12 Participation – 91.105, 91.200(c)**

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

The most significant citizen participation effort for annual CDBG allocations is through the Capital Improvement Budget (CIB) process. Comprised of 18 Saint Paul residents representing Minnesota senate districts within Saint Paul, CIB hears proposal presentations, scores projects and recommends funding to Mayor and City Council. A public hearing was held for comments on funding selection and priorities prior to the CIB making its formal recommendations. The CIB Committee recommendation letter to the Mayor is included in Attachment A; the 2018-19 and 2019-20 CIB and budget calendar in Attachment B. The CIB process initiated a bi-annual process for 2018-19; projects are approved for 2 years, details in Attachment C.

CIB recommendations were based on the City receiving the same level of funding from HUD in PY 2019-20 as received in PY 2018-19. The City estimated receiving \$6,764,245 of CDBG funding, \$1,748,058 of HOME program funding and \$578,890 of ESG funding from. The City also estimated using CDBG program income of \$556,899 and \$1,002,342 in HOME program income. Should the City receive funding less or greater than the estimated amount, funding for all CDBG, HOME and ESG activities will be reduced or increased in direct proportion to the difference in the actual allocations received from HUD. Through the CARES Act the City was awarded \$6,061,828 in CDBG-CV funding and \$7,992,924 in ESG-CV funding.

A new initiative for a more inclusive community was implemented in late 2018. From October 13 through November 28, 2018 the City held 11 community input sessions. These sessions, The Voice of the Community, were part of a broader agenda to be more inclusive through community engagement to inform the City's work at all levels and across departments. Three specific sessions had direct connection to how the City uses its HUD funding. Session dates and topics were October 23, 2018 Fair and Affordable Housing; October 30, 2018 Equitable Economic Development; and November 18, 2018 Safe Housing. Comments received fell into very general categories: lack of safe affordable housing; landlords unwilling to accept HCVs; the need for more housing choice—location, type, price; landlord fair housing violations and lack of tenant knowledge of their rights; a need for increased equity in public transit Citywide; and more equity in neighborhood infrastructure. The process is emerging and other meetings will focus on varying topics throughout the City.

Follow-up meetings, themed Imagine Our City, in partnership with district councils and community organizations were on February 7, 11, 12, 16, 21 and 23, 2019. The goal was to engage residents in developing a shared vision for the City's future. Feedback will inform budget decisions and department programs to fulfill the City's vision of being an equitable and inclusive city. HUD funding is an integral part of realizing this vision.

The Annual Action Plan (AAP) was published on the City's website and copies available at every branch library and the bookmobile (14 locations). A public notice with 30-day comment period and public hearing was published in the Pioneer Press and sent out through the City's Early Notification System to every district council asking for review and comments. All comments received were considered, see Attachment A.

The City modified its Citizen Participation Process for 2020 to incorporate expedited procedures to amend consolidated plans when necessary to facilitate the use of grant funds and amended it for how it notifies the public of Public Hearings and informs its citizens of opportunity to provide public comment. For program year 2019, and going forward, the City will publish notices in the City Council designated legal newspaper of general circulation, see Attachment B. All comments received were considered, see Attachment A.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendanc e	Summary of comment s received	Summary o f comments not accepted and reason s	URL (If applicable)
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1	Public Meeting	Non-targeted/ broad community	The 18 members of the CIB committee held interviews of CDBG applicants on April 3, 10, and 17, 2018, and attended a bus tour of the project sites on April 24, 2018.	Recommendations were made on the distribution of CDBG funds for the 2018 and 2019 Program Years (June 1, 2018 through May 31, 2020).	One recommended project was determined not to be eligible for CDBG funds and removed from the list. The City acknowledged the importance of the project to the committee and community and identified non-CDBG funds for the project.	<a href="https://www.stpaul.gov/departments/mayors-office/committees-boards-and-commissions/capital-improvement-budget-cib-committee">https://www.stpaul.gov/departments/mayors-office/committees-boards-and-commissions/capital-improvement-budget-cib-committee</a>
2	Public Meeting	Non-targeted/ broad	A public hearing was held	A summary of	All comments	<a href="https://www.stpaul.gov/sites/default/files/Media%20Root/Financial%20Services/2017%20CIB%20Public%20Hearing%20Notice.pdf">https://www.stpaul.gov/sites/default/files/Media%20Root/Financial%20Services/2017%20CIB%20Public%20Hearing%20Notice.pdf</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		community	on June 5, 2017, at 6 pm at 15 W. Kellogg Blvd, Room 40, St. Paul, MN 55102	comments is included in Attachment A to this plan.	were considered.	
3	Internet Outreach	Non-targeted/ broad community	CIB recommendations were posted on the City's website as a booklet and through Open Budget for review prior to adoption			<a href="http://budget.stpaul.gov/#!/year/2018/capital/0/service?vis=barChart">http://budget.stpaul.gov/#!/year/2018/capital/0/service?vis=barChart</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	City Council reviewed the recommended CDBG allocations as part of the complete City budget review process at a public meeting on November 7, 2018; 15 W. Kellogg Blvd, St. Paul, MN 55102	Additional information was requested by the council on historic allocations. One recommendation was made to increase funding to one proposed recipient.	All comments were considered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	A public hearing was held on the final version of the proposed budget on December 5, 2018, at 5:30 pm in Council Chambers at 15 W Kellogg Blvd, St. Paul, MN 55102.	All comments received were regarding the operating budget and the tax levy.	No comments were received regarding the CDBG allocations.	<a href="https://stpaul.legistar.com/Calendar.aspx">https://stpaul.legistar.com/Calendar.aspx</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/ broad community	A public hearing was held on March 20, 2019, 3 pm, 25 W. 4th St, 1300 City Annex, Room 1303, Saint Paul, MN 55102.	No comments were received.		

7	Newspaper Ad	Non-targeted/ broad community	Public Hearing notice was published in the Pioneer Press, March 2, 2019. Citizen comments were accepted by means of e-mail, written submissions, in-person submissions, by facsimile or in-person at the public hearing and during the public comment	All comments were considered.	All comments were considered.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			period March 2-April 2, 2019.			

8	Internet Outreach	Non-targeted/ broad community	Distributed public hearing notice to all 17 District Councils neighborhood associations and people participating in the Early Notification System (approximately 3,000 people). Citizen comments accepted by means of e-mail, written submissions, in-person	All comments were considered.	All comments were considered.	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			submissions, by facsimile or in-person at the public hearing and during public comment period March 2-April 2, 2019.			

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

All proposed project amounts stated in the FY 2019-20 AAP are estimates based on the City receiving the same level of funding from HUD in FY 2019-20 that was received in FY 2018-19. The City anticipates receiving \$6,764,245 of CDBG funding, \$1,748,058 of HOME program funding, and \$578,890 of ESG funding. In addition, the City estimates using about \$556,899 in CDBG program income and has in-hand \$1,002,342 in HOME program income. Total HUD resources are estimated to be \$10,650,434. Should the City receive funding greater or less than the estimated amount, funding for all CDBG, HOME and ESG activities will be reduced or increased in direct proportion to the difference in the actual allocations received from HUD. All prior year's resources have been committed and programmed through previous years' Annual Action Plans. Through the CARES Act the City was awarded \$6,061,828 in Community Development Block Grant (CDBG-CV) funding through 2 separate allocations: \$4,054,659 (CDBG-CV1) and \$2,007,169 (CDBG-CV3). The City also awarded \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding through 2 separate allocations: \$2,049,510 (ESG-CV1) and \$5,943,414 (ESG-CV2).

The City has identified State, local, and private resources expected to be available to leverage and/or match HUD funding to address priority needs and the objectives put forward in the Strategic Plan. These resources may include:

- Local Housing Trust Fund
- STAR
- HRA
- Neighborhood Commercial Parking Fund
- MHFA
- TIF
- LIHTC
- Metropolitan Council
- CoC

- ESG Match
- HOME Match
- Bonds
- DEED/MEED

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,764,245	556,899	0	7,321,144	7,321,144	Expected amount available for the remainder of consolidated plan assumes level or a slight increase in funding for the remaining year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,748,058	1,002,342	0	2,750,400	2,750,400	Expected amount available for the remainder of consolidated plan assumes a small decrease in funding for the remaining year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	578,890	0	0	578,890	578,890	Expected amount available for the remainder of consolidated plan assumes level or a slight increase in funding for the remaining year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	14,054,752	0	0	14,054,752	0	ESG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

**Table 5 - Expected Resources – Priority Table**

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

HUD continues to require that all participating jurisdictions (PJ) match, with non-federal funds, no less than 25 cents for each dollar of HOME funds spent on affordable housing during the program year. The City again received a match reduction of 50% due to fiscal distress and is only required to match each dollar spent with 12.5 cents with non-federal match. The City will continue to leverage other private and public funds in the development of HOME-funded affordable housing and accumulate additional match. If the City no longer receives a 50% HOME match reduction, the match requirement can still be met using leveraged funds and match already banked from previous program years. Through the CARES Act, a waiver reducing the matching requirement for Participating Jurisdictions (PJs) in areas covered by a major disaster declaration by 100 percent for FY 2020 and FY 2021 was offered and requested by the City.

ESG grant regulations require that grant funds to be matched 100% or dollar-for-dollar. Match requirements will be satisfied, as follows, when paid with non-ESG funds:

- Cash
- Value or fair rental value of any donated material or building
- Value of any lease on a building
- Salary paid to staff to carry out the program of the recipient or sub-recipient
- Volunteers providing professional services, such as medical or legal services, and are valued at the reasonable and customary rate in the community

As provided by the CARES Act, ESG-CV funds are not subject to the match requirements that otherwise apply to the Emergency Solutions Grants program.

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) Bonds, Metropolitan Council, the Minnesota Department of Employment and Economic Development (DEED), and the Federal Home Loan Bank's Affordable Housing program. Private funding is derived from foundations, fund raising, conventional loans, and developer cash and equity. City funding may include local housing trust fund, HRA funds, LIHTC, TIF, Conduit Revenue Bonds, STAR Funds, Neighborhood Commercial Parking Fund, and discounted City/HRA owned land.

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

The City owns property which may be suitable for development and as appropriate issues Request for Proposals for development of these properties.

**Discussion**

Saint Paul strategically leverages financing tools including TIF, housing revenue bonds, LIHTCs, Federal and State Historic Tax Credits, Housing and Redevelopment Authority (HRA) tax levy dollars, HRA earned income and private development dollars, with the State and regional funding programs listed above, to maximize the investment impact. The City's work in housing affordability and stability is specifically oriented to deepening and widening the positive impact for the most disadvantaged residents. The City's business and job growth investments are targeted toward jobs that combine low barriers to entry with a living wage and clear career ladder opportunities.

In addition to Federal, State and local affordable housing investment vehicles noted above, Saint Paul has several programs directed toward holistic community development including job growth. These include:

Saint Paul Neighborhood STAR awards loans and grants for capital improvement projects in Saint Paul neighborhoods, typically leveraging 4 times the City investment in real estate and business expansion projects. Since 1995, Neighborhood STAR has assisted over 980 projects with over \$121 million in STAR dollars. These funds are estimated to have generated more than \$1.2 billion dollars in private investment throughout the City.

The Commercial Vitality Zone (CVZ) program invests in neighborhood commercial districts to promote citywide vitality, growth and equity. Project areas are catalytic - projects within the zone leverage other investments and opportunity to build off existing plans; are targeted toward areas of concentrated poverty and/or where 50% or more of residents are people of color (ACP or ACP50); increase vitality, strengthen commercial areas and make them more vibrant; and funded projects that will grow tax base.

Both STAR and CVZ funds in 2019 will be invested in targeted Cultural Destination Areas to celebrate Saint Paul's diversity as a Global City where visitors and residents can find attractive destinations embedded in Saint Paul's diverse neighborhoods. This strategy at its core is both a place making and an economic development strategy designed to support investments rooted in cultural assets to build wealth through jobs and business growth.

The Job Opportunity Fund, a forgivable loan program targeted toward growing businesses located within Areas of Concentrated Poverty where 50% or more of residents are people of color (ACP50) who

commit to hiring residents of ACP50 areas.

Saint Paul is embracing the new Federal Opportunity Zones (OZ) program established by Congress in the Tax Cut and Jobs Act of 2017 to encourage long-term investments in low-income and urban communities. The City has identified several Opportunity Zone census tracts and will proactively identify investment opportunities within these areas, marketing the areas and projects through an interactive web portal. OZ funds will help bring new investments to Saint Paul in areas of need that have investment potential. The City will work to guide OZ investments to align with core City values: equity; innovation, resilience; lifelong learning; economic inclusion and justice; and community-first public safety.

Saint Paul also strategically leverages significant regional investments in fixed-route transit corridors to maximize Transit Oriented Development (TOD) and access to housing, jobs and services for residents that do not own a car. The City has increased permitted land use densities in station areas for two significant high-amenity transit lines (Green Line LRT and A Line BRT) to maximize TOD potential and has invested in strategic land assembly and affordable housing development in these areas to maintain affordability and minimize displacement. Two additional fixed line transit options are in the final planning stages; the City is also engaged in zoning review for these areas.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless Prevention	2015	2019	Homeless	Citywide	Homeless prevention strategies Assessing individual homeless persons' needs Emergency shelters and transitional housing Public service needs	ESG: \$578,890 CDBG-CV: \$1,018,350 ESG-CV: \$7,992,924	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Homeless Person Overnight Shelter: 6500 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds Homelessness Prevention: 300 Persons Assisted
2	Development of New Housing	2015	2019	Affordable Housing	Citywide	Affordable Rental Housing Increase homeownership opportunities	CDBG: \$183,830 HOME: \$2,213,151	Rental units constructed: 19 Household Housing Unit Homeowner Housing Added: 11 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Rehabilitation	2015	2019	Affordable Housing	Citywide	Affordable Rental Housing Preservation of Affordable Rental Housing Housing rehabilitation assistance Lead based paint	CDBG: \$3,985,100	Rental units rehabilitated: 48 Household Housing Unit Homeowner Housing Rehabilitated: 75 Household Housing Unit
4	Public Improvements	2015	2019	Public facilities	Citywide	Non-housing community development	CDBG: \$242,612 CDBG-CV: \$1,842,040	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 47850 Persons Assisted
5	Public Services	2015	2019	Non-Housing Community Development	Citywide	Non-housing community development Fair Housing and housing discrimination. Public service needs Community outreach	CDBG: \$269,333 CDBG-CV: \$2,890,104	Public service activities other than Low/Moderate Income Housing Benefit: 7200 Persons Assisted
6	Community Engagement	2015	2019	Non-Housing Community Development Crime prevention	Citywide	Non-housing community development Public service needs Community outreach	CDBG: \$368,729	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 121000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Youth Employment	2015	2019	Non-Housing Community Development Employment	Citywide	Non-housing community development	CDBG: \$396,517	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
8	Economic Development	2015	2019	Non-Housing Community Development	Citywide	Economic development needs	CDBG: \$385,000	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 6 Jobs Businesses assisted: 2 Businesses Assisted
9	Remediation of Substandard Properties	2015	2019	Non-Housing Community Development	Citywide	Non-housing community development Acquisition, demolition, clearance of property Code enforcement	CDBG: \$25,793	Buildings Demolished: 12 Buildings

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	Public service activities other than Low/Moderate Housing Benefit to provide tenant-based rental assistance/rapid-rehousing, Overnight shelter for homeless persons, and homeless prevention services. Additional services through CARES Act funding, ESG-CV, to prevent, prepare for and respond to the coronavirus will be added including additional Overnight/Transitional Housing Beds.
2	<b>Goal Name</b>	Development of New Housing
	<b>Goal Description</b>	Development of new affordable housing to increase affordable rental housing units and homeownership opportunities for low/mod households.
3	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Rehabilitation of rental and ownership housing units to preserve affordable housing units.
4	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	Acquisition and/or rehabilitation of a public facility or public infrastructure to benefit a low/mod neighborhood and with additional funding through the CARES Act, CDBG-CV, to prevent, prepare for and respond to the coronavirus.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Community Engagement
	<b>Goal Description</b>	Provides funding for District Councils in low/mod Planning Districts for crime prevention, community outreach and development, and policy development activities.
7	<b>Goal Name</b>	Youth Employment
	<b>Goal Description</b>	Provides economically disadvantaged City of Saint Paul youth with educational and employment opportunities.

8	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Assist businesses with expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements, and development citywide.
9	<b>Goal Name</b>	Remediation of Substandard Properties
	<b>Goal Description</b>	Citywide, acquisition, clearance, relocation, historic preservation, remediation of environmentally contaminated properties, and building rehabilitation activities to the extent necessary to eliminate a specific condition detrimental to public health and safety.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The project summary information provides a description and funding amount for each of the projects the City plans to undertake in Fiscal Year 2019-20 with CDBG, HOME, and ESG funding. The CIB Committee recommended the FY 2019-20 capital projects through the 2018-2019 capital improvement budget process, see Attachments A, B, and C.

Under the CARES Act, the City was awarded additional CDBG (CDBG-CV) funding in the amount of \$6,061,828 and ESG (ESG-CV) funding in the amount of \$7,992,924. The allocation of CDBG-CV funds was through an internal City application process. Proposals were evaluated for alignment with City priorities to address COVID-19 impacts on low- and moderate-income residents and businesses. ESG-CV allocations will be made through Ramsey County's Letter of Interest process in coordination with the CoC.

Also reflected is the PY 2019 CARES Act amendment which incorporated HOME program waivers to add an additional project as follows: 1) Suspension of the CHDO set-aside requirement of 15% of its annual allocations for program years 2017, 2018, and 2019 for use with non-CHDO housing activities; CHDO set-aside will be reduced and non-CHDO funding for projects will be increased by \$696,289.95, respectively. 2) City will add an activity and use HOME funding to recapitalize operating reserves to two (2) troubled HOME-assisted rental developments impacted by the COVID-19 pandemic and still under an affordability period to preserve the financial viability of the HOME-assisted units.; these properties will utilize former CHDO set-aside funding in the amount of \$190,774.00. The addition of this project will provide a means to preserve existing affordable housing units – 28 HOME-assisted and a total of 145 affordable units will be impacted.

#### Projects

#	Project Name
1	Acquisition Activities
2	Clearance Activities
3	Neighborhood Non-Profits
4	Community Engagement
5	Youth Employment
6	Housing Real Estate Multi-Unit Development Fund
7	Single Unit Rehabilitation
8	Housing Construction
9	Commercial Corridor and Citywide Economic Development

#	Project Name
10	Planning and Administration
11	Eastview Play Area
12	Public Facility
14	ESG19SaintPaul
15	HOME Recapitalization of Operating Reserves
16	CV-Expanded COVID-related Public Services
17	CV-Commercial Corridor and Citywide Economic Development
18	CV-Public Facility
19	CV-Planning and Administration
20	CV-ESGSaintPaul

**Table 7 - Project Information**

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

Capital project priorities were recommended by the CIB Committee. Recommendations were based upon Consolidated Plan priority needs and goals, strength of proposals, staff rankings, public input, and available resources. The primary obstacle to addressing underserved needs continues to be limited funding available and the increasing demand for services and affordable housing (single family, multi-family, for sale and rental). CDBG-CV investment proposals were reviewed for alignment with City priorities to address COVID-19 impacts on low- and moderate-income residents and businesses.

HOME program funding partially funds the development of new affordable housing citywide. The priority is multi-family rental to meet the greatest need within the community - decent, safe affordable housing for those at the lowest income - households at/below 30% AMI. Single-family development is planned for the upcoming year to provide much needed homeownership opportunities and fill the gap in available decent, safe, affordable housing for households below 80% AMI. The primary obstacle is limited or decreasing funding and developable land. Under the CARES Act, for PY 2019 the opted to utilize HOME program waivers to add an additional project and activities, as follows: 1) Suspension of the CHDO set-aside requirement of 15% of its annual allocations for program years 2017, 2018, and 2019 for use with non-CHDO housing activities; 2) Using former CHDO set-aside the City will add an activity and use HOME funding to recapitalize operating reserves to two (2) troubled HOME-assisted rental developments impacted by the COVID-19 pandemic and still under an affordability period to preserve the financial viability of the HOME-assisted units.

The City's ESG allocation partially funds emergency shelters, transitional housing services, street outreach to homeless residents, homelessness prevention, and rapid re-housing programs that support the needs of homeless or those at-risk of becoming homeless. Saint Paul annually allocates its ESG funding through a Joint Powers Agreement with Ramsey County, in consultation with the CoC. For the ESG-CV allocation of \$7,992,924, Ramsey County will utilize the same process used for the entitlement allocation. Except where City ESG and ESG-CV funds have been awarded to Ramsey County as a

subrecipient, City will serve as administrator of these ESG and ESG-CV eligible activities.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Acquisition Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Remediation of Substandard Properties
	<b>Needs Addressed</b>	Acquisition, demolition, clearance of property
	<b>Funding</b>	CDBG: \$393,120
	<b>Description</b>	Funds are requested for the HRA to acquire strategic, hazardous and/or blighted properties for reuse as determined by input and support from the applicable recognized community organizations representing the neighborhood in which the property is located.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will have an indirect benefit to neighboring residents through the acquisition, demolition, clearance of approximately 9 properties.
	<b>Location Description</b>	Activities are available to eligible properties citywide.
	<b>Planned Activities</b>	Acquisition of vacant, underutilized properties, and related demolition and/or relocation costs. This funding has historically been used for larger development sites. Substandard structures will be cleared, and the sites will be redeveloped.
2	<b>Project Name</b>	Clearance Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Remediation of Substandard Properties
	<b>Needs Addressed</b>	Acquisition, demolition, clearance of property
	<b>Funding</b>	CDBG: \$25,793
	<b>Description</b>	Citywide, acquisition, clearance, relocation, historic preservation, remediation of environmentally contaminated properties, and building rehabilitation activities to the extent necessary to eliminate a specific condition detrimental to public health and safety.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will have an indirect benefit to neighboring residents through the various clearance activities of approximately 12 properties.
	<b>Location Description</b>	Activities will be carried out on a spot by spot basis citywide.
	<b>Planned Activities</b>	Clearance, rehabilitation, stabilization, and remediation of properties that pose a threat to public health and/or safety.
<b>3</b>	<b>Project Name</b>	Neighborhood Non-Profits
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing community development Fair Housing and housing discrimination. Tenant and landlord education Public service needs Community outreach
	<b>Funding</b>	CDBG: \$269,333
	<b>Description</b>	Public service activities to include fair housing activities, community engagement, domestic violence prevention, criminal restorative justice, health care, employment training, conflict resolution, and emergency shelter.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,200 LMI persons will be assisted through programs funded with CDBG and CDBG-CV funds.
	<b>Location Description</b>	Activities will be carried out citywide.
	<b>Planned Activities</b>	Assistance to public service programs administered by nonprofit organizations citywide. Programs include services for children, youth, families, senior citizens, domestic violence prevention, citizen participation, conflict resolution, and emergency shelter, and criminal restorative justice. Programs also receive local funding.
<b>4</b>	<b>Project Name</b>	Community Engagement
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	Community Engagement
	<b>Needs Addressed</b>	Non-housing community development Public service needs Community outreach
	<b>Funding</b>	CDBG: \$368,729
	<b>Description</b>	The program provides funding for District Councils in Planning Districts 1-8, 11, and 17 for crime prevention, community outreach and development, and policy development activities. The program also receives over \$1 million in City General Fund local funding.
	<b>Target Date</b>	4/1/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used for activities in CDBG eligible areas. Approximately 120,000 low- to moderate-income residents will be assisted with CDBG funds. Local funding is available for non-CDBG eligible areas.
	<b>Location Description</b>	CDBG eligible Districts Councils 1-8,11, and 17.
	<b>Planned Activities</b>	Crime prevention, community development, policy development.
5	<b>Project Name</b>	Youth Employment
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Youth Employment
	<b>Needs Addressed</b>	Non-housing community development Public service needs Economic development needs Community outreach
	<b>Funding</b>	CDBG: \$396,517
	<b>Description</b>	This multi-year program provides economically disadvantaged City of Saint Paul youth with educational and employment opportunities. Income eligible youth are referred to this program by the Saint Paul School District and other community organizations. Services include remedial education, classroom and occupational skills training, and part-time employment.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Youth from approximately 283 LMI families will benefit from the employment training and internships.
	<b>Location Description</b>	All City of Saint Paul youth from low- to moderate-income households are eligible to participate.
	<b>Planned Activities</b>	Services include remedial education, classroom and occupational skills training, and part-time employment.
<b>6</b>	<b>Project Name</b>	Housing Real Estate Multi-Unit Development Fund
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Preservation of Affordable Rental Housing Affordable Rental Housing Lead based paint
	<b>Funding</b>	CDBG: \$1,406,326
	<b>Description</b>	Assist in financing the preservation, rehabilitation or new production of affordable housing. Implement CDBG eligible activities for acquisition and related costs (e.g., relocation, demolition, site preparation, and adjacent public improvements), rehabilitation, new construction, and related development costs of a housing project. Implement the housing component of larger mixed-use developments as determined by the Mayor, City Council/HRA, and neighborhood.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 40 households under 80 percent of area median household income will benefit from this activity.
	<b>Location Description</b>	Projects will be selected throughout the City.
	<b>Planned Activities</b>	Financing to assist in the preservation, rehabilitation or new production of affordable housing.
<b>7</b>	<b>Project Name</b>	Single Unit Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation

	<b>Needs Addressed</b>	Housing rehabilitation assistance Lead based paint
	<b>Funding</b>	CDBG: \$2,185,655
	<b>Description</b>	City and CDC-provided loan funding to assist low-income households to rehabilitate their homes by addressing CDBG eligible uses: (i.e. building code enforcement, lead paint abatement, hazardous waste treatment, handicap accessibility, energy improvements, and window, roof and siding replacement, etc.). Funds are also used for emergency repair of water/sewer lines, and deficient furnaces and water heaters.
	<b>Target Date</b>	4/1/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 80 low- to moderate-income households will benefit from this activity.
	<b>Location Description</b>	CDBG eligible households citywide are eligible for this activity.
	<b>Planned Activities</b>	Financing to assist income eligible owner occupants of single-family and duplex properties.
8	<b>Project Name</b>	Housing Construction
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Development of New Housing
	<b>Needs Addressed</b>	Affordable Rental Housing Increase homeownership opportunities
	<b>Funding</b>	CDBG: \$183,830 HOME: \$2,022,377
	<b>Description</b>	This project will produce new units of housing either by rehabilitating vacant structures or with new construction activities, both of which may include acquisition, demolition, relocation, and direct homebuyer assistance.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1 new unit of housing that will benefit a low- to moderate-income family will be created using CDBG funds.  It is estimated 26 households will receive benefit from investment of HOME funds. 11 households will benefit from affordable home ownership opportunities and 15 households will benefit from newly constructed affordable rental units.
	<b>Location Description</b>	Project sites to be determined throughout the City.
	<b>Planned Activities</b>	New units of housing either by rehabilitating vacant structures or construction of new units, both may include acquisition, demolition, and relocation.
<b>9</b>	<b>Project Name</b>	Commercial Corridor and Citywide Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic development needs
	<b>Funding</b>	CDBG: \$385,000
	<b>Description</b>	Activities carried out by the City or its CDC partners to assist businesses with expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements, and development citywide.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will assist businesses that either serve low- to moderate-income areas or create jobs for low- to moderate-income persons. It is estimated that 2 businesses will be rehabilitated/façade improvements, 2 businesses will receive assistance, and 6 jobs will be added/retained.
	<b>Location Description</b>	This activity is available to eligible businesses citywide.
<b>10</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Engagement
	<b>Needs Addressed</b>	Planning needs Community outreach

	<b>Funding</b>	CDBG: \$1,464,228 HOME: \$537,249
	<b>Description</b>	Funding for: management, coordination, oversight, and monitoring of the CDBG and HOME programs; costs included in the City's approved Indirect Cost Plan; planning activities in CDBG eligible areas of the City; environmental and historic reviews of HUD funded projects.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity will indirectly benefit all LMI households citywide.
	<b>Location Description</b>	This activity will not benefit a physical location.
	<b>Planned Activities</b>	Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting, and compliance for Consolidated Plan grants. Staff includes Managers, Financial Analysts, Compliance Coordinators, IDIS Coordinator, and Administrative Support.
<b>11</b>	<b>Project Name</b>	Eastview Play Area
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-housing community development Public facilities
	<b>Funding</b>	CDBG: \$227,000
	<b>Description</b>	Removal and replacement of existing play equipment. Eastview Recreation Center Play Area enhancements to include new play equipment, resilient surfacing for ADA compliance, other amenities such as seating, signage, and landscaping.
	<b>Target Date</b>	4/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The service area of this park includes 9,905 low- to moderate-income persons.
	<b>Location Description</b>	1675 5th Street East, St. Paul, MN 55106.



	<b>Planned Activities</b>	Removal/replacement of existing play equipment, other site improvements.
<b>12</b>	<b>Project Name</b>	Public Facility
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-housing community development Public facilities
	<b>Funding</b>	CDBG: \$15,613
	<b>Description</b>	Acquisition and/or Renovation of existing building to provide supportive services to low- to and moderate-income residents.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project will serve low- to moderate-income persons benefiting approximately 1,080 persons.
	<b>Location Description</b>	Project site to be determined.
	<b>Planned Activities</b>	Public Facility
<b>13</b>	<b>Project Name</b>	ESG19SaintPaul
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless prevention strategies Assessing individual homeless persons' needs Emergency shelters and transitional housing
	<b>Funding</b>	ESG: \$578,890
	<b>Description</b>	Activities to include homeless prevention, shelter operations, essential services, street outreach, rapid re-housing, and ESG administration. Funding for emergency shelter operations and street outreach will not exceed 60% of ESG funding award and no more than 7.5% for administrative costs.
	<b>Target Date</b>	5/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 4,500 individuals and families experiencing homelessness or at-risk of homelessness will be assisted.
	<b>Location Description</b>	Citywide – specifically Catholic Charities Family Service Center and Higher Ground facility; Ain Dah Yung Youth Shelter, Breaking Free, Face to Face Health and Counseling at SafeZone, Interfaith Action Project Home family shelter, Lutheran Social Services Safe House, Neighborhood House East Side Family Center, Salvation Army Booth Brown house, Theresa Living Center, YWCA transitional housing.
	<b>Planned Activities</b>	Activities include homeless prevention services, emergency shelter operating costs, essential services, street outreach, rapid re-housing, and ESG administration.
14	<b>Project Name</b>	HOME Recapitalization of Operating Reserves
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Preservation of Affordable Rental Housing
	<b>Funding</b>	HOME: \$190,774
	<b>Description</b>	Utilize waivers offered through the Cares Act to provide HOME program funding for recapitalization of operating reserves for troubled HOME properties impacted by the COVID-19 pandemic and still under an affordability period to preserve the financial viability of the HOME-assisted units.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 properties will be assisted; 28 total HOME-assisted units (a total of 145 affordable units).
	<b>Location Description</b>	American House, 352 Wacouta Street, Saint Paul, MN 55101 Kimball Court, 545 Snelling Avenue North, Saint Paul, MN 55104
	<b>Planned Activities</b>	Recapitalization of operating reserves for troubled HOME properties impacted by the COVID-19 pandemic and still under an affordability period to preserve the financial viability of the HOME-assisted units.
	<b>Project Name</b>	CV-Expanded COVID-related Public Services

15	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Non-housing community development Fair Housing and housing discrimination. Supportive services to help keep households housed Tenant and landlord education Public service needs Economic development needs
	<b>Funding</b>	CDBG-CV: \$3,907,959
	<b>Description</b>	Public services to prevent, prepare for and respond with activities to include fair housing activities, education and distance learning support, health care, employment training, media access, housing information and referral, emergency shelter and support services for unsheltered, and emergency housing payments on behalf of eligible homeowners to stabilize housing and prevent foreclosure/displacement.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,800 LMI persons will be assisted through programs funded with CDBG-CV funds.
	<b>Location Description</b>	Activities will be carried out citywide.
	<b>Planned Activities</b>	Assistance to public service programs administered by City of Saint Paul staff and contractors. Programs include services for children, youth, families, senior citizens, employment services and counseling for unemployed, support for unsheltered residents, housing information and referral, and emergency housing payments on behalf of eligible homeowners to stabilize housing and prevent foreclosure/displacement.
16	<b>Project Name</b>	CV-Commercial Corridor and Citywide Economic Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic development needs
	<b>Funding</b>	:

	<b>Description</b>	Activities to prevent, prepare for and respond to the coronavirus, carried out by the City to support businesses with technical assistance, expansion, property acquisition, rehabilitation, energy conservation improvements, leasehold improvements, and development citywide.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will assist businesses that either serve low- to moderate-income areas or create jobs for low- to moderate-income persons. It is estimated that 7 businesses will receive assistance.
	<b>Location Description</b>	This activity is available to eligible businesses citywide.
	<b>Planned Activities</b>	Support businesses with technical assistance, expansion, property acquisition, rehabilitation, energy conservation and leasehold improvements.
<b>17</b>	<b>Project Name</b>	CV-Public Facility
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Improvements
	<b>Needs Addressed</b>	Non-housing community development Public facilities
	<b>Funding</b>	CDBG-CV: \$143,978,556
	<b>Description</b>	To prevent, prepare for and respond to the coronavirus; acquisition and/or renovation of existing building and through provision of public and supportive services to low- to moderate-income persons.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project at 1790-1800 University will serve low- to moderate-income persons benefiting approximately 31,500. Project at 100 10th St E will serve
	<b>Location Description</b>	1790-1800 University Ave and 100 E 10th St, Saint Paul
<b>18</b>	<b>Planned Activities</b>	Public Facility
	<b>Project Name</b>	CV-Planning and Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Community Engagement

	<b>Needs Addressed</b>	Planning needs Community outreach
	<b>Funding</b>	CDBG-CV: \$311,828
	<b>Description</b>	To prevent, prepare for and respond to the coronavirus funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting, and compliance for CDBG-CV activities.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will indirectly benefit all LMI households citywide.
	<b>Location Description</b>	This activity will not benefit a physical location.
	<b>Planned Activities</b>	Funds are budgeted to pay salary and operating costs for overall administration and coordination of budget development, citizen participation, reporting, and compliance for CDBG-CV grants. Staff includes Managers, Financial Analysts, Compliance Coordinators, IDIS Coordinator, and Administrative Support.
19	<b>Project Name</b>	CV-ESGSaintPaul
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless prevention strategies Assessing individual homeless persons' needs Emergency shelters and transitional housing
	<b>Funding</b>	ESG-CV: \$7,992,924
	<b>Description</b>	Activities to prevent, prepare for and respond to the coronavirus include homeless prevention, shelter operations, essential services, street outreach, rapid re-housing, and ESG administration. No more than 10% of the ESG-CV funding award will be used for administrative costs.
	<b>Target Date</b>	12/31/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,400 individuals and families experiencing homelessness or at-risk of homelessness will be assisted; an additional 100 overnight shelter beds will be added.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities include homeless prevention services, emergency shelter operating costs, essential services, street outreach, rapid re-housing, addition of 100 overnight shelter beds, and ESG-CV administration.

## **AP-50 Geographic Distribution – 91.220(f)**

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

Except for the one play area, no 2019 activities have an address specific location. All activities described in the Annual Action Plan are programs which are available citywide or have service areas that include one or more neighborhoods (districts) in the City.

A map which shows the areas of the City with at least 51% low- to moderate-income persons is titled as CDBG eligible block groups and tracts and included in Attachment I. All activities providing an area benefit being carried out in 2019 will have a service area that is located primarily in a shaded portion of the map.

Activities carried out by the City which provide a direct benefit (primarily housing activities) are available citywide to income-eligible households, while direct benefit activities carried out by sub-recipients are available to income-eligible households located in the neighborhoods served by the sub-recipient. Many of the sub-recipients and subgrantees receiving CDBG funds work within the Inspiring Communities (formerly known as Invest Saint Paul) initiative priority areas. Job creation/retention and business assistance are primarily in ACP and ACP50 areas (areas of concentrated poverty and/or where 50% or more of residents are people of color); preservation of housing occurs throughout the City; and new construction is planned primarily for non-ACP/ACP50 areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

By allocating investments citywide the City is working to prevent additional concentrations of low-income and minority populations through targeted affordable housing development, expansion of access to economic opportunity and employment, and increased housing options for low- and moderate-income residents citywide.

### **Discussion**

HUD funding will continue to be used for housing activities citywide. Public infrastructure projects in low/mod areas will utilize CDBG funds in conjunction with local and State funds (STAR funding, local bonds, Municipal State Aid), providing improvements citywide for the benefit of all residents.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	115
Special-Needs	0
Total	115

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	19
Rehab of Existing Units	73
Acquisition of Existing Units	23
Total	115

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

#### Discussion

The City estimates providing HOME funding for the construction of three multifamily rental properties, a total of approximately 345 affordable units, of which it is estimated 19 units will be HOME-assisted. The City will continue its citywide owner-occupied rehab program as well as continuing to fund and work with its non-profit partners resulting in about 73 owner-occupied homes rehabilitated – a strategic effort to preserve affordable housing. Additional projects will include working with non-profit partners for rehabilitation and/or redevelopment of HRA-owned properties for resale or rental to low-income households, and the acquisition of scattered site rental units to preserve affordability.

Utilizing statutory waivers provided through the CARES Act, the City opted to use its CHDO set-aside funding for non-CHDO activities. Using an additional HOME program waiver through the CARES Act, the City will provide HOME program funding for recapitalization of operating reserves for troubled HOME properties impacted by the COVID-19 pandemic and still under an affordability period to preserve the financial viability of the HOME-assisted units. Recapitalization of operating reserves for two developments will help preserve the 28 HOME-assisted units as well as the remaining 117 affordable units, 145 units in total.





## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Saint Paul Public Housing Agency (PHA) is an important provider of affordable housing for thousands of Saint Paul households with the greatest need (households at or below 30% of AMI). PHA owns and manages 4,273 public housing units and administers 4,714 Housing Choice Vouchers and related Section 8 subsidies (as of February 2019). These include 100 Family Unification Program (FUP) vouchers, 152 Mainstream Program/Disability vouchers, 6 Section 8 Mod Rehab SRO vouchers, and 231 Veterans Affairs Supportive Housing (VASH) vouchers. PHA has allocated 516 project-based vouchers (PBVs), more than half of those (328) are in supportive housing developments. In total, PHA provides over 9,000 affordable homes to more than 21,000 people.

The Annual Agency Plan for Federal FY 2019 (PHA's Fiscal Year 2020, beginning April 1, 2019), and the Five-Year Capital Fund Plan are available on the PHA website at: <http://www.PHA.org/reports-and-publications/agency-plan>.

The PHA has maintained its High Performer status under HUD's Public Housing Assessment System (PHAS) for 28 consecutive years. The PHA does not administer HOPE VI activities or Mixed-Finance Modernization and Development. PHA has also maintained its High Performer status under HUD's Section 8 Management Assessment Program (SEMAP) for 17 consecutive years. The PHA successfully implements and administers current agreements for Project-Based Vouchers (PBV); including PBV(s) in supportive housing that supports the State of Minnesota, Ramsey County, and the City of Saint Paul with their plans to end homelessness. The PHA's strong performance includes a significant commitment to sustainability. The City Council presented the 2017 Sustainable Saint Paul Award for Green Practices to the PHA in recognition of its green initiatives. PHA retains consultants to conduct energy audits of its properties and incorporates feasible recommendations for energy improvements into its capital needs planning as both a cost reduction and energy saving strategy.

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

Rental Assistance Demonstration Conversion (RAD)—by late 2019 most units will be converted to the Project-Based Rental Assistance (PBRA) program. PHA will continue to own, manage, maintain and improve units through long-term PBRA contracts. The primary benefit is more predictable, reliable funding.

Capital Improvements - in implementing its 5-Year Capital Plan 2018-22, Capital Fund Program dollars renovate/modernize units with improvements for fire and life safety. Units are renovated/maintained using green sustainable designs to conserve energy and water. To modernize and preserve units HUD Capital Fund grants, forgivable loans from MHFA's Publicly Owned Housing Program (POHP) and grants from Federal Home Loan Bank's Affordable Housing Program are used. After RAD conversion the 5-Year

Capital Plan will use PBRA housing assistance payments (HAP).

Housing Choice Vouchers (HCV)-continued use of all 4,714 vouchers, without exceeding authorized limits, and collaboration with the CoC to meet housing needs of the most vulnerable residents.

Project-Based Vouchers (PBV)—PBV contracts continue and expiring contracts at successful developments are renewed; subsidizes rental units in privately-owned mixed-income supportive housing and other affordable housing developments. Supportive housing is in partnership with organizations providing services to those having experienced homelessness/have barriers to stable housing. These units support State, County, and City plans to end/reduce homelessness. Continued collaboration with longstanding partners - City, County, St. Paul Foundation, and others - with PBVs for mixed-income, supportive housing, and project-based VASH vouchers for veterans. PHA committed to project-basing up to 300 vouchers over 5 years for mixed-income, supportive-housing for homeless, a combination of HCVs, VASH, and FUP vouchers. Up to 125 will be in MHFAs 2019 Consolidated Request for Proposals through 3 separate offerings: up to 50 HCVs to project-based mixed-income developments – affordable/market-rate; up to 50 HCVs to project-based supportive housing; and up to 25 VASH vouchers to project-based supportive housing.

VASH Program—assists homeless veterans receiving services from the Veterans Administration with a voucher for rent in privately-owned housing. PHA has a total of 231 vouchers.

Mainstream Program-Housing Opportunities for Persons with Disabilities-vouchers for disabled to rent affordable private housing of their choice. HCVs may also serve any group identified as having the worst housing need, e.g. very low-income/disabled. PHA has a total of 152 vouchers.

Family Unification Program Vouchers (FUP)-provides 100 vouchers in partnership with Ramsey County Community Human Services Department (RCCHSD). Vouchers support families working with RCCHSD's Child Protection Unit to secure stable housing and be unified with their children. About 25 vouchers assist 18-24-year-olds who have aged out of or left foster care at age 16 or older, are homeless or at-risk of becoming homeless.

Tenant Protection/Preservation Vouchers (TPV)-ensures no displacement of low-income residents when a property is no longer subject to income-restrictions and tenants do not have a voucher to ensure affordability. TPVs allow eligible tenants to remain at the property, protected from future rent increases or use the subsidy to move to another rental unit.

Waiting Lists-October 1, 2018 the waiting list for public housing closed with over 11,000 households on the list. PHA's HCV waiting list has an expected wait of 3-4 years. Applications are still taken for 2 programs: Congregate Housing Services Program (CHSP) which develops individualized services for elderly/disabled to maintain independence; and the Wilder Assisted Living Program (ALP) which brings

supportive services to those living in Hamline and Ravoux Hi-Rises.

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

The PHA Board of Commissioners established the PHA's Resident Advisory Board (RAB) with membership comprised of:

- All members of the Hi-Rise Presidents Council - 16 members, comprised of the president or other representative leader from each hi-rise.
- All members of the Family Residents' Citywide Residents Council (CWRC) - 16 members, including the 4 officers from each family housing development.
- Section 8 representatives who volunteered for the RAB in response to mailings and flyers in the Rental Office.
- Two PHA Commissioners who are Public Housing residents: 1 Commissioner represents hi-rise residents and 1 Commissioner represents family residents.

RAB membership fluctuates due to changes in Resident Council officers, residents moving out of public housing or leaving the Section 8 program, etc. There are also public housing resident leaders who are not currently members of the Presidents Council or CWRC but participate actively in RAB meetings. RAB meeting agendas are sent to all RAB members and Southern Minnesota Regional Legal Services, Inc. (SMRLS).

The PHA actively encourages discussions about planning capital improvements and PHA policies. During the year, PHA Senior Management meets with members of the RAB, including the Hi-Rise Presidents Council and CWRC, to discuss any significant PHA policy changes, the PHA Annual Plan, and PHA Capital Improvements. Additionally, the PHA's Resident Initiatives Department and Resident Councils work together to form new partnerships with community and supportive service agencies.

**Section 3** - PHA provides economic opportunities for low-income residents, to the greatest extent feasible, by hiring qualified Section 3 PHA residents, contracting with Section 3 businesses, and including Section 3 requirements in all contracts. The PHA's Resident Initiatives Department also identifies resources and services to provide Section 3-related education and training to public housing residents.

**Family Self-sufficiency Program (FSS)** – is a PHA resident initiative which includes working with various departments and resident councils to identify new partnership opportunities and/or collaborations to encourage resident economic development and self-sufficiency.

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

**provided or other assistance**

Not applicable.

The PHA has maintained its High Performer status under HUD's Public Housing Assessment System (PHAS) for 28 consecutive years and its High Performer status under HUD's Section 8 Management Assessment Program (HMAP) for 17 consecutive years.

**Discussion**

The PHA has achieved High Performer status continuously for both its public housing and Section 8 Housing Choice Voucher Program.

The PHA has a continual need for stable Federal funding to maintain its high standards. During the previous program year, PHA received approval from HUD for conversion of its properties under the RAD Program. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock, which is critical to address the backlog of capital improvements. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. Residents continue to pay 30 percent of their income towards the rent and retain the same basic rights as living in PHA owned housing. RAD is cost-neutral and does not increase HUD's budget. This program simply shifts units from the Public Housing program to the Section 8 program. PHA staff is currently developing finance plans for each RAD development.

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

### **Introduction**

Homelessness persists in Saint Paul. Most at risk: youth, African Americans, Native Americans, veterans and older adults. Primary causes: not enough affordable housing or employment, chronic health/mental health issues and ripple effects caused by discrimination in housing and other systemic inequities. The City proactively addresses the needs of those experiencing homelessness through partnerships with the CoC, area service providers and a coordinated system that aids those experiencing homelessness/at-risk of homelessness. In 2019, the City, CoC Coordinator and more than 18 service agencies will work together to respond to needs of residents experiencing homelessness/at-risk of homelessness and underserved homeless populations. Through the CARES Act City was awarded \$7,992,924 in Emergency Solutions Grant (ESG-CV) funds to be allocated based on priorities to address COVID-19 impacts on low-income residents in consultation with the CoC.

The City continues work with RUSH/Outside In Governance team. RUSH-Re-directing Users of Shelter to Housing-focuses on those experiencing chronic homelessness-made up of public and private organizations, City, County and foundations.

RADIAS Health provides case management/street outreach to adults. People Inc. provides street outreach with police when responding to incidents involving residents with mental illness.

Saint Paul Police Department (SPPD) continued its Mental Health Unit (MHU)-specialized officers for proactive and reactive services to connect those with mental health disorders with services, avoid a crisis with police intervention and prevent escalation where someone is hurt. Originally 4 officers and 2 case managers, 3 more specially trained officers will be added in 2019.

Metro Transit's Homeless Action Team (HAT), 6 Metro Transit Police officers and a night case manager, provide support/resources to help homeless get off the streets. The HAT team makes referrals to shelters and/or services/resources needed.

Saint Paul Central Library, building on a core value that everyone is welcome, continues weekly outreach through the Community Resource Outreach Project. A social worker provides access to mental health supports and referrals to community resources. Rondo Community Library provides a social worker for resources and support. CoC partners with the library and case manager by recruiting social service agencies to provide information on available services.

The downtown YMCA offers homelessness prevention, housing and supportive services for youth; resource line; street/community-based outreach; rental assistance; connections to community resources; parenting classes; transitional living programs; food shelf; and services in partnership with Safe Harbor to assist youth leave the sex trade.

Winter Safe Space began winter 2017-18 continued winter 2018-19, a partnership of the County, City,

and St. Paul Foundation, to address immediate winter shelter needs of homeless sleeping in skyways, on Metro trains/in stations. Operated by Catholic Charities it provides 64 beds (14 more than 2018) and offered outreach/case management. It is likely to continue as a more permanent solution is explored.

Through support from private funders, foundations, the City and MHFA, Catholic Charities opened the Dorothy Day Center-Higher Ground facility-added 280 shelter beds and 193 permanent supportive housing (PSH) units. Phase II, opening late 2019, with 177 PSH units and an Opportunity Center-wrap around services to include medical/mental health care, job counseling and referral to supportive services.

City-owned St. Paul Residence uses the Housing First model to provide PSH for long-term homeless adults. There are 60 single room occupancy (SRO) units and an additional 60 SROs for late-stage chronic alcoholics and/or those with mental health disorders.

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

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

In Saint Paul, outreach services to people experiencing homelessness (especially unsheltered residents) are provided on a routine basis and serve to locate and refer households experiencing homelessness to the appropriate facilities and programs. The City funds outreach services as follows:

Breaking Free - provides direct services to victims and survivors of prostitution and sex trafficking; up to 90 percent of whom are homeless or are without safe housing. Breaking free provides victim-centered services, referrals to appropriate community services, permanent housing placement, case management, educational support, and life skills, all of which provide the bridge to accessing and retaining permanent housing and a move out of the sex trade.

Community Resource Outreach Project (CROP) - offers weekly outreach to residents experiencing homelessness who can receive referrals for community resources in the stable, quiet environment of the Saint Paul Central Library. The Central Library added a case manager to their staff to assist in outreach and referrals for shelters, housing, supportive services such as health care, mental health/substance abuse, employment, and youth services. Rondo Community Library also provides a social worker to problem solve, provide resources, and support. The CoC partners with the library and its case manager by recruiting social service agencies to provide information on available services.

Coordinated Access to Housing and Shelter (CAHS) - conducts intake assessments to determine the most appropriate referral for families, individuals, and youth seeking emergency shelter. CAHS is completed through referrals from various participating organizations and community service providers throughout

the City and County through a central phone number.

People, Inc. - Metropolitan Homeless Street Outreach Program (MHSOP) – through an ESG grant, MHSOP provides street outreach services to unsheltered adults with mental illness. Its street outreach provides basic survival gear, assistance in stabilizing symptoms of mental illness, benefit assistance, housing placement, and facilitating access to Ramsey County Housing Support Program for stable housing.

Radias Health - ACCESS Program - ACCESS staff visit homeless shelters and drop-in centers to provide outreach and case management services to assist adults with serious and persistent mental illness and substance abuse disorders who are experiencing homelessness. Radias Health, through City ESG funds, also works directly with SPPD and the Police-Homeless Outreach Program to help people experiencing homelessness connect with services and housing.

Streetworks – a collaboration of community agencies that provide street outreach services to youth experiencing homelessness, including street outreach performed by Face to Face Health and Counseling Services' SafeZone program.

Winter Safe Space - continued as a collaborative partnership of Ramsey County Board, Saint Paul City Council, Catholic Charities, Saint Paul Foundation, and the Mayor's Office, worked together to address the immediate winter shelter needs of residents sleeping in downtown skyways or on Metro Transit trains and buses or in stations. Winter Safe Space, operated by Catholic Charities, completed its second year by providing 64 beds (14 more, or 30 percent increase, in beds over the prior year) and extended its hours to allow for increased outreach and case management services. It is anticipated that Winter Safe Space will continue for another winter as a more permanent solution is explored.

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

The City's ESG allocation partially funds emergency shelters, transitional housing services, street outreach to residents experiencing homelessness, homelessness prevention, and rapid re-housing programs that support the needs of residents experiencing homelessness or those at-risk of becoming homeless. Saint Paul annually allocates its ESG funding after review by City staff in consultation with the CoC Coordinator and with final approval by City Council.

**Emergency Shelter.** The City's ESG funds the following shelter operations: the Dorothy Day Center, emergency shelter for adults; Catholic Charities Family Service Center, emergency shelter for families; Lutheran Social Services Safe House an emergency shelter for youth ages 16 to 20; Salvation Army Booth Brown House which operates an emergency shelter for homeless youth ages 18 to 21; Interfaith Action serves homeless families by providing emergency shelter space and volunteer support through faith communities and use of their facilities; and The Family Place which provides a day drop-in center for



families experiencing homelessness and assists families establish an action plan to move to stability.

**Rapid Re-housing.** The City allocates ESG funds for the support of rapid re-housing services for adults currently staying at the Dorothy Day Center – Saint Paul Higher Ground emergency shelter; the Theresa Living Center which serves families with children, particularly single-parent/single women with children; and the YWCA St. Paul rapid re-housing and supportive services program for single adults and families which reduces the length of stay at emergency shelters.

**Transitional Housing.** City ESG funds pay for a portion of operating costs for transitional housing services provided by the YWCA St. Paul's transitional housing program for single parents and their families, and Theresa Living Center's transitional housing programs which provides individualized case management and collaboration with existing agencies to address specific needs of women with children experiencing homelessness.

**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**

Overall, City ESG and CoC programs work together to fund community services, including homelessness prevention programs. The City's CDBG funds are also allocated for the Block Nurse Program which utilizes volunteer and professional staff to help seniors remain safely in their homes with an enhanced quality of life. The assistance provided meets essential and critical senior citizen needs. Saint Paul also deploys CDBG funds and City General Fund dollars for legal aid services including tenant protections and eviction prevention.

In 2018 and 2019, the Saint Paul HRA allocated low-income housing tax credits for Ain Dah Yung Supportive Housing. In partnership with Project for Pride in Living, this project will provide 42 new PSH units, 7 for disabled, for at-risk of homelessness American Indian youth. Will also include classrooms and a technology center. Completion is anticipated to be in late 2019.

Catholic Charities Family Service Center (FSC) provides up to 120 consecutive nights of shelter for families, activities for children, tutoring, and parenting education with life skills training. Additional services provided are housing and employment search assistance, three meals per day, transportation assistance, onsite medical and dental health services, laundry facilities, and computer lab. Housing and employment search resources and the other services are provided to help families transition from homelessness to stable housing. FSC can serve as many as 65 adults and children on any given day.

Breaking Free provides direct services to victims and survivors of prostitution and sex trafficking; up to

90 percent of whom are homeless or are without safe housing. Breaking Free provides victim-centered services, referrals to appropriate community services, permanent housing placement, case management, educational support, and life skills, all of which provide the bridge to accessing and retaining permanent housing and a move out of the sex trade.

Minnesota Assistance Council for Veterans (MAC-V) Supportive Services for Veteran Families Program (funded by the U.S. Department of Veterans Affairs and the City's ESG program) provides street outreach services to veterans in emergency shelters and places where veterans experiencing homelessness congregate. These efforts are supplemented with Minnesota Department of Veterans Affairs Homeless Veteran Registry that seeks to ensure Veterans experiencing homelessness have access to appropriate housing and services.

Radias Health - ACCESS Program - ACCESS staff visit homeless shelters and drop-in centers to provide outreach and case management services to assist adults with serious and persistent mental illness and substance abuse disorders. Radias Health, through City ESG funds, also works directly with SPPD and the Police-Homeless Outreach Program to help homeless connect with services and housing. A pilot project started two years ago Radias Health recruited their first landlord to lease 3 duplexes to people Radias Health knew were reliable enough to pay rent on time. Radias Health staff built a trusted relationship with the landlord which made the project succeed. Two years into the pilot, the Minnesota state legislature now funds the St. Paul Police Homeless Outreach Project at about \$200,000 a year. This is enough to house 30 to 35 homeless people in apartments across the City.

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

Addressing the continuum of housing needs-residents experiencing homelessness to very low-income cost-burdened families to housing needs of large households to increasing supply of stable, quality affordable housing-is a priority for the City. In 2019 the City established a new \$12 million Housing Trust Fund to provide capital and program resources for housing production, affordability, preservation and tenant/owner protections focused on the most vulnerable residents-those earning less than 30% of AMI. Local funds will supplement HUD CDBG, HOME and ESG funds that support housing development and stability.

Programs exist to provide support to LMI residents to prevent homelessness/housing instability:

The County provides programs/counseling to previously institutionalized or homeless persons through nonprofit agencies to aid transition to permanent housing. Services help with security deposits,

childcare, job training, transportation, medical/dental/mental health care, chemical dependency treatment, life skills and job search assistance.

In 2019, the City was selected for intensive policy workshops with Harvard and Bloomberg Philanthropies to assess barriers faced by those exiting the criminal justice system. The City works with landlords and service providers to understand the issues, create policy/programmatic solutions and develop targeted strategies to improve access to stable housing.

Catholic Charities Higher Ground has 193 PSH units, 280 shelter beds, medical respite beds and services for adults experiencing homelessness. Phase II, open late 2019, has 177 PSH units and an Opportunity Center—an integrated 1-stop location connecting residents to essential services.

Community Stabilization Project (CSP) provides information, education and advocacy for tenants to preserve/increase the supply of healthy, safe affordable housing. CSP works with tenants, landlords and community stakeholders to stabilize families and prevent homelessness/displacement and aid self-sufficiency.

Hmong American Partnership provides youth/family crisis intervention services, supports business growth, workforce development and health/wellness programs for Hmong, Southeast Asian and immigrant/refugee households.

Minnesota Assistance Council for Veterans (funded by U.S. Department of Veterans Affairs and City ESG funds) provides street outreach to veterans experiencing homelessness. Efforts are enhanced by Minnesota Department of Veterans Affairs Homeless Veteran Registry which ensures homeless Veterans have access to suitable housing and services.

Neighborhood House serves families at-risk of becoming homeless to meet basic needs—food, housing, early childhood/adult education programs, computer and citizenship classes. Services are tailored to the family to ensure economic stability/self-sufficiency.

County Human Services and Prior Crossing help youth after aging out of foster care with supportive services/housing. City of Minneapolis manages HOPWA for Saint Paul. Minnesota AIDS Project helps families obtain/maintain housing.

With support from City CDBG and General Fund dollars, Southern Minnesota Regional Legal Services administers Project HOPE – Homeless Outreach Prevention and Education Project. Focused on protecting the legal rights of homeless/at-risk of homelessness, addressing legal issues that contribute to/place clients at-risk of homelessness and provides rent, security deposits and utility payments.

West Side Community Health Services offers medical, dental and mental health services through a multi-lingual/multi-cultural approach. WSCHS provides outreach and access to community primary health care for County residents experiencing unstable housing and is part of a network of community-based

resources to prevent homelessness and help stabilize/retain housing.

## **Discussion**

Under a Joint Powers Agreement (JPA) with the City of Saint Paul, Ramsey County administers ESG and ESG-CV program funding allocated to Saint Paul, except those funds awarded to Ramsey County as a subrecipient. Where funds have been awarded to Ramsey County as a City ESG/ESG-CV subrecipient, City will serve as administrator of these ESG/ESG-CV eligible activities.

The City will continue its collaboration with Ramsey County CoC and County social service organizations. This collaboration is essential to addressing the needs of residents experiencing homelessness and those at-risk of becoming homeless. Additional efforts to serve residents experiencing homelessness include utilizing Wilder Research to identify areas of greatest need. Every three years, Wilder Research, part of the Amherst H. Wilder Foundation, conducts a one-night statewide survey of people experiencing homelessness in Minnesota to better understand the prevalence, causes, circumstances, and effects of homelessness. The most recent point-in-time (PIT) count was conducted on October 25, 2018, with results showing: an increase in the state of 10% over 2015; the percentage of families experiencing homelessness down slightly; people 55 and older experiencing homelessness up 25%; and people not in formal shelters (outside or doubled up) 62% higher [<http://mnhomeless.org/minnesota-homeless-study/reports-and-fact-sheets/2018/2018-homeless-counts-fact-sheet-3-19.pdf>]. These triennial PIT counts provide the CoC and the City with the most comprehensive data and analysis on the reasons City and County residents are homeless, and the barriers to obtaining and maintaining safe and stable housing. This understanding about the prevalence, causes, circumstances and effects of homelessness in Ramsey County and Saint Paul guides actions (i.e. funding priorities) to eliminate homelessness.

Re-directing Users of Shelters to Housing (RUSH), a housing-first, action-focused collaboration established in 2017, was integral to opening Winter Safe Space. RUSH continues to partner with public and private organizations to redirect users of emergency shelters to permanent housing using focused individualized case management which address the specific needs of the individuals or families.

The award of an additional \$7,992,924 in ESG-CV funding through the CARES Act increases the City's ability to serve unsheltered residents and those at risk of losing their housing. Additional funding will not change current priorities but will provide increased resources to serve more residents who are unsheltered or at risk of losing their housing due to COVID-19. The additional funding will also be directed to ensure that services to unsheltered residents are consistent with public health guidance to prevent the spread of COVID-19.

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

### **Introduction:**

Housing policy cannot be considered in a vacuum. It must be thought of in the context of economic development (building household income/net worth), transportation (connecting people to jobs) and land use (locating parks, jobs, education, and essential services near housing). To begin, City Council passed resolution 18-1204 calling for action to create and preserve housing affordable at all income levels; address racial, social and economic disparities in housing; create infrastructure needed to stabilize housing; fund an Affordable Housing Trust Fund; and continue to fund down payment assistance for first-time homebuyers. This resolution is a public acknowledgement that housing, especially affordable housing, is a priority for the City.

Affordable housing options consist of about 17,000 publicly assisted units; these include 4,273 PHA units and 4,714 HCVs and related Section 8 subsidies. In total, PHA provides over 9,000 affordable homes to more than 21,000 people. The most significant barriers to securing affordable units are insufficient income and lack of affordable units. The greatest gap in affordable housing units is for households with income below 30% AMI. Not only are the number of units few, but many of these units are occupied by households with incomes that could afford a unit at a higher rent-this due to the insufficient number of available rental units.

Housing data for the City demonstrates the greatest need-highest housing priorities-affordability, choice, and supply. Consistent with the City's Comprehensive Plan—Housing Chapter, and the Mayor's Budget for housing, affordable housing priorities are: preservation and production of rental housing affordable for those at or below 30% AMI; homeownership opportunities for households with moderate incomes, 60-80% AMI; preservation of housing for elderly homeowners, 0-50% AMI; and providing housing for special needs populations.

In response, the City has required City-financed rental projects have 10% of units affordable to those at 30% AMI and 10% of units affordable to those at 50% AMI. The City's Locational Choice Policy and LIHTC selection process also encourage a more equitable distribution of affordable housing citywide. During 2018-19, the City partially financed the preservation and new construction of 1,268 multifamily units including 746 affordable units (623 new construction, 73 units of preservation of existing affordable housing, and 50 units refinanced). The City also financed the rehabilitation of a vacant 4-unit rental property and 40 owner-occupied homes.

Affordable housing development requires multiple funding sources: City STAR, TIF, LIHTC, Federal LIHTC, MHFA funding, HUD funding, and HRA-owned property. To keep pace with increasing demand for affordable housing and to balance development to ensure locational choice, continued Federal and State funding is needed. Insufficient funding and allocation of LIHTCs has negative bearing on the City's ability to provide and invest in affordable housing. The City receives only about 36% of the CDBG funding it received in 1975 and only about 84% of the HOME funding it received in 2000. The City's

LIHTC allocation also continues to shrink. To counterbalance declining Federal funding support, the City's 2019 budget includes the establishment of a local Housing Trust Fund (HTF) with an initial investment of \$10 million and an ongoing \$2 million annual investment. The HTF, combined with existing City and Federal resources, provides a \$71 million investment in housing over the next 3 years.

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

Saint Paul has approximately 17,000 publicly assisted affordable housing units within its city limits. The City is proactive in removing barriers to affordable housing through every means possible including land use regulations and financing. The most significant barriers to affordable housing are lack of funding and land combined with market forces. In response, the City finances, and will continue to finance, preservation, renovation and construction of affordable housing citywide using City-owned land and City housing financing mechanisms. City financing includes funding from the City's STAR program, the new HTF, TIF, LITHC, Metropolitan Council, MHFA, and Federal funds-CDBG, HOME and ESG. The City also works in partnership with the County to acquire discounted tax forfeited property for redevelopment of affordable housing. In early 2019, the City created a 4D Program as authorized by State law to allow property owners committed to maintain affordability of Naturally Occurring Affordable Housing (NOAH) to claim a property tax credit.

Other efforts: The City amended its zoning code to increase housing density on high-use transportation corridors to increase housing development; the City's Zoning Code does not impose conditional use permits for supportive housing which is classified as apartments and has increasingly allowed for rezoning for increased building heights; requirements for parkland dedication as a mechanism to ensure adequate park amenities for all residents are reduced for affordable housing developments; Accessory Dwelling Units (ADU) are now allowed in expanded areas of the City; Sustainable Building Regulations Ordinance established sustainable building regulations for buildings owned, operated or funded by the City ensuring energy efficiency and sustainability and thus lower costs for building owners and ultimately tenants; Ford Motor Company redevelopment site will include a mix of affordable/market rate housing and mix of housing types throughout the entire site which will also include services, jobs and activities for all generations; 4D Program was established to incentivize property owners to keep a portion of rental units affordable for 10 years through property tax reductions and will work in conjunction with efforts to retain NOAH units; NOAH efforts continue as City staff identify strategies, create a property inventory, identify partners, establish an early warning system and leverage funding to establish a fund; Opportunity Zones are a new community development program established by Congress in 2017 to encourage long-term investment in urban areas with potential, the City has identified census tract areas and is working toward identifying investment opportunities; Limited English Proficiency (LEP)-the City is committed to making its services, programs, and information available to everyone, regardless of language barriers with an LEP Plan which provides information about City

services and programs in multiple languages, offering translation services, and having a list of employees who are biliterate/bilingual available for each department; the City continues to consider inclusionary zoning as a means to increase affordable housing production by the private sector-early studies indicate that it works best in areas with very strong housing markets.

**Discussion:**

The City has working relationships with Federal and State governments to develop affordable housing in Saint Paul. Furthermore, the City's Affordable Housing Policies support the development of affordable housing citywide. Even with these efforts, the City still lacks sufficient financial capacity to meet the affordable housing needs of all its residents. Therefore, as public policy, any Federal and State budgetary restrictions consequently become major barriers to developing affordable housing in Saint Paul.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

In PY 2019-20, the City will address many of its underserved needs through activities funded with ongoing, multi-year HUD-funded housing programs. Most important is the new construction and preservation of large family units, and units for very low- and extremely low-income households. This will be accomplished through the various homeowner, homebuyer, multi-unit, and new housing development programs carried out by the City and its partners using CDBG and HOME program funding, LIHTCs, TIF, STAR funding, and the City's newly established HTF. The City allocates its ESG funding to community agencies that serve homeless and at-risk of being homeless residents, including homeless residents with mental health disorders. The addition of \$7,992,924 in ESG-CV funding through the CARES Act increases the City's ability to address homelessness and the impacts of COVID-19 on unsheltered and low-income residents. Additional funding will not change current priorities but will provide increased resources to serve more residents experiencing homelessness or at-risk of homelessness, including underserved populations-youth, African Americans, Native Americans, veterans and older adults.

As a result of community discussions, ESG funds will place a higher priority on street outreach to address the needs of residents living in downtown skyways and Metro Transit trains, buses, and stations areas; these efforts work directly with the SPPD MHU and Metro Transit HAT teams. Additionally, the City, County, and private foundations are financially supporting an additional cold-weather emergency shelter, Winter Safe Space, which is anticipated to continue as a more permanent solution is explored. Dorothy Day Center Phase II, which will open in late 2019, will provide more supportive housing and include a new Opportunity Center with wrap around services that include medical and mental health care, job counseling, and referrals to other support services.

The primary obstacle to meeting underserved needs remains the lack of stable funding for these costly activities.

#### **Actions planned to foster and maintain affordable housing**

In PY 2019, the City will continue to use the majority of its CDBG funding, and all its HOME program and ESG funding for affordable housing activities. Projects and programs which provide assistance for homebuyers, homeowner rehabilitation, rental rehabilitation, and new construction of affordable housing will be carried out by the City, its sub-recipients, and non-profit and for-profit partners. Descriptions of the specific projects and programs can be found in the Consolidated Plan Listing of Projects section (see AP-38) of this document. In addition to HUD funded activities, the City will carry out housing projects in conjunction with the MHFA, Metropolitan Council, the Family Housing Fund, and



the Saint Paul HRA.

As of March 1, 2018, the City estimates that there are approximately 669 vacant residential buildings in the City, down from 1,800 in 2008. The City will use the 60 percent tax credit rent for determining affordable rents for rental housing that assisted with CDBG funding. HOME projects will use the established HOME rents. In early 2018, the City expanded its rental rehabilitation loan program citywide for properties rated C and D and added eligibility for properties rated A and B in ACP50 areas (grading is dependent on the number and type of residential code violations). During the initial phase of the program, only properties rated C and D (multiple, significant health and safety code violations) were eligible.

The City has required that city-financed rental projects have 10 percent of the units affordable at 30% AMI and 10 percent of the units affordable at 50% AMI. The City's Locational Choice Policy and the City's Low-Income Housing Tax Credit selection process also encourage a more equitable distribution of affordable housing citywide. The City's 2019 budget includes the establishment of a local Housing Trust Fund (HTF). This will be capitalized with an initial investment of \$10 million and a commitment to an ongoing \$2 million annual investment. The new HTF will be combined with existing City and Federal resources for a \$71 million investment in housing over the next three years. The annual \$2 million investment will come from HRA parking revenue.

The City's Comprehensive Plan – Housing Chapter, and the Mayor's Budget for housing, have made a commitment to affordable housing priorities as follows

The City, through its newly created Housing Trust Fund, Federal, State, and local resources, is committed to:

- Foster the preservation and production of deeply affordable rental housing for those at or below 30% AMI.
- Create homeownership opportunities for households with moderate-incomes, 60-80% of AMI.
- Preservation of housing for elderly homeowners between 0-50% of AMI; many elderly homeowners are living on fixed incomes and aging in place is often the most affordable option.
- Provision of housing for special needs populations.

The Neighborhood STAR Program awards loans and grants for capital improvement projects in Saint Paul neighborhoods and is funded with 50 percent of City's half-cent sales tax proceeds. These capital improvements help to maintain neighborhood infrastructure and make neighborhoods more livable.

### **Actions planned to reduce lead-based paint hazards**

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

continue to work with Ramsey County through referrals to its Lead Window Replacement Program for homes and rental units with young children (most at-risk for lead poisoning), identified lead paint issues, and whose gross household income is at or below 80% AMI. The program is available to both owner-occupied and rental property owners and partners with Saint Paul – Ramsey County Public Health Lead Hazard Control, NeighborWorks Home Partners, and East Side Neighborhood Development Company.

### **Actions planned to reduce the number of poverty-level families**

To address underlying causes of poverty and provide chances to build wealth, City programs/strategies include:

The City again funds youth workforce development-outreach to participants, assessment, basic skills and job training/placement, and work experience.

City's Department of Human Rights and Equal Economic Opportunity (HREEO) champions justice and equity through inclusive contracting practices. City contracts, depending on amount, require use of Section 3 businesses and/or hiring Section 3 employees as part of job creation activities. City's Vendor Outreach Program (VOP) is aimed at helping woman-owned, minority-owned and small business enterprises (WBE, MBE, SBE). Under VOP, the City sets annual/project-specific goals for purchasing from W/M/SBEs. Annual and monthly procurement fairs are held to recruit Section 3 and W/M/SBEs, to provide information on how to do business with the City and meet with representatives of LegalCORPS and SCORE.

Commercial Vitality Zone (CVZ) - invests in neighborhood commercial districts where projects leverage other investment/build off existing plans. Target areas have concentrated poverty and/or where 50% or more of residents are people of color (ACP/ACP50) and investment will strengthen/grow commercial tax base.

Cultural Destination Areas - a \$2 million investment in these areas that combines place-making with economic development.

Full Stack - a public/private partnership co-led by the City and St. Paul Area Chamber of Commerce, provides services to help tech/innovation sector businesses start-up/scale up and attract/retain/expand tech/innovation jobs. Scholarships are also given to LMI residents to pursue certificates in computer coding and help desk support.

Job Opportunity Fund - incentivizes businesses in ACP50 areas to hire area residents. These areas are 50% or more people of color and 40% or more have household incomes less than 185% of poverty.

Minimum Wage - City Council passed an ordinance creating a City minimum wage of \$15/hour; initial

phase-in January 1, 2020.

Office of Financial Empowerment (OFE) – formed to address root causes of poverty and inequity; it will connect LMI residents to financial education/counseling, help establish savings, build credit and provide tools for financial stability.

Open for Business - a 1-stop shop for start-up and existing businesses to get information and leverage resources to start, grow and thrive. Services/resources: pocket guide (in multiple languages) to starting a business in the City; connection with information/resources to start, move or expand a business; and help from a Business Project Facilitator as a guide through the permitting and licensing process of opening, expanding or relocating to the City.

Opportunity Zones - encourages long-term investment in low-income urban communities. The City has identified census tracts and is beginning to identify opportunities.

Strategic Investment Fund - attracts businesses to relocate to the City. Target businesses have local operations, will expand the City's economy, have a record of profitability and are willing to participate in the Metropass program to promote public transit use.

Techstars Accelerator Program – Farm to Fork-a startup accelerator focused on food safety and agricultural technology sector in partnership with Cargill and Ecolab.

Other efforts: computer labs and free digital literacy programs at recreation centers; annual career fairs with the State of Minnesota; coordination with CoC and Wilder Foundation to connect residents to essential resources/services; CoC connects residents to pro bono legal services; and Expungement Clinics are offered at City recreation centers. These efforts with the City-sponsored college savings program and establishment of an affordable housing trust fund form a multi-faceted approach to reversing poverty.

### **Actions planned to develop institutional structure**

Saint Paul's institutional structure gives the City the opportunity to partner with many organizations. In 2019, the City's Planning and Economic Development (PED) department will again work with other City departments, as well as other levels of government (Federal, State, and County), non-profit organizations, and private sector developers to plan and implement housing, economic development, and community development activities.

Saint Paul will continue its partnership with the Saint Paul Port Authority and Greater MSP for business recruitment and expansion that will benefit Saint Paul residents and neighborhoods. The City recently participated with the *City Accelerator Infrastructure Finance Cohort* – a special initiative of *Living Cities*, a national foundation with a focus on municipal best practices. The City Accelerator Initiative is designed to help cities build capacity to develop cross-departmental, partnership-based solutions to

infrastructure funding challenges. Saint Paul is currently part of a Policy Link Anti-Displacement Network peer learning grant, a Harvard-Bloomberg intensive workshop to develop strategies to ensure access to housing for people exiting the criminal justice system and was selected for a Bloomberg Philanthropies American Cities Climate Challenge grant.

The City and its regional partners are also working together to develop responsive strategies to affirmatively further fair housing with the Twin Cities metro area. Further, there is sustained focus across Mayoral administrations to address racial inequities. Saint Paul's Fair Housing Work Group released a status update, and policy and program options report in March 2018. The update outlined the City's role in Fair Housing, provided data on the current state of Fair Housing in Saint Paul and status of 11 goals previously outlined, and recommended next steps for implementation, see Attachment D. One of the goals was to create a Fair Housing Coordinator position, with a new staff person hired into the role in March 2019. Steps toward full implementation will continue in PY 2019-20.

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

Saint Paul will continue to coordinate services with Ramsey County (the primary public service provider within the City), and the Saint Paul Public Housing Agency (administrator of public housing and HCVs in Saint Paul). The City through a joint powers agreement, has given administrator duties to Ramsey County for its ESG program funding. This assures a more coordinated and efficient administration of ESG funding throughout the City and County. Through the CARES Act the City received \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding also subject to the Joint Powers Agreement with Ramsey County; except where City ESG and ESG-CV has been awarded to Ramsey County as a subrecipient, City will serve as administrator of these ESG and ESG-CV eligible activities. The additional funding will enable the City to serve more unsheltered and low-income residents impacted by COVID-19, in a manner consistent with public health guidance to minimize the spread of the virus. CDBG-CV CARES Act funding will be used to provide support to low- and moderate-income residents and businesses impacted by COVID-19.

The City continues working with metro-wide governmental jurisdictions to affirmatively further fair housing regionally in the Twin Cities metro area (inclusive of the 7 counties within the MSA).

As part of the CoC Governing Board, the City, County, community service agencies, and faith-based organizations, such as Catholic Charities and the YWCA St. Paul, work collaboratively planning and implementing homeless/homeless prevention initiatives. Saint Paul Foundation sponsors a multi-partner task force, Outside In, to work collaboratively to address the unsheltered homeless population in and around downtown St. Paul. The initiative – RUSH - Re-directing Users of Shelter to Housing, will partner with Catholic Charities' Opportunity Center (opening late 2019) with the goal to permanently house the

top 100 users of emergency shelters in Ramsey County.

The City will continue to work with Community Development Corporations (CDCs), non-profit organizations, and the private sector (businesses, developers, social service agencies) to provide housing, economic development, and community development services. As an example, the City's Low-Income Housing Tax Credit program encourages equity partnerships between private housing providers and non-profit housing organizations. Additionally, this program encourages working partnerships among private housing providers, non-profit housing organizations, and social service agencies that serve LMI and homeless residents.

As an example of public/private partnerships, the City, MHFA, private foundations, private donors, and Catholic Charities are working together to build the new Dorothy Day Center Phase II which will provide permanent supportive housing and a new Opportunity Center. Catholic Charities' Higher Ground Saint Paul now has a medical respite program which requires coordination between Catholic Charities and institutional private and public health care providers (i.e. Health Care for the Homeless).

City economic development programs provide gap financing, which requires businesses seeking assistance to secure other public and private financing from banks, the State, Metropolitan Council, other private sector businesses, private foundations, personal capital, CDCs, and the Saint Paul Port Authority on commercial and industrial projects. This coordination ensures that funds leveraged are maximized and HUD-funding utilized where most needed.

### **Discussion:**

New initiatives abound within the City of Saint Paul through new leadership in 2018 at the Mayor's office, PED, and PEDs Housing Division. Like a diversified portfolio, a diversity of housing types and development strategies can increase local resiliency through changing economic times. The previous year has seen the establishment of a local housing trust fund; a new minimum wage of \$15 per hour; expansion of areas where ADUs would be permitted to citywide; formation of the Office of Financial Empowerment; commitment to working with Opportunity Zones; ongoing and robust recruitment of Section 3 and W/M/SBE businesses: continued requirement for use of Section 3 vendors for all City construction/rehabilitation housing projects or other public construction projects; and expansion of fair housing outreach through Landlord 101 and online tenant training.

Through the CARES Act the City was awarded \$6,061,828 in Community Development Block Grant (CDBG-CV) funding through 2 separate allocations: \$4,054,659 (CDBG-CV1) and \$2,007,169 (CDBG-CV3). The City was also awarded \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding through 2 separate allocations: \$2,049,510 (ESG-CV1) and \$5,943,414 (ESG-CV2). This additional funding will provide the City with resources to provide food support, shelter services, educational and career services, and assistance to low- and moderate-income residents and businesses impacted by COVID-19.

## Program Specific Requirements

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

#### Introduction:

The City estimates receiving \$6,293,301 CDBG funding, \$1,938,350 in HOME program funding, and \$566,521 in ESG funding in FY 2019-20. In addition, the City estimates using approximately \$556,899 in CDBG program income and has HOME program income of \$1,002,342 in-hand. Total estimated HUD funding is \$10,357,213. These estimates are based on the City receiving the same level of funding from HUD in FY 2019-20 that was received in FY 2018-19. Should the City receive funding less or greater than the estimated amount, funding for all CDBG, HOME, and ESG activities will be reduced or increased in direct proportion to the difference in the actual allocations received from HUD. Through the Coronavirus Aid, Relief, and Economic Relief Act (CARES Act) the City also was awarded \$6,061,828 in Community Development Block Grant (CDBG-CV) funding through 2 separate allocations: \$4,054,659 (CDBG-CV1) and \$2,007,169 (CDBG-CV3). The City was also awarded \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding through 2 separate allocations: \$2,049,510 (ESG-CV1) and \$5,943,414 (ESG-CV2).

A consecutive period of three years: 2017, 2018, and 2019, is being used to determine that the minimum overall benefit of 70 percent of CDBG funds are used to benefit persons of low- and moderate-income persons.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	556,899
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>556,899</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
Annual Action Plan 2019	86

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

77.73%

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

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

Using 2 waivers available under the CARES Act, the City will add an activity. Using a waiver allowing the City to suspend its CHDO set-aside, it will use this funding, and through another waiver, recapitalize operating reserves. HOME funding will be provided to 2 troubled HOME-assisted rental developments impacted by the COVID-19 pandemic by increased operating costs due to shared living space. These HOME-assisted projects are still under an affordability period and the investment in operating reserves will preserve the financial viability of the HOME-assisted units. These 2 properties will utilize former CHDO set-aside funding in the amount of \$190,774.00.

The City requested an extension to the HOME program waivers and suspension to September 30, 2021.

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

The City of Saint Paul HOME Program Resale/Recapture Policy is included as Attachment E.

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

The City of Saint Paul HOME Program Resale/Recapture Policy is included as Attachment E.

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

The City does not anticipate refinancing existing debt secured by multifamily housing that is

rehabilitated with HOME funds.

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

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

The 2019-2020 Saint Paul ESG Action Plan are the written standards for providing ESG assistance and is included as Attachment H. With the addition of CARES Act funding priorities and standards for providing assistance to low- and moderate-income residents will not change.

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

The CoC has an established centralized coordinated assessment that meets HUD requirements for families, single adults, and youth experiencing homelessness or at imminent risk of homelessness. Shelter beds for homeless in the County are in great demand, especially for families. Ramsey County Coordinated Access to Housing and Shelter (CAHS) conducts standardized assessments for homeless families, individuals, and youth to determine the most appropriate housing referral/housing alternatives before a homeless family, individual or youth enters emergency shelter. The assessment identifies the most appropriate housing program support based upon specific needs and barriers. For all homeless, and particularly families, completing the assessment may lead to being referred to an emergency shelter, if available. However due to an insufficient number of shelter beds, particularly for families, CAHS Diversion Specialists assist individuals and families identify alternatives to a shelter; Shelter Diversion Services must maximize the use of emergency shelter beds for those individuals and families with no other housing options. As of January 7, 2019, there were no family shelter beds open; beds do become available but are filled quickly. The need is continual and there are not nearly enough beds to meet the on-going demand. Other options for referrals, include other housing programs such as rapid re-housing, transitional housing, or permanent supportive housing. The CoC must use State homelessness prevention funds to pay for CAHS operations for families and utilize local funding for CAHS as it relates to single adults and youth.

The additional ESG-CV funding awarded to the City will not affect how CAHS is applied and administered. ESG-CV funding to the City of Saint Paul will be administered by Ramsey County through a Joint Powers Agreement. Allocations will be determined to address COVID-19 impacts to low-income residents through a public application process in coordination with the CoC. Where funds have been awarded to Ramsey County as a City ESG and/or ESG-CV subrecipient, City will serve as administrator of these ESG/ESG-CV eligible activities. City will assume administration of Ramsey County ESG/ESG-CV activities; Ramsey County will continue administration of other ESG/ESG-CV subrecipients.



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

The City allocates its ESG funds to community agencies that provide emergency shelter, transitional housing, RRH, homelessness prevention assistance, and street outreach services to homeless or at-risk of becoming homeless adults, families, youth, and underserved populations.

The City and the CoC recognize that City ESG funding is supplemental to the County's homelessness prevention initiatives, which are funded with HUD CoC funds and State FHPAP funds.

Prior to the issuance of an annual Request for Proposals for sub-recipient homeless services, ESG staff consults with the CoC Coordinator and CoC Governing Board to develop a preliminary gap analysis of services, which includes a review of the needs of underserved populations. ESG staff also consults with the CoC Funders Committee to determine City funding priorities in relationship to the CoC and FHPAP funded programs that assist homeless residents. City ESG funding fills gaps and does not duplicate funding already provided by the CoC.

An integral part of the annual funding process also includes ESG staff meeting with current and potentially new ESG sub-recipients to determine service level needs of the communities served by each. Approximately 18 community agencies apply for ESG funds annually. All proposals are reviewed by ESG staff coupled with consultation with the CoC before submitting recommendations for City Council approval.

Overall, ESG funding allocations take into consideration: 1) services to be provided to homeless adults, families, youth, and underserved populations such as new Americans, refugees, and veterans; 2) the supplemental funding needs of CoC programs (fills gaps); 3) risk rating and prior performance of ESG sub-recipients; 4) national HUD housing and homeless objectives; and 5) City housing and homeless objectives and priorities.

The City is re-evaluating its strategies for addressing homelessness and how funding is awarded to sub-recipients. In the future, some portion of the ESG grant may be retained by the City for direct services and to engage more directly in the outreach system including access to client data.

Ramsey County administers the City of Saint Paul's ESG program funding under a Joint Powers Agreement, effective PY 2019. For the ESG-CV allocation, of \$7,992,924, Ramsey County will utilize the same process used for the entitlement allocation, in collaboration with the CoC. Where funds have been awarded to Ramsey County as a City ESG and/or ESG-CV subrecipient, City will serve as administrator of these ESG/ESG-CV eligible activities. Ramsey County will continue administration of other ESG/ESG-CV subrecipients.

The City received \$7,992,924 in Emergency Solutions Grant (ESG-CV) funding through 2 separate allocations: \$2,049,510 (ESG-CV1) and \$5,943,414 (ESG-CV2).

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

City ESG and the CoC support the participation of people who once experienced homelessness through their membership on the CoC Governing Board and the FHPAP Committee. Additionally, many ESG sub-recipients have participant-driven programming where input from program participants is encouraged and sought out. Efforts include individualized case management meetings, client satisfaction surveys, and group meetings during which program participants can review services, plan events and activities, and help provide solutions to problems and concerns. Several ESG sub-recipients are encouraging participation of homeless and formerly homeless residents on their respective boards.

5. Describe performance standards for evaluating ESG.

The City's ESG staff consults the CPD Monitoring Handbook and consults with City Compliance Monitoring staff before conducting a compliance review. ESG program sub-recipients are risk-rated to ensure that those with the highest risk are identified for monitoring on a more frequent basis and provided technical assistance, as appropriate. When conducting an on-site monitoring review, City staff meets with sub-recipients, on-site, to review the following, as appropriate:

- A copy of the current counseling work plan
- An organizational chart and list of staff, counseling and/or outreach, as appropriate, indicating years of experience
- Staff training received in the prior 12 months
- Financial records, including independent audit and year-to-date financials
- List of community service referrals
- Copies of applications and forms, including disclosure forms, utilized by clients to receive services
- Access to client files including a list of clients counseled; services provided; description of participant needs (i.e. meeting HUD definition of homeless); screening process; review of case management services; and housing assistance provided; cultural competency, and participant-driven programming

A written response is provided to each sub-recipient monitored which summarizes the on-site visit and notes all concerns and findings, as appropriate. If there are areas of concern for which technical assistance is needed, City staff will ensure this is included and note how it will be provided. The written response also notes what the organization is doing well.

Desk reviews are typically completed as requests for reimbursement of contracted program costs are processed.

As a part of the Request for Proposals and annual funding process, City staff applies a risk

assessment tool to each applicant for funding. The risk assessment tool looks at the organization's experience with ESG funding, ESG-eligible programs and services, financial and accounting systems and controls, financial reports, and staff turnover.

With implementation of the Joint Powers Agreement with Ramsey County and award of ESG-CV funding, this process will not change except for those ESG/ESG-CV eligible activities where Ramsey County is awarded funding as a subrecipient; City or its third-party contractor will directly administer and monitor these activities.

During November 2018, ESG and CoC conducted staff training for ESG/CoC grantees with emphasis on HUD program requirements and issues of coordinated assessment. At that time, ESG sub-recipients received sections of the CPD Monitoring Handbook that pertain to ESG, as appropriate to sub-recipient's ESG-funded services. In 2019, the City will work with the CoC regarding future trainings, as needed.

## Attachments

## Citizen Participation Comments

### June 5, 2017 CIB Committee Public Hearing

#### Public Comments Received

1. Neighborworks – Jason Peterson – 3 proposals for 3 distinct, existing programs, speaking tonight for homeowner rehab programs. Unique because it serves all 17 planning districts. Leverage these funds with additional funds, so provides the largest loans of all the programs. Committed FY17 funds already. CIB funds are the base leverage for everything we do.
2. Neighborworks – Beth Heiser – North End Revitalization program. CIB funding through 1997 (Sparc, etc.). Critical to the neighborhood, fix up homes. CM Brendmoen helped launch North End initiative. Current customer – needed interior/exterior repairs, partnering with loan funds on lead window issues.
3. Neighborworks – Marie Mal\_\_\_\_\_ Greenline Home Improvement program, dedicated funds for consistent improvement in these core neighborhoods. Flexible funds can be used for health and safety needs, repairs, etc. Avoid resident displacement. Traditional lending hasn't kept up with need in this area.
4. Anne Dejoy – ESNDC – Business Investment Fund – Vibrant commercial corridors, need the ability to provide resources to businesses. ESNDC has capacity to coordinate the redevelopment. Applaud you for the redesign of the project proposal form.
5. Anne Dejoy – ESNDC – North End Façade Improvement – CDBG fits the needs of that commercial corridor. Doing smaller amounts this year.
6. Patty Lilledahl – PED – Citywide Home Improvement Loan program – work closely with outside orgs to serve people in high need areas. Provide translation services.
7. Patty Lilledahl – PED – Housing Real Estate Multi-Unit Development fund – leverage public funding with private development dollars
8. ESNDC & NEDA – Karen Reid – Commercial façade improvements. NEDA reached out to ESNDC to partner on a commercial program – recreating ESNDC's Payne Ave program on the West Side. Part of a commercial vitality zone program – leveraging that and other private dollars.
9. Victoria Theater – E.D. NE Minneapolis – will allow us to purchase and deal with storm water issues. Many artists in Frogtown who need to go someplace else to perform. Would like to provide space for local artists perform in. Two big updates: received foundation funding for a project coordinator, and designated a non-profit by IRS. Public-Private-Non-profit collaboration. Fills an unmet need.
10. Lots of supporters for Victoria Theater presented and stood.
11. Dayton's Bluff Neighborhood Housing Services – East Side Home Improvement RLF, HIP. Programs are getting better, not sure why we ranked lower than typical. We have the oldest housing stock in the City. Create same number of jobs as the other home improvement programs do. Have a program to train contractors on how to bid on government projects.
12. Patty Lilledahl – PED – Acquisition Fund – housing and commercial, primarily targeted to vacant and boarded properties. Can acquire them when they become available.
13. Travis Bistodeau – DSI – advocating for vacant building program. Have removed an average of 33 per year over last 5 years. Most challenged properties.
14. Griggs Park – Khaliq Rogers – ambassador for the project. Here on behalf of the Parks on Griggs. Lower incomes can be forced out as price of living keeps going up and green space is shrinking. Hosted an event on future of the park and over 200 members of the community

come through. Community needs more green spaces. Important to keep community involved so people have a place to meet.

## **Public Comments Received – Annual City Budget Process for 2019 – Public Hearing December 5, 2018 and Final Adoption December 12, 2018**

### **December 5, 2018: Final Hearing on the proposed 2019 Budget and Tax Levy, aka Truth in Taxation hearing.**

1. Jesse Williams (1841 Glen Terrace) spoke in support of the affordable housing investment.
2. John Slade (3 Linder Court), representative from MICAHA, thanked the Council for raising taxes to do the things that were needed, including the funding for affordable housing. He said the \$1 million more on the police force was not needed.
3. Jenna Fletcher (1335 Asbury Street N.), Trust for Public Land, spoke in support of the budget, especially the investment in parks, and rec center programming.
4. Martin Hernandez (239 Robie St. E.), West Side Community Organization, asked that Council reconsider the funding for police and move the money to more housing.
5. Amber Garlan (9 W. 7th Place) asked that the Council not to use tax money to hire more police, but instead use it for mental health professionals to ride along.
6. Laura Jones (1469 Van Buren Avenue), Root and Restore St. Paul, thanked the Council for growing the budget in important places. She said the investment in police was three times that proposed for youth; she presented an alternative vision for what could be done for \$1 million.
7. Aaron Mann (1794 James Avenue), board member of St. Paul Parks Conservancy, said he appreciated the investment in parks.
8. Russ Adams, Alliance for Metropolitan Stability (2525 E. Franklin Avenue, Minneapolis), thanked the Mayor and City Council for supporting affordable housing.
9. Council President Brendmoen said the \$900,000 for expanding police investigative ranks and mental health officers included \$500,000 earmarked for mental health services embedded in the police department.
10. Robert Kipley (1090 Ashland Avenue), leader with ISAIAH, said he supported Mayor's original budget with no increases for sworn officers. He said the City needed to reduce the need for police by having Community-First Public Safety.
11. Mike Robertson (1534 Laurel Avenue), program manager for Habitat for Humanity, said he supported the investment in affordable housing but more was needed.
12. John Keller, Immigrant Law Center (450 N. Syndicate), thanked the Council for the support and investment in immigrant services.
13. Dagan McCann (121 Virginia Street) expressed concerns about the \$5 million in green energy loans.
14. Jenny Shey, co-director of Release (450 N. Syndicate), assisting Southeast Asians with detention and deportation issues, thanked the Council for the investment in immigration fund. She stressed the need for transparency in hiring and in having an attorney who reflected the community served, and said the work of other agencies didn't need to be replicated.
15. Scott Moen (491 Montrose Lane), Jewish Community Action, questioned whether new funding for new police officers was the best investment for St. Paul.
16. Ann Mongoven (2104 Edgumbe Road) expressed concerns about the lack of funding for Community-First Safety and the lack of opportunities for participation in the process prior to finalization.
17. Ann McCabe, CommonBond Communities (2543 University Avenue NE, Minneapolis), expressed support for the proposed investment in an affordable housing trust fund.
18. Gene Gelgeiu, President of African Economic Development Solutions (1821 University Avenue), thanked the Council for investing in cultural business districts.

19. Bethany Ringdal (1327 Edgerton Street), ISAIAH, asked for investment in things like rec centers and the things that really supported safety, which would give police what they needed by creating safety from the ground up.
20. Eric Hauge, Executive Director of Homeline (3455 Bloomington Avenue, Minneapolis), described Homeline's services and the increasing need for services for renters in St. Paul.
21. Council President Brendmoen noted that the final budget had \$25,000 for Homeline.
22. Minister Toya Woodland, ICIL Ministries (9143 Olson Memorial Highway) and Twin City Coalition for Justice for Jamar, said additional funding for police was ridiculous. She said Black Lives didn't matter to police in Minnesota communities, and funding should go into training or into recruiting minorities.
23. Caitlin Magistad (1425 Ashland Avenue), Metropolitan Consortium of Community Developers, expressed support for affordable housing and small business investments.
24. Andrew Kuledge (2700 University Avenue W.) said teachers didn't have the money they needed but the City was giving money to police who were stopping and frisking. He said mental health officers were not the same as mental health professionals.
25. Karin Groening (1040 Arundel Street) said she was interested in having the City fund programs that proactively addressed crime.
26. Monica Marrocco (690 Smith Avenue S.) said she was shocked about the budget, especially after hearing Mayor Carter say no more police. She said now this was being presented at the last minute with no input, and if the Council passed it they would be going against the community.
27. Ethan Osten (1288 Marion Street), co-chair of the St. Paul Bicycle Coalition, thanked the Council for the investments in streets, sidewalks and bikeways. He asked that they think of it as a beginning and not an end.
28. Bahieh H. (268 Duke Street) said policing flowed where policy and investment drove it, and the City was investing in a structure driven by white supremacy. She said justice and healing also flowed where policy and investment drove them, and that was the type of investment needed. She asked the Council to consider who pays, who benefits, who is at or leading at the decision-making table.
29. Andrew Singer (2103 Berkeley Avenue), co-chair of the St. Paul Bike Coalition, echoed what Mr. Osten had said, and said he felt moving away from automotive-oriented transportation and towards bike, pedestrian, and public transit was part of creating affordable housing.
30. Tiffini Flynn Forslund (534 St. Albans Street N.) said she didn't think we needed to add more police.
31. Dr. Barry Cohen (1750 Ashland Avenue) suggested looking for places where the City could have trained civilians doing the work being done by sworn officers, and focusing on the training.
32. Danielle Swift (1053 Earl Street) spoke against adding police officers, and questioned the value of the police department study and changes in practices made after Philando Castile was killed, if the City was just hiring more officers.
33. Arline Datu (93 Lexington Parkway S.), ISAIAH, said she supported the Mayor's budget as he submitted it, and the City should invest in more holistic ways to reduce crime.
34. Jean Comstock (729 E. 6th Street), representative of St. Paul Climate Justice, noted the investment in the police vehicle fleet, and said they had hoped for investment in electrifying the fleet.
35. Gaye Sorenson (247 Kennard Street), ISAIAH, said she liked the budget as far as rec centers, libraries, and housing, and additional the mental health responders, but didn't think a cop with some training was what was needed. She suggested other ways money could be spent on crime prevention, such as drug treatment and diversion courts.



36. Marty Roers (1034 Milton Street N.) thanked the Council for the money in the budget for affordable housing and legal defense for immigrants. He said he was not against police but noted one third of the budget was going to them already. He said he felt budgets were a moral document, and we needed to look at where we were looking upstream at systemic issues.
37. Myrna Nelson (334 Cherokee Avenue), ISALAH, commended the Council for their work on earned sick and safe time, accessory dwelling units, and the minimum wage. She said she wanted the budget to affirm the values of social and racial economic justice. She expressed concern about adding additional tax dollars to fund the police budget, and said she would rather see the money used in hiring mental professionals who were civilians.
38. Krystal Cook (201 George Street) said investments should be in counseling and therapy for community members and police officers. She said police should not be in schools, and those funds should be invested in social workers instead.
39. Isabela Alesna (2633 Pleasant Avenue, Minneapolis), Asian American Organizing Project, said three issues important to their constituency were healthcare, education, and immigration; and none of those said invest in police.
40. Carlos Garcia Velasco acknowledged the love, courage, and leadership in the room and said they would be looking for more of those qualities from the Council when they voted on the budget the following week.
41. Erica Valliant (911 Euclid Street) said she was against adding more police officers, and felt if police would stop profiling they'd see that they had the money they needed.
42. MK Nguyen (1032 Blair Avenue) said she supported Community-First and opposed the amendment prioritizing nine new police officers being hired.
43. Leo Stephen Borer (2135 Iglehart Avenue) said every speaker had missed the point. He said this City couldn't afford a 10% increase, couldn't afford 11%, couldn't afford 2%. He said the City should impose a hiring freeze and start taxing churches.
44. Susan Montgomery (Ward 5 - no address given) said she didn't think the City needed more police, but needed help with mental health services in crises.
45. Crystal Norcross (847 York Avenue) said she was there to tell the Council not to invest \$1 million in police officers. She thanked the Council for talking about \$10 million towards homelessness. She asked that the Council get rid of the racist illegal picture (referred to wall mural).
46. Councilmember Brendmoen said the Council was working on that.
47. Tao Xiong, volunteer community organizer for the North End, said one of his main agendas was crime prevention, but not like police, but through prevention.
48. Dezmond Juan (180 Larpenteur Avenue W.) said the ideology of the system wasn't created to serve non-white people, and it would be interesting to invest in changing that ideology.
49. Derek Pasley (123 McKnight Road N.), representing Horn of Africa Community of USA and a member of the Muslim community, said he was glad about the community-first program opening up Highwood Hills Community Center for evenings during Ramadan, and appreciated it being put into the budget.
50. Guadalupe Herreira (1618 Charles) said it was important that policing not continue to get funded, and ridiculous that the community wasn't being engaged. She said this meeting was not accessible in terms of parking, the building, and interpretation services.
51. Amin Omar (371 Winthrop Street) spoke about the importance to the community of the services provided at the community center with the \$200,000 investment, and the need for it to continue into the future. He said the money invested in police should be invested in rec centers.
52. Vivian Ihekoronye (295 Arlington Avenue W.), ISALAH organizer, said she didn't want nine police officers added to the force, and there was no community engagement in that part of the

negotiation. She said she appreciated the investment in supporting undocumented immigrants.

53. Aiyane Mechado (1614 Hewitt Avenue) said she expected the Council members to honor their constituents. She said the police were not helping or protecting, and she
54. asked that the City not invest in more policing but in more community support for community members and young people.
55. Bill Hosko (151 E. 7th Street) said 3.5 million public dollars for Pedro Park is excessive, and he asked that Pedro Park funding be conditioned on restarting the community process.
56. Mary Anne Quiroz (24 Nelson Street) said the Council needed to reprioritize funding to not have nine additional police officers.
57. Monica Bravo (359 Winslow) said the Council had heard the lived experiences of the people, and there was so much data and yet so little wisdom in applying the data. She implored the Council to find a way to incorporate the collective wisdom of those present into the decision-making process.
58. Joanne Hodgeman (Ward 4 - no address given) said there was no such thing as a mental health officer; she said there was concern for the mental health of officers and there were mental health professionals. She said it was not fiscally responsible to continue to fund the police department with such a high percentage of the general fund budget, and the City needed to re-evaluate where they were putting their resources.
59. Aztlan Garcia-Velasco shared story about not receiving mental health services when he needed them. He said building community started with the youth, and he wished there were an abundance of counselors instead of an abundance of police.
60. Councilmember Jalai Nelson read a statement. She said overall the budget represented significant progress, but there was room to grow as the City pursued Community-First Public Safety. She said she would be calling for the creation of the People's Public Safety Task Force, to look at alternatives to traditional policing along with the Mayor's office and Council. She called on SPPD to complete the staffing study, and continue to improve fleet management. She said she was committed to working to address issues in the canine unit following the release of the canine audit. She said there was still a lot to be proud of, with items in the budget the City had never had. She said she hoped they could spend the next year developing a counter-proposal for what community policing could be.
61. Council President Brendmoen said she fully supported the creation of People's Task Force to tackle these issues, and to be able to budget to a plan. She said a lot of time was spent in 2018 on housing strategies, and there was room right at the beginning of 2019 to take this head-on.
62. Councilmember Noecker commended Councilmember Jalali Nelson and expressed support for her comments. She expressed appreciation for the substantive discussion; she echoed back some of the comments that had resonated with her. She thanked everyone and said she would spend time thinking through the feedback.
63. Councilmember Prince thanked Councilmember Jalali Nelson for the idea of a task force to address ideas heard in the testimony given. She said one of the things she felt best about in the budget was that they were looking at issues of poverty as a City in a way they hadn't haven't for decades. She asked citizens to continue to push the Council on the issue of affordable housing for low wage workers. She said the County dealt with a lot of the issues talked about, including homelessness, social work and human services, and the City needed to partner more effectively with the County on those issues. She urged those present to hold the City, County, and legislative levels accountable and to attend the County's Truth in Taxation hearing the next year. She thanked those from Highwood Hills who attended and thanked the Mayor for putting the community center in the budget. She thanked the Mayor for the creation of the Office of Financial Empowerment, and for doing something really creative

with Fire services, separating basic life support from advanced life support. She said she felt there were some great advances in the budget.

64. Councilmember Thao thanked everyone for sharing their stories and experience, and said they were heard. He said it was repeated again and again that policing hasn't always worked for everybody. He said they'd had people reaching out to say they weren't getting enough police, and tonight we heard there are other ways to invest in the community. He said the energy and vision expressed made him hopeful that the policing problems could be solved. He said the budget didn't solve everything but allowed this discussion to take place so the City could move forward. He said the Council and Mayor had worked hard to create a budget that's fair, and to reduce the levy. He said it was a bold budget tackling the root causes creating problems in our community.
65. Council President Brendmoen said it was important to acknowledge that things that weren't perfect, but she was really proud of the bold changes the Mayor proposed and where the Council landed.

### **December 12, 2018: Final Adoption of 2019 Budget**

1. Mary Ann Hanley, CSJ – called C/M Tolbert urging him to support the budget increase for the homeless, affordable housing, illegal immigrant defense, recreation centers and parks.
2. From: Rachel Goligoski, 1317 Selby Avenue, St. Paul, MN 55104, via e-mail, 12.12.18, re: RES-18-2072: Adopting 2019 City Budget

Dear Councilmember Prince:

I am writing to ask that you please do not support expanding the police force and instead use our dollars to prioritize funding community solutions. The SPPD has a troubling record of reckless behavior, racial bias and a fatal use of force record that is more than double the national average. Our community needs better solutions. Please invest in strategies like restorative justice and community-based healing that harness community expertise and cultivate relationships.

I am planning to attend the council meeting today and hope that you will speak out and vote against just doing more of what we've done in the past (adding more police).

I thank you for your consideration and the work you have done for social justice.

### **Public Comment Period, Annual Action Plan - March 2, 2019 through April 2, 2019**

1. Citizen comment – received via e-mail on March 6, 2019 - To combat economic and racial segregation in St. Paul new multiple housing should have 10% section 8 available and section 8 housing should have 10% non-section 8 available. Market rate apartments are not affordable for many St. Paul residents. Taxpayers are subsidizing developments with TIF and other inducements and very little of the new developments have any noticeable low-income availability. The O'Gara site offers something like 3 apartments out of 300 for low income. The Ford site has proposed a very small percentage of units for low income. Why not have floors for seniors in buildings for singles and families? Why do seniors have to be segregated into seniors only 2 buildings? It's depressing to only be around the old who are likely to die soon. Many seniors could be mentors or tutors if there were children and teens in their buildings. Just some ideas to consider.

2. Citizen comment – received via e-mail on March 9, 2019 - Please be sure that the city includes in its next plan allowing duplexes (or triplexes) everywhere in St. Paul. Allowing duplexes creates desirable affordable housing by taking advantage of existing foundations, land and buildings. It could double housing everywhere that is restricted now to single-family use. This dramatic increase in affordable housing opportunities not only would cost the city nothing, it would save money by allowing staff reassignments from zoning to correcting hazards to health and safety.

Comments received from citizens during the public comment period are in alignment with the city's overall goals and priorities for housing, particularly affordable housing. All comments will be considered.

### **Public Hearing – Annual Action Plan for FY 2019-20 - March 20, 2019**

No public comments were received.

**Substantial Amendment 1** - CDBG funding moved from Business Activity to Acquisition Activity

### **Public Comment Period – December 8, 2019 through January 6, 2020**

No public comments were received.

**Substantial Amendment 2 and 3** (ran simultaneously) - Incorporated additional criterion to determine what would constitute the need for a Substantial Amendment and the ability to use an expedited public comment period for CARES Act funding; 5 days versus 30 days; amended the existing Citizen Participation Plan and Process.

Incorporated the receipt of CARES Act funding, CDBG-CV1 and ESG-CV1 and request to HUD for use of all waivers allowed under the CARES Act. Also incorporates the waiver for suspension of the HOME program CHDO set-aside requirement of 15% of the City's annual allocation for use with non-CHDO projects; addition of a new project to assist HOME properties still under an affordability period through recapitalization of operating reserves and the corresponding reduction in HOME funding available for projects.

### **Public Comment Period – May 17 through May 21, 2020**

1. Comfort Dondo, Executive Director, Founder, Phumulani Minnesota African Women Against Violence, via e-mail
  - a. Due to the COVID 19, we have seen a significant increase in survivors and victims of domestic violence facing homelessness due to job losses, and or full capacities in shelter/motel/hotels which some shelters are providing for social distancing purposes.
  - b. We would like to know how we can partner with the State through the ESG grants to better serve our historically marginalized and underserved African Immigrant and refugee community.
  - c. I look forward to working with Ramsey County to keep families, especially those vulnerable and marginalized in these times.
2. Lauren Rimestad, Director of Development and Outreach, Women's Advocates, via e-mail  
Adoption of these measures as part of the ESG-CV allocation process:

- a. Direct a dedicated portion of ESG-CV funding to organizations who provide domestic violence services. If DHS provides funding to an umbrella entity, such as a locality or Continuum of Care (COC) who will in turn be responsible for funding distribution to direct service provider subgrantees, direct those entities to establish prioritization standards to fund domestic violence service providers.
- b. Conduct affirmative outreach to, and set standards to prioritize funding for, organizations who have not been prior ESG grantees, including those in rural communities and those who serve historically marginalized communities. If DHS provides funding to an umbrella entity, such as a locality or Continuum of Care (COC) who will be in turn be responsible for funding distribution to direct service provider sub-grantees, direct those entities to conduct similar outreach and funding prioritization.
- c. Reduce application burdens to make the process more accessible to programs; particularly new grantees, smaller agencies, those in rural areas, and those who serve historically marginalized communities.
- d. Create policies, and direct other entities who distribute ESG-CV funding to create policies, that accommodate the confidentiality obligations that apply to domestic violence programs under federal statutes, such as the Violence Against Women Act (VAWA), which bar such programs from submitting certain data and participating in the Homeless Management Information System. One approach is processing reporting from domestic service providers through channels such as comparable databases.
- e. Include transitional housing as an eligible activity under the ESG-CV funds in accordance with HUD guidance.
- f. Offer clear guidance that matching requirement is not required and provide support for applicants to apply for both Emergency Shelter and Homelessness Prevention.

3. Abby Guilford, LGSW, Suburban Metro Area Continuum of Care Coordinator, via e-mail  
The HMIS Finance Committee is reaching out today in response to the ESG CARES allocations coming to your jurisdiction this summer. As you are aware, the funding model for HMIS includes 2% of any direct Federal award that requires HMIS data entry and reporting.

4. Terry Forliti, Executive Director, Breaking Free, via e-mail
  - a. Direct a dedicated portion of ESG-CV to providers of domestic violence services and establish prioritization of standards to fund domestic violence service providers.
  - b. Conduct affirmative outreach to identify organization that have not received ESG funding in the past
  - c. Reduce application burdens to allow for more/smaller subgrantees to apply for ESG funding
  - d. Create policies that accommodate the confidentiality obligations associated with domestic violence victims.
  - e. Include transition housing as an eligible activity under ESG-CV.
  - f. Provide clear guidance that matching funds are not required and support applicants to apply for both emergency shelter and homelessness prevention funding.

5. David McCabe, City of Saint Paul, SPPD / BOD, Women's Advocates

Domestic Violence shelters should be a funding priority

All comments were considered.

**Substantial Amendment 4** – Notice of receipt of CARES Act funding – ESG-CV2.  
**Public Comment Period – June 21, 2020 through June 25, 2020**

No public comments were received.

**Substantial Amendment 5** – Notice of CARES Act waiver to increase the City's HOME administration and planning cap from 10% of its annual allocation to 25% and the reduction in HOME funding available for project development.  
**Public Comment Period – October 18, 2020 through October 22, 2020**

10/19/20 - Caty Royce, Co-Director, Frogtown Neighborhood Association, via e-mail

- a. Asked for clarification – Is this taking funds originally dedicated to actual construction of “affordable housing” to the city’s administrative costs?
- b. City staff confirmed it was transferring HOME funding from housing construction to administration and that this was allowed under CARES Act HOME program waivers. Citizen was provided a copy of the applicable CARES Act waiver.
- c. Ms. Royce responded, “Anything is allowed by HUD right now, that doesn’t mean it’s the right or best thing to do.”
- d. Requested additional information on the City’s Citizen Participation Process and was provided with a copy of the City’s Citizen Participation Plan.

All comments were considered.

**Substantial Amendment 6** – Notice of receipt of CARES Act funding – CDBG-CV3 and City allocation of all CARES Act funding.  
**Public Comment Period – November 15, 2020 through November 19, 2020**

No comments were received.

**Minor Amendment 1** – City of Saint Paul is amending its Citizen Participation Plan and Process for how it notifies the public of Public Hearings and informs its citizens of opportunity to provide public comment. For program year 2019, and going forward, the City will publish notices in the Saint Paul City Council designated legal newspaper of general circulation.  
**Public Comment Period – January 13, 2021 through February 11, 2021**

No comments were received.

**Substantial Amendment 7** - This Substantial Amendment is to expand the definition and use of CDBG funding for Project #2 - Clearance for a broader definition of eligible activities to prevent the spread of blight to adjacent properties or areas.  
**Public Comment Period – February 1, 2021 through March 2, 2021**

02/03/2021 - Bob Craft, West Side Community Organization – via email

Questioned how the change in the expansion of the definition of clearance would impact the West Side.

- a. City staff responded with an explanation of why the change was made: 1) to broaden the activities for which this project funding could be used thus helping the City meets its CDBG

timeliness requirement; 2) will allow for activities such as remediation of environmentally contaminated sites/properties for re-use and stabilization of historic properties.

- b. Impact to the West Side is unknown because sites have not been identified and once sites are identified public notice will be made through the environmental review process. Typically, if demolition, part of a larger process which will have public notice. This applies only to City/federal funding and not privately funded projects.

All comments received were considered.

**Substantial Amendment 8** - Moves CDBG funding: from Economic Development and Clearance activities to Multi-Unit Housing Development Fund.

**Public Comment Period – April 13, 2021 through May 12, 2021**

**05/07/21 – Arthur Dorman – via email**

I support the movement of \$750,000 from “economic development activity” and “clearance activity” into Multi-Unit Housing Development and Multi-Unit Rehabilitation Activity funds, with the provision that a substantial portion of those funds be directed to housing for low income residents and those experiencing homelessness.

All comments received were considered.

**Substantial Amendment 9** - Moves CARES Act Community Development Block Grant (CDBG-CV) funding from CV-Commercial Corridor and Citywide Economic Development and CV-Public Improvements/Public Facility to CV-Expanded Public Services. Moving funding from CV-Commercial Corridor and Citywide Economic Development will eliminate this project from the City’s Consolidated Plan Annual Action Plan.

**Public Comment Period – May 4, 2021 through May 8, 2021**

**05/04/2021 – Hwa Jeon Kim, Mai Chong Xiong, Catherine Beltman, City of Saint Paul; Kerry Antrim, Executive Director, North End Neighborhoods Organization – via email**

I have a couple of questions:

- what precipitated this funding move?
- What is the impact to Commercial Corridors especially in the North End, Greater East Side and District 1?
- Where can a resident or us find additional information if they choose to weigh in-this notice is really confusing
- If a person isn’t on the ENS how could they get information?

## CITY RESPONSE

Thank for the inquiry about moving funding between activities. I am required, by HUD, to respond to questions, as appropriate, in writing.

I would like to first clarify the following:

1. The funding being moved is not the City’s regular CDBG allocation.
2. This funding was received through the Coronavirus Aid, Relief, and Economic Security (CARES) Act or CDBG-CV. The funding received through the CARES Act was a stimulus allocation to counter the impacts of the Coronavirus to the City and its citizens.



3. The City received two awards through the CARES Act for CDBG-CV for a total \$6,061,828.
4. The funding moving in this amendment comes from the CDBG-CV allocation and is a one-time change for this source of funding only.
5. The City will continue to receive CDBG funding and the Citywide Commercial Corridor Economic Development programs will continue to be funded, as will community-based non-profits based on applications received, reviewed, approved through the City's Capital Improvement Committee (CIB) and process.

what precipitated this funding move?

Upon further evaluation of eligibility requirements, Planning and Economic Development (PED) believes that the CDBG-CV funds can be more quickly and effectively deployed for Public Services uses that address COVID impacts to our community. The CDBG-CV requirements - capital investments in exterior or code compliance improvements that meet a national objective plus COVID impact - significantly narrow the eligibility for businesses. With a relatively small amount of money initially proposed for that use, the number of businesses that could be supported with those dollars for capital investments was likely just a handful. Staff will instead focus on deploying more flexible sources to support businesses.

What is the impact to Commercial Corridors especially in the North End, Greater East Side and District 1?

As part of the City's regular CDBG allocation and as reviewed and recommended to City Council and Mayor through the Capital Improvement Committee, funding is awarded to several non-profits which administer economic development programs. Listed below, by program year, is the total in CDBG awarded to Economic Development Activities and then those non-profits which may have as part of its service area the North side, Greater East Side and District 1 (there are other organizations/programs administering economic development for small businesses that are in other areas of the City, e.g. West Side Commercial (formerly District del Sol Business Improvement program). Funding moved from CDBG-CV should not have an adverse impact on the North End, Greater East Side, or District 1 economic development activities.

**Total CDBG Economic Development Funding for Program Years 2019 through 2021**

2019 - \$385,000

ESNDC – Business Improvement Fund (greater East Side) - \$175,000

NENDC – Economic Development Loan Leverage program - \$200,000

ESNDC - North End Façade Improvement - \$35,000

Citywide Economic Development - \$75,000

2020 - \$755,000

ESNDC – Business Improvement Fund (greater East Side) - \$180,000

NENDC – Economic Development Loan Leverage program - \$50,000

ESNDC - North End Façade Improvement - \$45,000

Historic St. Paul – Restore St. Paul - \$125,000

Citywide Economic Development - \$75,000

Citywide Technical Assistance - \$25,000

2021 - \$625,000

ESNDC – Business Improvement Fund (greater East Side) - \$180,000

NENDC – Economic Development Loan Leverage program - \$50,000

ESNDC - North End Façade Improvement - \$35,000

Citywide Economic Development - \$75,000

Annual Action Plan

2019

105

Citywide Technical Assistance - \$50,000  
Historic St. Paul – Restore St. Paul - \$125,000

Where can a resident or us find additional information if they choose to weigh in-this notice is really confusing

The Annual Action Plan, as proposed to be amended, is on the website [City of Saint Paul Annual Action Plans - HUD funds]. It is a very large and frankly complicated document. There is no means to simplify it. Its contents and format are dictated by the U.S. Department of Housing and Urban Development (HUD). The document on the City's website is:

1. Able to be downloaded
2. Can be searched for key words or phrases (ctrl F)
3. Is book marked to specific sections/chapters of the document as noted in the Table of Contents.

If you know of persons who have questions or cannot access the document, I would encourage them to call and/or e-mail me directly: (651)266-8545 or Julie.Hostak@ci.stpaul.mn.us > I will respond.

If a person isn't on the ENS how could they get information?

The City is required to publish notices:

1. In the Saint Paul City Council designated legal newspaper of general circulation – *The Legal Ledger*
2. On its website: [City of Saint Paul Annual Action Plans - HUD Funds]

I am willing/able to discuss via a conference call if it will help comprehension for those who are not familiar with this document and the process.

Thank you all for your questions and do not hesitate to contact me with any others you may have.

**05/04/2021 – Hwa Jeon Kim, City of Saint Paul – via email**

Q: Are we eliminating any funds from the commercial corridor project, thusly eliminating all current and future funding for commercial corridors?

CITY RESPONSE:

A: No. The funding being moved was from a special stimulus allocation from the U.S. Department of Housing and Urban Development (HUD) through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, specifically Community Development Block Grant or CDBG-CV.

The City will continue to fund economic development, specifically, the Citywide Commercial Corridor Economic Development from its regular CDBG funding allocation.

For 2021 there is a total of \$625,000 for this project; it is spread amongst several non-profit community organizations to administer within their service areas and approximately \$125,000 to

be administered through the City for technical assistance and larger economic development projects identified by City staff.

**5/07/21– Anne Thom – via voicemail / phone**

In the District 10 (Ward 5) newsletter it mentioned that federal CARES Act funding was being shifted from other areas to Expanded Public Services. There was no explanation of what Expanded Public Services are. Can I please call her back and explain what these are?

Public facilities/improvements (equipment, parks, outdoor gathering spaces) and assisting commercial corridors impacted by the virus seem like a better return on investment than public services.

CITY RESPONSE: via phone / email

Provided with general overview of public services funded with CDBG-CV; sent via email copy of RES 21-166 City Council approval of CDBG-CV funding.

**05/07/21 – Arthur Dorman – via email**

I support the shift of \$494,395 of CARES funds designated for commercial corridor, citywide economic development, and public facility improvements, to expanded public services.

**05/07/21 – Kathleen Zieman – via email**

Asked what programs the city wants to use the money for. Had the information been published.

CITY RESPONSE: via email.

Yes, public notice was in the *Pioneer Press*; directed Ms. Zieman to the City's website with all public notices for PYs 2018-2020. Via email provided Ms. Zieman a copy of RES 21-166 City Council approval of CDBG-CV funding.

All comments received were considered.

**Substantial Amendment 10** - Using the expedited Citizen Public Participation Process it moves Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funding of \$1,157,000 within CV-Expanded COVID-Related Public Services from Emergency Unsheltered Meal Support to fund a new activity – the Saint Paul Homeowner Stability Mortgage Assistance Program (Goal 5/Project 15). This will result in the elimination of the Emergency Unsheltered Meal Support activity.

**Public Comment Period – August 17, 2021 through August 21, 2021**

No comments were received.

**Substantial Amendment 11** - Using the expedited Citizen Public Participation Process it changes the location of CV-Public Facility, Public Improvements from 296 Seventh Street West to 1790 University Avenue West (Project 18).

**Public Comment Period – September 10, 2021 through September 14, 2021**

**09/10/21 – Emily Northey, Executive Director, West Seventh Street / Fort Road Federation – via voicemail/phone**

I received information via ENS on substantial amendment 11. I would like more information on the move from 296 Seventh Street West; this property has a lot of conversation about it in the neighborhood. What is meant by a move in location; it is not clear what is being moved. Will Freedom House receive other funding?

CITY RESPONSE: via phone

Funding is through the CARES Act stimulus funding. Of this, approximately \$1m was set aside for improvements to a public facility to prevent, prepare for, or respond to the Coronavirus. Initially, 296 Seventh Street West was identified. The site did not receive support and another site, 1790 University Avenue West, was identified. It will serve as Community Food site for Keystone Community Services; consolidating operations into one location. Staff is not aware of other CDBG-CV or CDBG funding to support Freedom House.

Follow-up with Ms. Northey informed her that other City funding was being committed to assist Freedom House. Ms. Northey wanted additional information. Staff would put the appropriate person in contact with her.

All comments received were considered.

**Substantial Amendment 12** - Using the expedited Citizen Public Participation Process it modifies the City's Joint Powers Agreement with Ramsey County for administration of ESG/ESG-CV funds to allow Ramsey County to become a subrecipient of City ESG-CV funds. City will administer ESG/ESG-CV funds awarded to Ramsey County; Ramsey County will administer all other City ESG/ESG-CV activities.

**Public Comment Period – March 22, 2022 – March 26, 2022**

No comments were received.

